

**LAKWOOD INDUSTRIAL COMMISSION  
OPEN SESSION  
MEETING OF: FEBRUARY 28, 2007**

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

The meeting was called to order Wednesday, February 28, 2008 at 12:22 PM by Jeff Golub.

**ROLL CALL:**

Presiding: Chairman Jeff Golub  
Present: Mr. Albert, Mr. Katz, and Mr. Kokes  
Absent: Dr. Eisenberg, Mr. Silberberg and Mr. Doyle  
Also in attendance: Mr. Corby; Mr. Delanoy; Anita Doyle, and Gidalty G. Cruz

**APPROVAL OF MINUTES OF:** January 24, 2007

MOTION TO APPROVE THE MINUTES of January 24, 2007 by Mr. Albert- and seconded by Mr. Kokes. Mr. Katz Abstain [Carried]. The minutes were approved by a voice vote.

**STATEMENT OF ACCOUNTS:** Dated February 28, 2007

Mr. Katz/Mr. Albert – Motion to accept the Statement of Accounts as presented.

**BILL LIST:** Dated February 28, 2007

The following bills (list totaling \$7,224.90) were presented for payment approval:

(Number, Name, Memo, Paid Amount)

2131	Acculmage Typesetting & Design, Inc. Marketing and Public Relations Administration Services - January 2007 \$ (2,500.00)
2132	Anita B. Doyle Admin of Accts- Feb 2007; Reimb of out of pocket Expenses \$ (511.53)
2133	Butler Office Interiors Invoice # 7069 \$ (95.04)
2134	FTZ Consulting, LLC Inv #1158 Quarterly Retainer LIC Res # 061003 \$ (750.00)

2135 Lakewood Chamber of Commerce  
3/7/07 Meeting- R. Corby & T. Komsa  
\$ (60.00)

2136 MONOC FCU Acct# 2009183-6  
Exec Director Car Allowance- February 2007  
\$ (350.00)

2137 Ocean County Observer  
Ad # 0100307242; 0100307246  
\$ (88.98)

2138 Princeton Public Affairs Group, Inc.  
Legislative Consulting Services - February 2007  
\$ (2,500.00)

2139 Watchung Spring Water Co., Inc.  
Acct # 126214  
\$ (29.32)

2140 Watchung Spring Water Co., Inc.  
Invoice# 0472788 Acct # 127214  
\$ (38.43)

2141 Douglas C. Doyle  
NAFTZ Seminar Reimbursement of Expenses  
\$ (301.60)

TOTAL: \$ (7,224.90)

Mr. Kokes/Mr. Katz – Motion to accept the Bill List as presented.

On Roll Call:

Commissioner	Aye	Nay	Abstain
Mr. Albert	X		
Mr. Doyle	-		
Dr. Eisenberg	-		
Mr. Katz	X		
Mr. Kokes	X		
Mr. Silberberg	-		
Mr. Golub	X		

The above motion hereby being duly adopted by the Lakewood Industrial Commission.

#### **ATTORNEY'S REPORT:**

Mr. Delanoy: As per your request at the last LIC meeting here are the Ordinances regarding Road Openings.

Mr. Albert: I'm in the Park every day and there are a numbers of streets and when you go over them you bounce.

Mr. Corby: Yes, is like a washboard. That's exactly why we are repaving the street. We are going to start phase two in August and that's going to be done through the [Township's] Public Works department. The bids are ready to go out. We had to delay the project because of the process of reimbursement of money from the UEZ- we didn't want to, but it was a strain on the Township budget, so we put the off. We should have a substantial portion of the road done by the end of this year.

Mr. Kokes: [Regarding the repair after road openings] Generally, before you pave over it again, the Township Engineer is there to inspect and they have to compress it and pack it.

Mr. Golub: Absolutely. The engineering department needs to actually witness it sometimes. You mentioned June. For all intended purposes, we are now in March. At what point are we going to start to reach out to the utility companies and let them know we are doing this?

Mr. Corby: I spoke to the engineering firm that is going to do the specs for us. At an appropriate time, and the 'appropriate time' is when we put out the bid.

Mr. Delanoy: The other item that is on the agenda for update is the Sommers and Stamos [contract] matter. We are still awaiting the return of the executed contract from the attorney, Ms. Thomson. I will be in touch with her to find out what is going on. And that is all I have, Mr. Chairman.

## **EXECUTIVE DIRECTOR'S REPORT:**

Mr. Corby: Franklin Street Redevelopment project- I think you should know that we should be before the UEZ Authority on March 14, 2007. The State owns a piece of property there. The LDC is purchasing it from them. And hopefully, we can complete that transaction at the end of March or early April.

Mr. Albert: With regard to the Franklin Street project, I've heard many rumors on what is going to be developed there. Are there any preliminary plans for what is going to be developed there?

Mr. Corby: As you may recall, we did go out for an RFP. Those plans were made public and they were shown at a public meeting at the time. The Township Committee turned down all of the plans. The part of the project that we have before the UEZA now is a plan to go out again for an RFP to developers where they will actually show you what they are going to do and it has to be within the confines of the development plan and that will all be made public.

Mr. Albert: Does the Master Plan committee have some suggestions for this area?

Mr. Corby: No, I believe they were considering making it a mid-rise zone. That plan hasn't been adopted. However, you should know, as part of the mixed use that was established, one of the uses would allow high rise.

Mr. Golub: I would like to point out that Mr. Corby actually conveyed our feelings to the Master Plan Advisory Board, and even I, in some small part, may have influenced the Board~ and I appreciate your time.

Mr. Corby: We currently have put off submitting the budget until we see how are expenses have shaped out from last year. You will have a budget before you at the March meeting. We are currently operating under a temporary budget, as is the municipality.

## **CORRESPONDENCE: NONE**

## **COMMITTEE REPORTS:**

Mr. Albert: Two sets of plans were submitted to me, one was for an expansion in the Excel Park area - I have no objections to that. The other was for development for the corner of New Hampshire and Cedar Bridge Avenues for a shopping center; evidently is in accordance with zoning regulations, but my objection is that it is a busy corner. The entrance and exit should have a traffic light. Otherwise it is going to be problematic.

Mr. Corby: You should know that a sizeable commercial development, caddie-cornered to the BlueClaws' stadium.

Mr. Golub: At the reorganization meeting, I think I reviewed them with you, as a matter of fact and let the record show that, from my point of view, I thought this site looked very interesting, very nice, but traffic will definitely be a concern. I would have to hope that the county and the state would examine that.

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## **OLD BUSINESS: NONE**

## **NEW BUSINESS: NONE**

## **CLOSED SESSION**

### **Potential Litigation**

At this time, the Commissioners sought to move the meeting into closed session.

The following Resolution was offered to move the meeting into closed session by Mr. Golub / Mr. Kokes and carried:

WHEREAS, Section 8 of the Open Public Meetings Act, P. L. 1975, Chapter 231, permits the exclusion of the public from a meeting under circumstances; and

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

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

1. The public shall be excluded from discussion of private and confidential matters involving any of the nine (9) exclusion as set forth in Section 7(b) of said law and as hereinafter specified.
2. The general nature of the subject matter to be discussed is as follows:  
CONTRACT NEGOTIATIONS  
PERSONNEL  
LITIGATION (impending)                    X  
OTHER
3. It is anticipated at this time that the above stated subject matter will be made public only when the reasons for discussing and acting on them in closed session no longer exists; said determination to be made by further resolution adopted by the Industrial Commission.
4. This resolution shall take effect immediately.

The Meeting returned to Open Session upon passage of a motion by Mr. Albert/Mr. Kokes and Carried.

The meeting moved into Closed Session at 1:45PM

**COMMENTS FROM THE PUBLIC:**

Mr. Golub: Any comments from the public?  
[No comments were made.]

**COMMENTS FROM THE MEMBERS: None**

**ADJOURNMENT:**

Mr. Golub/Mr.Doyle— Motion to adjourn. Carried. Meeting Adjourned at 1:53PM

Dated:March 5, 2007  
by  
Gidalty G. Cruz  
Recording Secretary

[Reviewed] by Anita B. Doyle,  
Secretary- Designee