

LAKEWOOD INDUSTRIAL COMMISSION

MINUTES

OPEN SESSION • MEETING OF: April 11, 2018

Adequate Notice of this meeting was provided in accordance with the provisions of the Senator Byron M. Baer Open Public Meetings Act." L.1975, c.231, s.1; amended 2006, c.70, s.2.

- 1 Flag Salute | Moment of Silence
- 2 The meeting was called to order at 11:30AM by Chairman Robert Kirschner.
- 3 Roll Call for Attendance:

Commissioners

	Present	Absent
Brooks, Neil (NB)	x	
Calabro, Thomas (TC)	x	
Flanbaum, Justin (JF)	x	.
Katz, Shlomo (SK)	Arrived at 11:44AM	.
Schuster, Edwin (ES)	Arrived at 11:43 AM	.
Stafford-Smith, Gregory (GSS)	x	
Kirschner, Robert-Chairman (RK)	x	

Quorum Count:

LIC Professionals and Staff

Reinman, Steven- Exec. Dir.	x	
Kean, Sean – Comm Atty	x	
Doyle, Anita–Admin Mgr	x	
Staiger, Jeff – Comm. Engineer	x	

Also in attendance: Liaison Hon. Michael J. D’Elia; Frances Kirschner, Frantasy Enterprises

- 4
- 5 **MINUTES:**
- 6 The minutes of the January March 14, 2018 meeting were presented for approval.
- 7 NB/TC Motion to approve the minutes of the March 14, 2018 meeting as presented.
- 8 Commissioner Flanbaum abstained - absent from the March 14th's meeting. Carried.
- 9

STATEMENT OF ACCOUNTS:

The Commission Statement of Accounts was presented for Commissioners’ information and acceptance.
 Mr. Reinman asked Mr. Staiger to check out whether there is a Resolution of Compliance pending regarding the project at Lot 2 in Block 1608 to move the project forward.
 TC/GSS Motion to accept the Statement of Accounts as presented. Carried.

Mr. Schuster arrived at 11:43 AM
 Mr. Katz arrived at 11:44 AM

BILL LIST:

The following bills were presented for payment approval to be drawn from Industrial Commission budgeted funds:

Num	Name	Memo	Amount
3570	Cleary Giacobbe Alfieri & Jacobs	Legal Services rendered through 3/31/18	\$ 2,785.60

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3571	DepoLink	Invoice # 30021 Job # 32401 - LIC meeting 10/24/01 Transcription Services	\$ 1,405.15
3572	Anita B. Doyle	Administration Management through March 2018	\$ 1,155.00
3573	Anita Doyle as Agent of LIC	Replenishment - receiptd	\$ 138.16
3574	Duvy's Media LLC	Invoice # 20957 - March 2018 Services Website hosting - Lakewood Township	\$ 154.17
3575	Frantasy Enterprises, LLC	Inv#040118 Marketing and Public Relations Services April 2018	\$ 2,000.00
3576	Tri Town	Client# 84414 Legal Notices - Contract Award Owen Little+ Starmark 3/21/18	\$ 95.30
3577	Israel Reinman	Executive Director Car Allowance April 2018	\$ 400.00
3578	Owen, Little & Associates, Inc.	Invoice#12122 Services through 4/1/18	\$ 7,507.96
3579	Select Security - Alarm Monitoring THangars	69626 Invoice# 1386905 Lakewood Airport T-Hangars	\$ 495.00
3580	Watchung Spring Water Co., Inc.	Invoice# 8557267 Acct# 127214	\$ 93.92
3581	Yussi's	Meeting Expenses -final	\$ 194.00
		Bill list total for 4/11/18	\$ 16,424.26

23 Mr. Kirschner asked about the Owen Little contract and their status. Mr. Reinman filled the
 24 commissioners in: OL went in and did the survey of the area where they would like to plan access to
 25 the tract. After meeting with the County and neighboring land owners, the LIC would join meetings
 26 for planning discussions.

27
 28 Motion by TC/ES to authorize payment of items # 3570-3581.
 29 On Roll Call:

Commissioner	Yea	Nay	Abstain
Brooks, Neil	x		
Calabro, Thomas	x		
Flancbaum, Justin	x		
Katz, Shlomo	x		
Schuster, Edwin	x		
Stafford-Smith, Greg	x		
Kirschner, Robert	x		Abstained from voting on Item # 3575

30 The above bill list was authorized for payment without exception.

31
 32 **BUDGET TO ACTUAL REPORT:**

33 The budget to actual report was presented for commissioner information only. There was no
 34 requirement for formal action by the commission.

35
 36 **COMMENTS FROM THE PUBLIC:**

37 No comments were presented from the public

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EXECUTIVE DIRECTOR'S REPORT:

Mr. Reinman reported on:

- T-Hangars
 - We are working to advertise for leases of hangars space
 - There are 2 more tenants getting ready to execute leases
 - going out to meet with Matt Applegate tomorrow (4/12) about new tenants
- there are a number of requests coming in about the airport which will be updated when they develop
- Lakewood Airport conveyance to the Industrial Commission, Township has followed through on the ordinance to transfer the Airport ownership to the LIC which is the first step to our efforts for land release. Before we file the deed, we need to file certain papers with the FAA
- Owen Little – regarding the work on the project for of the 17-acre tract east of the Parkway; they review it and they would give us the "green light", Essentially, this process establishes a responsible party that's taking on the obligations of the airport. We can then prepare for the development of the 60 acres.
- SAFE Zone – Keeping it on the screen for introduction for some point in the future. Our primary attention is on the activity within the ABCD Zone right now.

ATTORNEY'S REPORT:

Mr. Kean - litigation update in Closed Session.

CORRESPONDENCE

- Correspondence received was just a Notice of Planning Board Hearing (Avenue of the States). LIC was advised that Planning Board approved the plans as presented (office, retail and bank development).

COMMITTEE REPORTS

- Site Review Committee
 - Site review committee will meet after the LIC meeting to review Site Plans
- Finance Committee
 - No Action
- Client Review Committee
 - No Action
- Park Control and Signs
 - New sign program is continuing
 - Met with the prospect vendor – did after the holiday they are supposed to get rolling
 - We have the per-sign calculations and the startup costs
 - May need to acquire small easements to place signs
 - Need to consider what to do about signage on Route 70
- Contract Review Committee

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- 78 ○ We do have contracts in play and meetings have taken place
79 • Airport Management | Development Committee should make an appointment to meet now
80 that the transfer is happening
81 ○ reviewing the FBO contract
82

MARKETING AND PUBLIC RELATIONS:

83
84 Fran Kirschner of Frantasy Enterprises reported on articles released over the month past:

- 85 • Mr. Reinman will be presenting *Lakewood Means Business* on April 17th at the Chamber of
86 Commerce meeting at 8:30AM OCVTS in Brick
87 • Brochure Lakewood Means Business: Easy to Get to - Hard to Leave
88 ○ Suggestion that the LIC consider a suggest joint marketing venture with the Chamber
89 • Strand is holding its 96th-year gala on April 25, 2018
90 • Blue Claws opening Thursday
91 • Dedication of Gene Hendrickson Way (entrance to Museum)
92 • LIC newsletter - interview with a business (feature) is pending
93 • Lakewood Recreation released its new schedule
94

OLD BUSINESS:

95
96 None
97

NEW BUSINESS:

98
99 Mr. Flancbaum wanted to discuss the issue of sidewalks. The majority of Planning Board members
100 felt that plans should require the construction of sidewalks with new plans.
101

102 Suggestion: Perhaps the Commission should formalize their position about sidewalks in the Industrial
103 Zone. Perhaps plan to sit down with some of the members and discuss the climate of the Industrial
104 Zone / Park
105

106 Discussion on this subject continued.
107

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108 The following resolution was offered by TC/JF to move the meeting into **Closed Session:**

109 **WHEREAS**, Section 7 b. of the Senator Byron M. Baer Open Public Meetings Act." L.1975,
110 c.231, s.1; amended 2006, c.70, s.2., permits the exclusion of the public from a meeting under
111 circumstances; and

112 **WHEREAS**, this Industrial Commission of the Township of Lakewood is of the opinion that
113 such circumstances presently exist.

114 **NOW, THEREFORE, BE IT RESOLVED** by the Industrial Commission of the Township of
115 Lakewood in the County of Ocean as follows:

- 116 1. The public shall be excluded from discussion of private and confidential matters
117 involving any of the nine (9) exclusions as set forth in Section 7(b) of said law and as
118 hereinafter specified.

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119 2. The general nature of the subject matter to be discussed is as follows:

120 **CONTRACT NEGOTIATIONS**

121 **PERSONNEL**

122 **LITIGATION**

123 **OTHER**

124 3. It is anticipated at this time that the above stated subject matter will be made public only
125 when the reasons for discussing and acting on them in closed session no longer exists;
126 said determination to be made by further resolution adopted by the Industrial
127 Commission.

128 4. This resolution shall take effect immediately.

129

130 Motion was carried by voice vote.

131 **The meeting moved into Closed Session at 12:03PM**

132

133 On a Motion by GSS/JF and carried, the meeting returned to **Open Session at 12:57 PM**

134

135 **CONSENT AGENDA: None**

136

137 **RESOLUTIONS:**

138 180401 – Pulled from this agenda (technical issue- document not prepared) – memorialization will be
139 added to May’s meeting agenda.

140

141 **COMMENTS FROM THE COMMISSIONEERS**

- 142 • Mr. Schuster commented on the traffic and parking congestion on Oak Street, conveying a
143 concern that this issue of parking on the street shouldn't be permitted to develop and create the
144 same congestion in the Industrial Park.

145

146

147 JF/TC Motion to adjourn the meeting. Carried. Meeting adjourned at 1:00 PM

148

149

By Anita B. Doyle
Administration Manager

150