

LAKWOOD INDUSTRIAL COMMISSION

Regular Monthly Meeting

September 17, 2014

Time and Place: 11:30 AM - Conference Room C (Second Floor)
Lakewood Municipal Building, 231 Third Street, Lakewood, NJ 08701

DRAFT

Adequate notice of this meeting was provided in accordance with the OPEN PUBLIC MEETINGS ACT: P.L. 1975, c. 231.

1. **ROLL CALL:**
 - Robert Kirschner, Chairman
2. **MINUTES:**
 - July 23, 2014 Meeting
3. **FINANCE:**
 - STATEMENT OF ACCOUNTS:**
 - September 17, 2014
 - BILL LIST:**
 - September 17, 2014
 - BUDGET TO ACTUAL REPORT:**
 - September 17, 2014
4. **EXECUTIVE DIRECTOR'S REPORT:**
 - **Steven Reinman, Executive Director**
 - **Lakewood Airport** - Update on Activity
 - UPDATE: Status of Contract purchaser's project - purchase of Block 549.02, Lot 2 - **New Hampshire Holdings LLC - Update on Shopping Center project.**
 - UPDATE on **Lakewood Equity's** progress - Lot 2 in Block 549.01
 - LIC Website page
 - LIC Newsletter status
5. **ATTORNEY'S REPORT:**
 - **Sean T. Kean, Esq**
 - From GHC, PC on behalf of H & H LLC**, developers of Block 1603,
6. **CORRESPONDENCE:**
 - Lot 2.02 - Request to vacate vegetative buffer on New Hampshire Avenue.
 - 7/28/14 LIC to Lakewood Township Mayor and Committee** - regarding industrial park zoning review and consideration of reclassification of permitted uses.
7. **COMMITTEE REPORTS:**
 - **COMMITTEES**
 - No Report **Site Review Committee**, Justin Flancbaum, Chairman
 - No Report **Finance Committee**, Shlomo Katz, Chairman
 - No Report **Client Review Committee**, Greg Stafford-Smith, Chairman
 - No Report **Park Control/Signs/Advertising/Promotion**, Neil Brooks, Chairman
 - No Report **Airport Mgmt/Development Committee**, Greg Stafford-Smith, Chairman
 - No Report **Contract Review Committee**, Justin Flancbaum, Chairman
8. **OLD BUSINESS:**
 - **60 acre tract (Airport Road)** - Phase I Proposal for **Boundary Survey** of tract; Phase II consisting of Preparation of Subdivision Plan
 - **Update: 13 Acre Tract** east of Garden State Parkway (**Northeast Parkway Acquisition Area**): Owned by LIC - LP Zoned (Industrial Park Limited Professional Services Zone). Tract has access issues.

9 **NEW BUSINESS:**

10 **COMMENTS FROM THE PUBLIC:**

11 **CLOSED SESSION:** • **None Scheduled**

12. **CONSENT AGENDA RESOLUTIONS** Resolution # **None**

13. **RESOLUTIONS (Non Consent):** Resolution # **None**

14. **COMMENTS FROM THE COMMISSIONERS:**

15. **ADJOURNMENT:**

Next meeting of the LIC is scheduled for October 22, 2014

GIORDANO, HALLERAN & CIESLA

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

MICHAEL J. GROSS, ESQ.
SHAREHOLDER
MGROSS@GHCLAW.COM
DIRECT DIAL: (732) 219-5486

(732) 741-3900
FAX: (732) 224-6599

www.ghclaw.com

July 24, 2014

Client/Matter No. 19154-1

VIA LAWYERS SERVICE

Steve Reinman
Director, Office of Economic Development
Lakewood Township
231 3rd Street
Lakewood, NJ 08701

RECEIVED

JUL 25 2014

RE: Removal of Portion of New Hampshire Avenue Vegetative Buffer

Dear Mr. Reinman:

Please be advised that this firm represents H & H, LLC which seeks to develop Block 1603, Lot 2.02 in the Township of Lakewood. If you recall, the Industrial Commission previously agreed to remove the vegetative buffer requirement for the Quick Chek property along New Hampshire and Cedarbridge Avenues. Our client respectfully requests that the buffer be removed along its property and I enclose a metes and bounds description outlining this area and a map showing this area.

Please advise whether you require us to appear before the Industrial Commission and, if so, the date of the next meeting.

Thank you for your attention to this matter. Should you have any questions, please contact me.

Very truly yours,



MICHAEL J. GROSS

MJG:mea
Enclosure

cc: David Sebbag

Docs #1653015-v1



4324.0001
June 17, 2014

**DESCRIPTION OF VEGETATIVE BUFFER EASEMENT
TO BE VACATED WITHIN LOT 2.05 BLOCK 1603
LAKEWOOD TOWNSHIP, OCEAN COUNTY, NEW JERSEY**

Being known and designated as "Vegetative Buffer Easement, 9242 S.F." as shown on a map entitled "Final Plat ~ Major Subdivision, New Hampshire Heights, Lot 2.02, Block 1603, Tax Map Sheet No. 124, Revised Through 11/13, Situated In Lakewood Twp., Ocean Co., N.J." Prepared by FWH Associates, P.A., dated 4/14/14, and being more particularly described as follows:

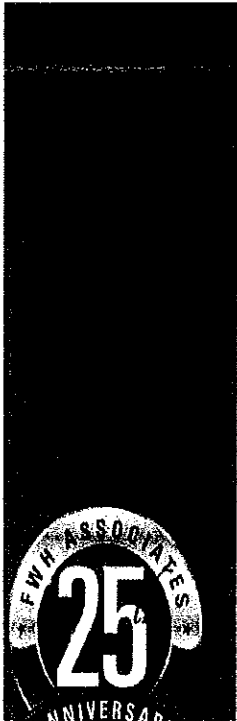
BEGINNING at a point in the Easterly line of New Hampshire Avenue (a.k.a. Ocean County Road No. 93, 100' right-of-way), said point being where the same is intersected by the division line between Lots 2.05 and 1.04, and running thence:

1. Along said Easterly line of New Hampshire Avenue, North 27°34'50" East, 429.14 feet to a point; thence
2. Along the division line between Lots 2.05 and 2.03, South 62°23'43" East, 21.63 feet to a point; thence
3. Over and through Lot 2.05, South 27°36'17" West, 429.14 feet to a point; thence
4. Along said division line between Lots 2.05 and 1.04, North 62°23'43" West, 21.44 feet to the point and place of BEGINNING.

Containing 9242 S.F., (0.212 AC)

Anthony B. Koval, P.L.S.
N.J. Professional Land Surveyor
License No. 32117

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS
RESERVE SPECIALISTS
ARCHITECTS



NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

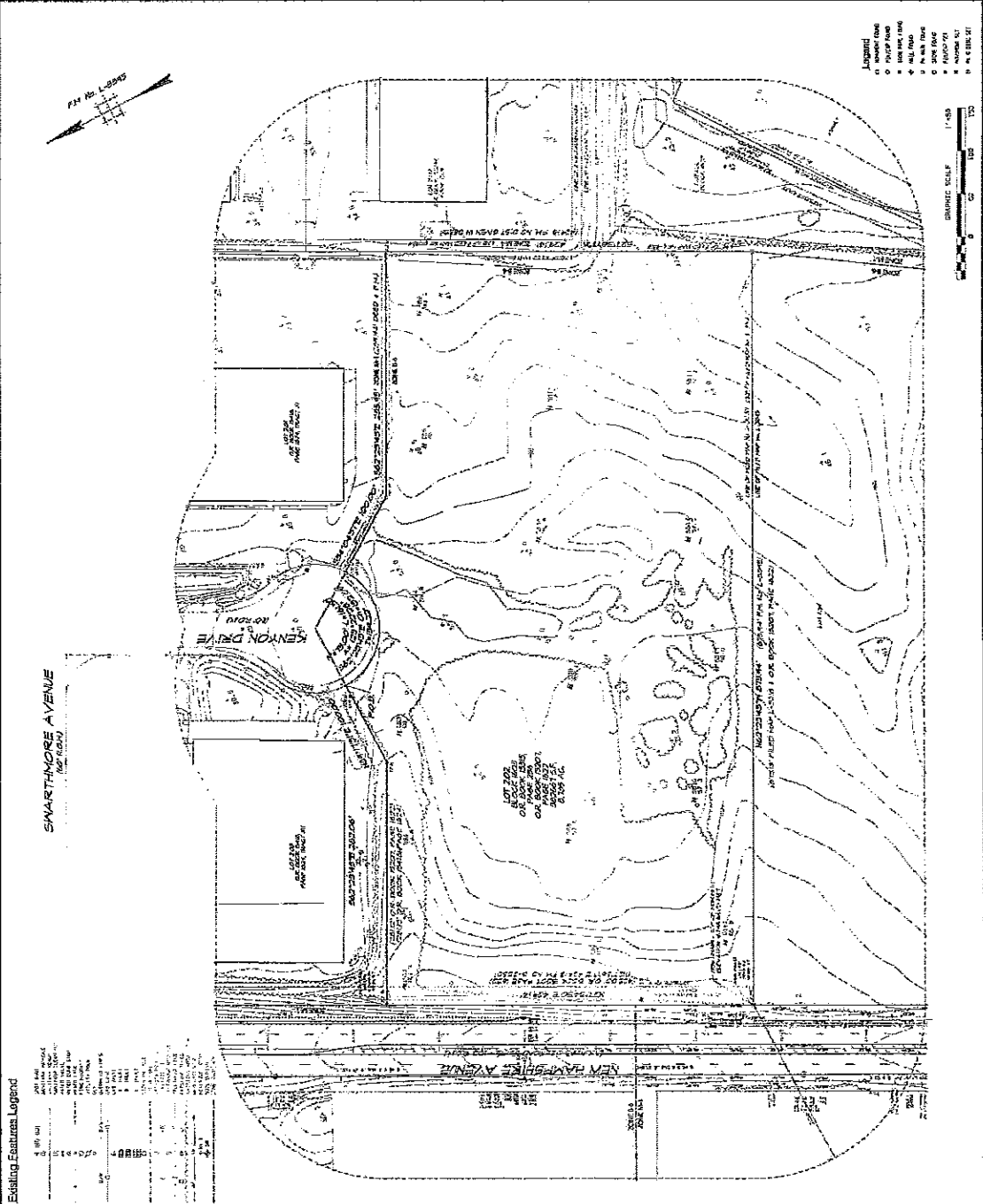
NOTICE TO CONTRACTORS

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968, AS AMENDED, AND THE RULES AND REGULATIONS THEREUNDER, AND THE ENGINEER'S CERTIFICATE OF ACCURACY IS BASED THEREON.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS AS SHOWN ON THIS SURVEY.



Existing Features Legend

Symbol	Description
(Symbol)	EXISTING ROAD
(Symbol)	EXISTING DRIVE
(Symbol)	EXISTING SIDEWALK
(Symbol)	EXISTING FENCE
(Symbol)	EXISTING UTILITY
(Symbol)	EXISTING EASEMENT
(Symbol)	EXISTING CONCRETE
(Symbol)	EXISTING BRICK
(Symbol)	EXISTING ASPHALT
(Symbol)	EXISTING GRAVEL
(Symbol)	EXISTING SAND
(Symbol)	EXISTING CLAY
(Symbol)	EXISTING SILT
(Symbol)	EXISTING LOESS
(Symbol)	EXISTING SANDSTONE
(Symbol)	EXISTING LIMESTONE
(Symbol)	EXISTING GNEISS
(Symbol)	EXISTING GRANITE
(Symbol)	EXISTING QUARTZITE
(Symbol)	EXISTING SLATE
(Symbol)	EXISTING SCHIST
(Symbol)	EXISTING METAMORPHIC
(Symbol)	EXISTING IGV
(Symbol)	EXISTING METEORITE
(Symbol)	EXISTING OTHER

- Legend**
- EXISTING ROAD
 - EXISTING DRIVE
 - EXISTING SIDEWALK
 - EXISTING FENCE
 - EXISTING UTILITY
 - EXISTING EASEMENT
 - EXISTING CONCRETE
 - EXISTING BRICK
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING SAND
 - EXISTING CLAY
 - EXISTING SILT
 - EXISTING LOESS
 - EXISTING SANDSTONE
 - EXISTING LIMESTONE
 - EXISTING GNEISS
 - EXISTING GRANITE
 - EXISTING QUARTZITE
 - EXISTING SLATE
 - EXISTING SCHIST
 - EXISTING METAMORPHIC
 - EXISTING IGV
 - EXISTING METEORITE
 - EXISTING OTHER

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 2.02, BLOCK 1603

SITUATED IN
LAKEWOOD TWP., OCEAN CO., N. J.

EME

ANTHONY B. KOVAL
Professional Engineer
No. 123456789
State of New Jersey

DATE: 10/15/2024
SCALE: AS SHOWN

LAKWOOD INDUSTRIAL COMMISSION

231 Third Street, Lakewood, NJ 08701 • Telephone: (732) 364-2500
Ext. 5395
FAX: (732) 364-5417

Steven Reinman, Executive Director



July 28, 2014

Mayor and Lakewood Township Committee
Township of Lakewood
231 Third Street
Lakewood, NJ 08701

Re: Zoning - Lakewood M-1 Industrial Zone

Dear Mayor Miller and Committee Members:

At the most-recent Lakewood Industrial Commission (LIC) meeting held this past Wednesday, July 23rd, discussion was held about the continuing impact of schools on our industrial zone.

Businesspeople in the park are expressing grave concern about the large numbers of children being introduced to streets that are already busy with tractor-trailer traffic and other commercial vehicular activity.

The LIC would like to propose an expanded zone within the parks to be reclassified to exclude educational facilities, non-profits and other uses inconsistent with the uses relevant to the core mission of the Lakewood Industrial Parks. A map of that proposed zone is attached.

The commission would appreciate a review by the township planner and a direction to a path to adoption of the recommended changes. The members of the commission are prepared to engage in meetings and dialogue to assist the township in identifying other area(s) to better situate the educational entities. The prior proposal from the LIC, to establish the Airport Business Commercial Development (ABCD) zone, was formally adopted by the township and is a positive factor in recent activity in the area.

Please advise as to how we should best pursue this matter as we share a common goal – the long-term viability of the industrial parks in Lakewood.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steven Reinman', is written over a horizontal line.

STEVEN REINMAN
Executive Director

/abd

cc: Commissioners, Lakewood Industrial Commission

OFFICERS: Robert Kirschner, Chairman • Shlomo Katz, Vice-Chairman
Justin Flancabaum, Secretary
MEMBERS: Neil Brooks • Edwin Schuster • Gregory B. Stafford-Smith
Hon. Steven Langert, Liaison • Anita B. Doyle, Secretary-Designee
e-mail: anitadoyle@lakewoodnj.gov