

**LAKESWOOD INDUSTRIAL COMMISSION
MINUTES**

OPEN SESSION • MEETING OF: September 17, 2014

Adequate Notice of this meeting was provided in accordance with the provisions of the Open Public Meetings Act, P. L. 1975, C. 231.

- 1 The meeting was called to order by Chairman Robert Kirschner at 11:47 AM
- 2 Roll call for attendance:
- 3

<u>Commissioners</u>	Present	Absent
Brooks, Neil (NB)		x
Flanbaum, Justin (JF)	x	
Katz, Shlomo (SK)	Arrived at 11:53 AM	
Rabinowitz, Sam (SR)	x	
Schuster, Edwin (ES)	x	
Stafford-Smith, Gregory (GSS)	Arrived at 11:56Am	
Kirschner, Robert-Chairman (RK)	x	
Quorum Count:	4/6	1
<u>LIC Professionals and Staff</u>		
Reinman, Steven- Exec. Dir.	x	
Jodi S. Howlett, Esq. for Sean T. Kean – Comm Atty	x	
Doyle, Anita–Scty-Designee	x	
Staiger, Jeff – Comm. Engineer	x	

Also in attendance: Frances A. Kirschner |
Frantasy Enterprises

- 4
- 5 **MINUTES OF THE MEETINGS OF JULY 23, 2014 AND JUNE 25, 2014**

- 6 ES/JF: Approve the transcribed minutes of the June 25, 2014 and July 23, 2014 meetings. Carried.
- 7

- 8 **STATEMENT OF ACCOUNTS:**

- 9 A review was made of the Statement of Accounts dated September 17, 2014 as presented. The
- 10 Statement of Accounts reflected receipt of land lease payments for Lot 21 in Block 1609 from
- 11 AT&T.

- 12
- 13 JF/SR Motion to accept the Statement of accounts dated September 17, 2014 as presented. Carried.
- 14

- 15 **BILL LIST DATED SEPTEMBER 17, 2014**

- 16 The following bills were presented for payment approval to be drawn from Industrial Commission
- 17 budgeted funds. *(This bill list also includes payment of contractual obligations made in August in absence of formal approval).*
- 18

Num	Name	Memo	Amount	Released 8/26/14	For release 9/17/14
2981	Asbury Park Press	Legal Notice: Cancellation of LIC meeting 8/27/14	\$ 58.25	x	
2982	Israel Reinman	Executive Director's Car Allowance - August 2014	\$ 400.00	x	
2983	Frantasy Enterprises, LLC	LIC#060114 (Marketing & PR Consulting August 2014)	\$ 2,000.00	x	

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2984	Anita B. Doyle	7/1/14-7/31/14 - Services provided to the Lakewood Industrial Commission - Month of August, 2014	\$ 1,076.85	x
2985	Cleary Giacobbe Alfieri & Jacobs	#26266 - Legal Services Provided through 7/31/14	\$ 1,271.20	x
2986	Verizon Wireless	Cell Phone 732-232-9700 - Executive Director 070514-080414	\$ 86.15	x
2987	Remington Vernick	1515T062-4 Feasibility Study - Services through 7/31/14	\$ 15,236.50	x
2988	Kaitlin Williams	Data Clerk and website/Social Media/Marketing design for LIC 7/24/14-8/26/14 (31.75 hrs)	\$ 381.00	x
2989	Dell Marketing, L.P.	Inv#XJJ1FK625- Adobe Acrobat XI Standard Edition - Download and activation key	\$ 279.39	x
2990	Cleary Giacobbe Alfieri & Jacobs	Inv# 26602 Legal Services provided through 8/31/14	\$ 123.20	x
2991	Frantasy Enterprises, LLC	Inv#090114 Marketing & PR September 2014	\$ 2,000.00	x
2992	Anita B. Doyle	Inv#14008 Admin & Mgmt Services thru 8/31/14	\$ 781.67	x
2993	Gertner Mandel & Peslak, LLC	Inv#38372 Legal Services through July 31, 2014 - Turnpike Takings	\$ 220.00	x
2994	Israel Reinman	Exec Dir Car Allowance - September 2014	\$ 400.00	x
2995	Watchung Spring Water Co., Inc.	Acct # 127214 - Meeting Supplies	\$ 99.91	x
2996	Kaitlin Williams	thru 9/16/14 3PM Data Intern / Marketing and Social Marketing Services	\$ 188.40	x
2997	MGL Forms-Systems	Inv#14003 Minute Book and Minute Book Paper	\$ 171.00	x
Subtotal:			\$ 24,773.52	
2998	Yussi's	Meeting refreshments	\$ 165.82	x
Bill List total:			\$ 24,939.34	

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APPROVAL (ON ROLL CALL):

Commissioner	Yea	Nay	Abstain
Brooks, Neil			
Flancbaum, Justin	x		
Katz, Shlomo			
Rabinowitz, Sam	x		
Schuster, Edwin	x		
Stafford-Smith, Greg			
Kirschner, Robert	X (w/ abstention)		Abstain from voting on items numbered 2991 and 2983

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Bill #s 2981-2998 hereby being approved (and memorialized) for payment.

BUDGET-TO-ACTUAL report was provided for Commissioners' information. Funding for LIC Operations are still within main budgetary line items.

Mr. Katz arrived at 11:53 AM

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EXECUTIVE DIRECTOR'S REPORT

Mr. Reinman reported on the following:

- **LAKESWOOD AIRPORT (LA)**
 - The FAA was in Lakewood the other day. They reviewed the airport and revealed a latest 'wrinkle' with imposing the need to construct a new taxiway. Currently the taxiway is configured as an "oval" and combined with the Airport's main runway. This layout is no longer allowed under current FAA regulations. Lakewood Airport is expected to comply. Lakewood Airport is currently in the design phase for new taxiway configuration and construction, hopefully to be concluded in 2015.
 - Review appraisals have finally been completed regarding acquisition of two portions of properties (Sudler and Church & Dwight) located to the south of Runway End (RWE) 6 to allow the airport to recapture usable runway length at RWE 6. The airport is actually now operating with "displaced threshold". The goal is to recapture full use of LA's runway.
 - Currently waiting for proposals from a contractor for building hangars. Demand is high for hangar space. Public/Private partnership for hangar ownership/rental is being considered.
 - Banner flying – season is over. For next season things may change. If LA is successful in getting the hangar project off the ground, then the banner towing operations will need to be moved to the west side of the runway.
 - Also waiting for FAA's approval for grant funding to do some of the taxiways. Hangars are nice but you have to get from the hangars to the runway (via taxiways). Should hear more in the next couple of weeks.
- **NEW HAMPSHIRE HOLDINGS (Shopping Center)**
 - Have been in CAFRA review. CAFRA put some additional burdens on them with regard to stormwater management. Stormwater management requirements were found to be significantly more than they originally anticipated. They are doing a little bit of re-engineering and returning to CAFRA with their amended plan. They anticipate that it won't be more than another few months
- **LAKESWOOD EQUITY, LLC (Class A Office Building – America Avenue)**
 - Met with Mr. Reinman on September 16th. They are coming for compliance review next month so we may be getting close to closing that transaction.
- **LIC WEBPAGE**
 - We have met with Duvy's Media regarding upgrading the Industrial Commission's online presence (inclusion of the LIC's own webpage in Lakewood's website and addition of quick-access buttons)
 - We now have a Twitter Account and will pursue recruiting 'followers'
 - LIC Newsletter is underway is due to be released soon.

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- 68 ○ Webpage is being developed.
- 69 ○ Mr. Stafford-Smith commented that we should consider re-branding ourselves
- 70 ○ Publicist Fran Kirschner added to this discussion that when a press release is sent out
- 71 by Frantasy Enterprises, it is also Tweeted and posted on LinkedIn and on Facebook.
- 72

ATTORNEY’S REPORT

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74 Ms. Howlett reported that there is no report to be made at this time.

CORRESPONDENCE:

- 76
- 77 • Correspondence from Giordano, Halleran and Ciesla for H & H LLC requesting that the
- 78 Industrial Commission vacate the vegetative buffer on the lands known as Lot 2.02 in Block
- 79 1603 on New Hampshire Avenue.
- 80 ○ Mr. Reinman gave a history of how the vegetative buffer came to be. It was part of the
- 81 original approvals given at the time that the industrial campus area was being
- 82 developed.
- 83 ○ RK: Wouldn’t they WANT a buffer? (for residential)
- 84 ○ SR: Are their approvals based/contingent on the buffer being vacated? What do they
- 85 want to do with it?
- 86 ○ GSS: What’s wrong with the buffer?
- 87 ○ **Commissioners, by general consensus, requested that representatives of H & H**
- 88 **LLC come in and meet with the Commission at its next meeting.**
- 89 ○ EJS: If you go across Route 88 North on NHA there are a lot of condos and they have
- 90 a buffer. I think that if there are going to be families and kids, we should definitely
- 91 suggest keeping the buffer.
- 92 ○ It’s a 50 ft. buffer?
- 93 ▪ Jeff: Metes and bounds provided by Flannery reflect that the buffer is appx
- 94 21.5 ft. wide.
- 95
- 96 • 7/28/14 Letter to Mayor and Committee regarding Zoning issues in the industrial zone.
- 97 ○ Mr. Reinman advised that it was discussed by the Township Committee. One of the
- 98 Committeemen indicated that he will be reaching out to Mr. Katz to request assistance
- 99 with coordinating a meeting with community representatives that are potentially
- 100 affected by the suggested M-1 zoning changes so that we can move toward some sort
- 101 of agreement. Mr. Katz said that he met with a member of the Township Committee
- 102 and had discussion about communication. It’s ‘in play’.
- 103

COMMITTEE REPORTS:

104 No committees met during the last month

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108 OLD BUSINESS:

- 109 • 60-acre tract off Airport Road
 - 110 ○ Mr. Reinman reported that we have a proposal for survey services. In order to move
 - 111 forward to be able to market this land for development, we have to have the land
 - 112 transferred to the Lakewood Industrial Commission by the Township. The Township
 - 113 Attorney had sent a letter to the district office of the FAA explaining the structure of
 - 114 the LTAA / Lakewood Township and plans to transfer lands to the Lakewood
 - 115 Industrial Commission as an agency.
 - 116 ▪ Two things have to happen:
 - 117 • We have to have FAA agree to allow this internal transfer of lands
 - 118 • We need a survey performed to delineate where the Airport realm of
 - 119 land is and the lands that will be requested for “land release” by the
 - 120 FAA.
 - 121 ○ A proposal was provided by Remington Vernick to provide performance of a
 - 122 perimeter survey (900+ acres – entire airport lands) at \$21,750 plus an additional
 - 123 \$5,500 for subdivision.
 - 124 ▪ SR: Monuments? Corner stone monuments to be set?
 - 125 ▪ SK: topographical Survey included?
 - 126 • Jeff: You don’t need topography for subdivision. When you want to do
 - 127 site plan and development of the property, a topo would be used. A
 - 128 Survey is paramount. Then a subdivision off of lands for development
 - 129 from the aviation-use lands.
 - 130 ▪ **Commissioners, by general consensus, requested that the proposal be**
 - 131 **revisited and revised and include pricing for performance of the setting of**
 - 132 **concrete (corner) monuments and topographical mapping.**
 - 133 • Mr. Katz... we don’t need a topo for the airport (aviation-use) portion.
 - 134 ▪ JF: To clarify, we can use aerial mapping so that we don’t have to re-do the
 - 135 topo.
 - 136 ▪ EJS: Development of the 60 acres might affect development of the airport
 - 137 property.
 - 138 ○ 13 – acre Northeast parkway Acquisition Area tract:
 - 139 ▪ No movement with Mr. Leone.
 - 140 ▪ We have other interested parties checking the area out but nothing concrete or
 - 141 reasonably viable going on.
 - 142 ▪ GSS: is there any validity to a parking garage / park –n– ride in that area?
 - 143 • Mr. Kirschner suggested that at the next meeting, let’s invite someone
 - 144 from the Turnpike Authority to come, and discuss it with them; a Park
 - 145 & Ride... revenue generating for the Township. Mr. Reinman was
 - 146 directed to contact the Turnpike Authority and ask for a meeting.
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149 **NEW BUSINESS:**

150 None scheduled

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152 **COMMENTS FROM THE PUBLIC:**

- 153 • Frances A. Kirschner | Frantasy Enterprises
- 154 ○ Wrote an Article about UNEX which have taken over the old Bradco building on Oak
- 155 Street and NH Avenue. That article will be released publicly after the LIC newsletter
- 156 is out.
- 157 ○ Wrote an article for Komo, which was also written for the LIC Newsletter and which
- 158 will be publically released after the newsletter is out.
- 159 ○ Sudler Tilt-up article will be included in the LIC newsletter and was already publicly
- 160 released.
- 161 ○ Openings
- 162 ▪ The Work Group
- 163 ▪ Laundry Time, Ocean Avenue
- 164 ○ Strand Theater to benefit from “Dine to Donate” night at Houlihan’s on Route 70 in
- 165 Brick on 9/23/14 5PM-9PM – a flyer presented will generate a donation by
- 166 Houlihan’s.
- 167 ○ Mr. Kirschner added that he is involved with the Lakewood Heritage Museum which
- 168 is being developed in Pine Park in Kooser Hall 15,000 SF. Hoping for a grand opening
- 169 in April 2015.

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172 JF/SK – Motion to adjourn the Meeting. Carried.

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174 Meeting adjourned at 12:33 PM

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177 Dated: October 21, 2014 by Anita B. Doyle

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