

**LAKWOOD INDUSTRIAL COMMISSION
MINUTES
OPEN SESSION
MEETING OF: JULY 26, 2005**

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 Tuesday, July 26, 2005 at 12:15 PM by Chairman Ada Gonzalez.

ROLL CALL:

Presiding: Chairman Ada Gonzalez
Present: Mr. Albert, Dr. Eisenberg, Mr. Golub, Mr. Silberberg
Absent: Mr. Kokes and Mr. Katz

Also in attendance: Mr. Corby, Mr. Delanoy, Anita Doyle, and Gidaly G. Cruz

APPROVAL OF MINUTES OF: April 20, 2005 & May 25, 2005

MOTION TO APPROVE THE MINUTES by Mr. Albert and seconded by Dr. Eisenberg. [Carried]
Minutes were approved by a voice vote. [Mr. Katz abstained from voting]

STATEMENT OF ACCOUNTS: June 29, 2005 and July 26, 2005

Mr. Golub/Dr. Eisenberg – Motion to accept the Statement of Accounts as presented.
Carried

BILL LIST: June 29, 2005 and July 26, 2005

Num	Name	Memo	Amount
1940	Acculmage Typesetting & Design, Inc.	Contractual - Public Relations Services - May 2005	\$ (3,500.00)
1941	ADACO	Business Development - RKC	\$ (350.00)
1942	MONOC FCU Acct# 2009183-6	Contractual Disbursement -Resolution # 050111- month of June 2005	\$ (350.00)
1943	Anita B. Doyle	Contractual Disbursement - Resolution # 05109 - June 2005	\$ (400.00)
1944	New Jersey Chamber of Commerce	Annual Membership Inv 05043709 8/1/05-7/31/06	\$ (512.50)
1945	Ocean County Observer	Legal Advertisement - Professional Service Contract Awarded	\$ (30.81)

1946	The Stewart Agency Contractual Disbursement - Legislative Consulting Services - Month of July 2005	\$ (1,250.00)
1947	Secare, Delanoy, Martino & Ryan Professional Services (Legal) provided - May 2005	\$ (1,232.00)
1948	Shore Business Solutions Quarterly Maintenance Agreement - WT2663; Sharp Copier AR337, Ser# 06507355	\$ (224.48)
1949	Watchung Spring Water Co., Inc. Meeting Refreshments Acct # 127214	\$ (37.27)
1951	Acculmage Typesetting & Design, Inc. Public Relations Services- Administration - June 2005 Res# 050113	\$ (3,500.00)
1952	Anita B. Doyle Replenishment of Petty Cash On Hand - Auth Res # 050110	\$ (164.12)
1953	Anita B. Doyle Auth Res # 050109 - Admin of Accts, July 2005	\$ (400.00)
1954	MONOC FCU Acct# 2009183-6 Auth Res # 050111 - Exec Dir Travel Reimbursement - July 2005	\$ (350.00)
1955	Watchung Spring Water Co., Inc. Meeting Refreshments - 319639;342287 (Account # 127214)	\$ (99.94)
1956	The Stewart Agency Legislative Consulting Services - August 2005 - Auth Res # 050112	\$ (1,250.00)
1957	Girl Scouts of Ocean County 9/30/05 Registration (RKC/ABD)	\$ (150.00)
1958	Secare, Delanoy, Martino & Ryan Professional Services (Legal) provided - June 2005	\$ (880.00)
		\$ (14,681.12)

This Bill List was amended (to include another late arriving invoice) to read from \$13,801.12 to \$14,681.12 (by reading in a resolution of amendment).

Dr. Eisenberg/Mr. Golub– Motion to pay bills #’d 1940 - 1958:

On Roll Call:

Commissioner	Aye	Nay	Abstain
Albert			X
Eisenberg	X		
Golub	X		
Katz	-		
Kokes	-		
Silberberg	X		
Gonzalez	X		

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

CLOSED SESSION:

The following Resolution was offered by Mr. Albert/Dr. Eisenberg (and carried) to move the meeting into closed session.

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)
 - 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 moved into Closed Session at 12:27PM

The Meeting returned to Open Session upon passage of a motion made by Mr. Albert/Dr. Eisenberg and carried.

The Meeting returned to Open Session at 1:00PM

EXECUTIVE DIRECTOR'S REPORT:

Mr. Corby: In correspondence, you may have seen All Chemical Transport's letter regarding my conduct, never mentioning the fact JCP&L didn't appreciate the uses of their Right of Way as storage of tanks after chemical transportation. We would normally approve anything JCP&L approves, but in this particular case, they didn't not approve the use. On another matter, the Lakewood Township Airport Authority has asked for a grant of \$15,000.00 for the design of electrified signage and this has been before the Commission previously. Mr. Mitchel Dolobowsky is here on behalf of the Airport Authority.

(At this time Mr. Albert removed himself from his seat as Commissioner and sat as a member of the public)

Mr. Corby: He is here to speak on the issue presented above. This was before us two months ago, the grant request figure has changed and I think this is a design matter being asked for consideration.

Mr. Dolobowsky: If I may, good afternoon, and thank you for allowing me to come on so late on the agenda. I am the vice-chair of the Lakewood Township Airport Authority and our job/charter is to develop the airport into a first class general aviation/hobbyist airport. We have a good number of acres out there (63 or 64). We are going to be developing it [the ancillary acreage], as non-airport use. It would likely be developed as a small office park. We wish you to consider us for award of a grant, as you have recently done with Cedar Bridge Corporate Campus, because they were considered a 'gateway to Lakewood' coming up from Cedar Bridge Avenue. When you're going to be working with them on their signage. Well, we are the first gateway. When you come off the Garden State Parkway (southbound), you are going to be facing our new entrance. And we would respectfully ask that you consider our application for similar design work so that we can present the proper face to the public, representing both Lakewood Township and the Airport Authority.

Mr. Corby: If I may, I believe some sketches were included in everybody's package. Was that for the Parkway entrance or the Cedar Bridge Avenue (entrance) location?

Mr. Dolobowsky: I think, temporarily, they would probably be where they are now because we have no choice, but our Master Plan is now complete. In doing the final response to the FAA as part of our Master Plan, which we foresee within the next two months, our Master Plan will be completed and we can begin to move forward. Then we can start planning where the new roads will be. My guess will be that the sign would be moved at the appropriate time.

Mr. Silberberg: What are we being asked to vote on here? About \$15,000.00? Is there a request here for the LIC to subsidize the Airport Authority? I'm reading this right?

Mr. Dolobowsky: ...to subsidize the design work on the signage. So, basically, the industrial park and that whole gateway area will have a uniform look to it as we welcome people into Lakewood.

Mr. Silberberg: Why would this be any different from any other business requesting a subsidy for a sign?

Mr. Dolobowsky: Well, we are an independent body right now, but we are an independent body fortunately and unfortunately. When we took over, a Master Plan had never been done by previous Township Committees. After these unexpected expenses, we are not able to proceed with business at hand, so to be very honest, we are between a rock and a hard place right now. And we are looking for a little support.

Dr. Eisenberg: There has been a lot of rumblings, positive and negative, about the Airport, which is of concern.

Mr. Dolobowsky: I don't think there have been 'rumblings', positive or negative. There is a group in town that would like to see it go away because they feel there are better uses for it (the property). However, an earlier township committee purchased the Airport with Federal money from the FAA. And in the contract, it says that airport will be kept a airport in perpetuity. I have a letter here from the FAA in New York that says that same thing. And therefore, it must be kept that way. There is some confusion over other language in the agreement. It also says that if there are some lands on the 'airport property' that are not needed for airport purposes, the FAA will grant a release, which is a release to use the land for other purposes. So, if your business wanted to put a building on our airport, we have to go to the FAA and get their approval. We are a separate entity in business but are restricted by the FAA. Everything we do has to be approved by them.

Dr. Eisenberg: What is the piece of property we are talking about?

Mr. Dolobowsky: It is the 60 acre tract right along Airport Road.

Dr. Eisenberg: That I know, what is it zoned right now?

Mr. Dolobowsky: It is zoned Professional Service / Light Office / Industrial

Dr. Eisenberg: It doesn't include the park or anything like that?

Mr. Dolobowsky: No there is no residential entity or heavy industry intended. And I think, out of respect to Bathgate, Gaming Labs International and the other corporations that have put up really nice buildings there. We're not looking to put up an industrial park. We are looking to match what is there and really make it a nice corridor.

Mr. Golub: I have a question/statement. I had been talking to Mr. Albert about coming to the meeting today, and also, earlier today, we had a brief conversation about signage throughout the entire industrial park. Now, I know we've spoken about that here but the theoretical proposal, with possibilities of Public Works, with John Franklin's expertise in the sign department, that saves the township money on signage, I have viewed a lot of those signs and I'm sure Mr. Corby has as well. Everyone has passed by them and looks at the disgraceful condition of the signage remaining even today. If you build one you have a fixed cost to build the second one. The fixed cost gets billed over. To build three, it dilutes your initial expenditures too. To build 12-15 signs, it is more cost-effective than to build just one. This would be the first sign going up of the new sign series, as I call it, throughout the Industrial Park and I am enthusiastic about that, because I think the airport needs it, but for design only, I have concerns. If it was incorporated and said something like 'design and construction', I would have no problem whatsoever, and the reason why I say that is because I know. I dealt with sign companies and am dealing with a sign company now with the building I am building on County Line Road. I ask for a proposal to show me and they ask what I want to put up there and they give me the cost of material, and the cost of labor. The cost of design is included in it, you know, like if I was giving you an estimate and am doing this building, I have to come up with some kind of scheme. If it said 'design and construction', I would have less of a problem with it. Now, I know the sign is needed because what is currently there is horrible. You mention a possible relocation of the sign. Why would that have to happen?

Mr. Dolobowsky: At present, we have a driveway on Cedar Bridge Avenue, east of the new traffic light by Swarthmore Avenue. It is a horrible and dangerous location, to be very blunt about it. Right now it leads to the trailer which serves as our terminal. The new Master Plan will show a new terminal more centrally-located along the runway with an entry road of Airport Road, which is a slower moving, safer, road. We are hoping to work with the Parkway to put it directly across the Parkway exit ramp (89) and then perhaps a traffic light at that location to control the whole thing in the future.

Mr. Corby: The original proposal that was sent before included construction and construction management costs. I think it was pretty much rejected for reasons of substantial consulting fees. What I think has been done here is "let's get the design; let's figure out the cost afterwards". Your point is well- taken.

Mr. Silberberg: It sounds to me that the Airport Authority will have the availability of funds down the road and were looking to the LIC, having funds now but may be running out down the road, so would it be prudent for us and acceptable for the Airport Authority to re-classify this request as a loan? That would be paid back in the future?

Mr. Dolobowsky: I can't say no to you, certainly we would take it. However, this body is willing to do it. But you laid some history down too. You recently provided a similar grant to another organization right in the industrial park, right up the road. Why should ours be treated differently from theirs?

Mr. Silberberg: I was unaware, what is he referring to?

Mr. Dolobowsky: Didn't you just do the Cedar Bridge Development grant?

Mrs. Doyle: The (Hillier) contract for design and construction of entranceway signage. That was for the baseball stadium entranceway.

Mr. Corby: When we built the stadium it was an entranceway designed to accommodate both the corporate park and the baseball stadium but that was in the midst of considerably different circumstances.

Mr. Dolobowsky: Ok

Mr. Silberberg: Is this signage in keeping with the theme?

Mr. Dolobowsky: I don't know that our design would be the same, but if you instructed us to make it of similar look am sure we can talk to our designers and say yes, make it similar to that. I will tell you now, we don't have a pre-determined vision. We are looking for something that looks good and when you come off the Parkway.

Discussion followed. In the end, the Commissioners all agreed to be billed directly (by the selected vendor) as progress of the signage continued and pay the vendors directly up to \$15,000.00.

Dr. Eisenberg/Mr. Golub– Motion to award the Airport Authority up to \$15,000.00 for signage design.

On Roll Call:

Commissioner	Aye	Nay	Abstain
Albert			
Eisenberg	X		
Golub	X		
Katz	-		
Kokes	-		
Silberberg	X		
Gonzalez	X		

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

Motion by Mr. Albert/Mr.Golub: With regard to Block 1608, Lot 2; table action on the choice of client pending further client review, additional presentation and information.

On Roll Call:

Commissioner	Aye	Nay	Abstain
Albert	X		
Eisenberg	X		
Golub	X		
Katz	-		
Kokes	-		
Silberberg	X		
Gonzalez	X		

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

RESOLUTIONS:

#050702 Authorizing an award of a professional service contract to Owens and Little and Associates for the performance of a Wetlands Delineation for the purposes of establishing the boundaries of known wetlands and filing for a NJDEP Letter Of Interpretation (LOI) conditioned upon the determination of a metes and bounds and a description of the tract and its access to Cedar Bridge Avenue.

Motion by Mr. Albert/Mr. Silberberg

On Roll Call:

Commissioner	Aye	Nay	Abstain
Albert	X		
Eisenberg	X		
Golub	X		
Katz	-		
Kokes	-		
Silberberg	X		
Gonzalez	X		

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

050701 Authorizing the purchase of one Dell Pentium 4 OptiPlex GX 280 Minitower System at a price not to exceed \$1,471.25.

Motion by Mr. Albert/Mr. Golub

On Roll Call:

Commissioner	Aye	Nay	Abstain
Albert	X		
Eisenberg	X		
Golub	X		
Katz	-		
Kokes	-		
Silberberg	X		
Gonzalez	X		

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

COMMITTEE REPORTS: NONE

OLD BUSINESS: NONE

NEW BUSINESS: Summer Schedule:

Motion by Dr. Eisenberg seconded by Mr. Golub to cancel the LIC August 24, 2005 meeting. [Carried]; approved by a voice vote.

COMMENTS FROM THE PUBLIC: NONE

ADJOURNMENT:

Mr. Albert/Mr. Golub— Motion to adjourn. Carried

Meeting Adjourned at 1:27PM

Dated: August 19, 2005

by
Gidalty G. Cruz
Recording Secretary

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