

**Lakewood Development Corporation**  
**Meeting Minutes**  
**April 12, 2011**

**Call to Order** – Abraham Muller 4:50pm

**Announcement of Meeting in Compliance with the Sunshine Law.**

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meetings Act, P.L. 1975, c. 231 by notice published in the Asbury Park Press and the Tri Town News, and by posting of same in the office of the Municipal Clerk, the office of the Lakewood Development Corporation, and upon the public bulletin board of the Lakewood Municipal Building.

**Oath of Office conducted** by Corporate Counsel for appointed members, D. Czermak, C. Tajfel, A. Muller and Rabbi Moshe Weisberg.

**Roll Call:**

**Present:** Albert Akerman, Raymond Coles; Daniel Czermak, Abraham Muller, Carey Tajfel and Rabbi Weisberg.

**Also Present:** Patricia A. Komsa, Executive Director, Patti Adams, Esq.; LDC Staff: Yehuda Abraham, Anita Doyle, Gerry Walsh and Joan Wilkes

**Absent:** M. McNeil and alternative Mike Muscillo

**Flag Salute**

**Motion** – D. Czermak/Ray Coles

To approve the minutes of the March 1, 2011 meeting

All in favor

**Motion carried**

**Old Business:**

None

**New Business:**

The Executive Director informed that by notice of the Township Committee Meeting and the Municipal Manager's Office, we have had the restructuring of the board and wanted to congratulate those that have returned.

The Director wanted to announce to the members that the Wareco Loan has been paid off, and that the Third Annual Business Expo hosted by the LDC and the LIC will be held July 21. We already have eight business registered and we only opened registration less than a week ago and encouraged the members to spread the word. The Expo will be held at Lake Terrace in the Industrial Park.

**Report of Corporate Counsel:**

Nothing to Report

## **Directors Report:**

The Executive Director informed the Board that we have an update referencing a letter (emailed to them this morning) which basically outlined what the State of New Jersey is looking to do with the program. We are waiting for further information and regulations to come down, but the summary is that the State appears to be considering cutting a check for all the funds sitting in the Zone Assistance Funds, both encumbered with projects and those unencumbered. We are looking into how to better manage the funds allocated to the pending projects, how to track in house the unencumbered funds and what we are going to do with those funds once they are here. The Director informed the members that there are stipulations one of which is, we will need to use the funds in accordance with the Statute “the definition of a project” which is the same rules we have been following for the 17 years that this program has been running.

The Director further advised that the State is going to be putting in sanctioning provisions; so if the money is used incorrectly or differently than how they would like. Stating we need to be extremely careful how we use the funds.

Further discussion was held on use of the money, what will be allowed, will exhausted funds be replaced. The Director informed that there are many questions that have been unanswered to date, but the members will be kept informed as information is provided.

Question was raised as to whether there will be another entity that will be answerable to oversight of projects to which the Director informed the members that the UEZA will still exist and she strongly suggested we go to them for direction and get an informal approval for our files before we proceed with any project.

Further discussion followed.

The Director moved on to Resolution 11-4-1 – Award of Contract to Loori Bus Company, stating this is a house cleaning matter, because of the weather conditions this project was pushed off till February for approval. This is the formal award of the contract through the end of January 2012.

Discussion followed on commitment on the contract, to which the Director informed the members that next January is the end of the contract year, we are not committed next year at this time and she is aware that we will want to roll this into a greater project. She informed the members that we got sample of the Transit Connect Logo, because we are required to get something on the side of the bus. The logo should roll nicely into what the Township is looking to do on their whole transit program.

The Director moved on to Resolution 11-4-2, the award of contract to Diamond Construction for Supplemental Parking II which is the demolition of 319 Third Street, Block 92 lot 9. This is for the third street parking lot. Once the demo is completed, construction on the parking lot will be done and the Director has requested the Engineers to have the parking lot completed by July.

Rabbi Weisberg requested re-discussing the Loori Bus contract stating that as of July 1<sup>st</sup>, we don't need anybody's approval to put in projects as long as from the Municipality's point of view we are within the guidelines. This particular project needed specific approval, the UEZ gave us a hard time on it, and they were focused that this route be very specific. There were certain parts they allowed and certain parts they disallowed, and his feeling is that if we are permitted after July 1<sup>st</sup> to expand on that project as we don't have to go back to get the UEZA's permission is there anyway to cut this contract in the middle, and take a second look at it to see how it fits into the overall Municipal Plan moving ahead with the transportation.

The suggestion is for us to pay Loori Bus on a month to month basis, rather than lock into the contract. The Executive Director informed the members that as of now Loori Bus has been working under good faith and have not been paid as yet because an award of contract has not been made.

This was an RFP contract, and although she will check with the Purchasing Agent, her belief is that an award for the year as it was in the RFP.

The Attorney advised that this could be a problem trying to stretch them out; how long they are going to be agreeable to tweaking the program and adding things to give us more.

Suggestion was to award a contract for partial payment, to which the Attorney stated Loori Bus would have to agree to it because that is not what they submitted the RFP for.

The Chairman suggested a motion be made to pay Loori Bus month to month – contingent on the Purchasing Agent’s review and agreement from the Vendor to the terms.

Ray Coles expressed his concerned on what the potential ramifications could be if we add routes that the UEZA already told us they didn’t want us to. The UEZ could sanction the township if they feel the township is mis-managing the project after its approval using specific criteria.

The Executive Director moved on to Resolution 11-4-3, the change of project name from Job Link Year 15 to Business Assistance Initiative. After going back and forth with the UEZ and several other agencies to which Rabbi Weisberg was also involved, Job Link is no more and is now called Business Assistance Initiative, which is representative of the portion that assists businesses, from providing business plans, assistance in gathering information for loans, business mentoring. The Employment portion looks like it will be picked up the Department of Labor under other grants.

The Director updated the members on the parking project and the Boundary Modification.

**Committee Reports:**

Economic Development Committee, Rabbi Weisberg informed the members that he invited Chani Jacobowitz and Moshe Geliberman from Beth Medrash Gohova for a conceptual presentation.

Beth Medrash and the township acknowledge a need to get a transportation system up and running in Lakewood to help alleviate the traffic and parking situation. The Township has through a Federal Grant been able to purchase 9 buses. Beth Medrash in partnership with the Township seeking UEZ funding for the operation of the buses, using a private contractor, the township would provide the buses and the private contractor would maintain, hire and carry the insurance. The subsidiary they are looking for is \$150,000 to \$200,000 per year this is for running a full system 16 routes per day.

Motion by R. Coles and seconded by R. Weisberg to do a Resolution in support of this concept as an Expansion of Transit Connect.

**Public Comment:**

Joyce Blay questioned if limited service how is that going to take all the cars off the road, to which Ms. Blay was informed that this system is not designed to take every car off the street, it is designed to give people an alternative to having to take their cars, this is only one piece of the puzzle to get cars off the road.

**Trustees Comments:**

None

**Chairman’s Comments:**

The Chairman welcomed Carey to the board.

The Chairman motioned for a Resolution thanking, commending all the former members for their many years on the board seconded by R. Coles.

**Motion:** R. Coles/R. Weisberg

To Carry Resolution 11-4-1 to May 3<sup>rd</sup> meeting – Award to Loori Bus Company  
D. Czermak – opposed  
All others in favor  
**Motion Carried**

**Motion:** R. Coles/D. Czermak  
To Accept Resolution 11-4-2 – Award of Contract to Diamond Construction  
All others in favor  
**Motion Carried**

**Motion:** A. Akerman/D. Czermak  
To Accept Resolution 11-3-3– Business Assistance Initiative  
Abstention by R. Weisberg  
All others in Favor  
**Motion Carried**

**Motion:** R. Coles/D. Czermak  
**To adjourn**  
5:57pm