

Township of Hamilton, NJ
January 7, 2009

A meeting of the Township of Hamilton Industrial Commission was held on the above date with Chairman Robert RaVell presiding. Members present were Richard Cheek, Gordon Craig, Carmen Fichetola, Robin Kealey, Ariane Newman and Rocco Policarpo. Also present were Randolph Lafferty, Solicitor, and Tony DiDio, Real Estate Agent. In the audience was Township Committee Member Amy Gatto.

Compliance with the Open Public Meetings Law was acknowledged.

New Members – Mr. Lafferty administered the oath of office to Ariane Newman and Gordon Craig, the members who were appointed by Township Committee on January 5, 2009.

Election of Chairman – Mr. Policarpo nominated Robert RaVell, seconded by Mr. Fichetola, to serve as chairman of the Township of Hamilton Industrial Commission for the year 2009, until the Commission reorganizes in 2010.

No additional nominations were presented.

Mr. Craig moved, seconded by Mr. Cheek, to close the nominations. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

ROLL CALL VOTE ON NOMINATION OF CHAIRMAN:

Mr. Craig – Aye
Mr. Cheek – Aye
Mr. Fichetola – Aye

Mr. Kealey - Aye
Ms. Newman - Aye
Mr. Policarpo – Aye
Mr. RaVell – Aye

SAID MOTION CARRIED.

Election of Vice-chairman – Mr. Fichetola nominated Rocco Policarpo, seconded by Mr. Craig, to serve as vice-chairman of the Township of Hamilton Industrial Commission for the year 2009, until the Commission reorganizes in 2010.

No additional nominations were presented.

Mr. Craig moved, seconded by Mr. Cheek, to close nominations for vice-chairman. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

MR. POLICARPO ASSUMED THE POSITION OF VICE-CHAIRMAN.

Appointments of Secretary, Solicitor and Engineer – The following persons were appointed to the positions indicated to serve the Township of Hamilton Industrial Commission for the year 2009, until the Commission reorganizes in 2010:

Nancy Rainbow, Secretary
Randolph Lafferty, Solicitor, of Youngblood Lafferty & Sampoli, P.A.
Ed Walberg, Engineer, of Remington & Vernick Engineers

Appointment of Real Estate Agent – Mr. Policarpo moved, seconded by Mr. Craig, to appoint Tony DiDio of NAI Mertz Corporation to serve as real estate agent for the Township of Hamilton Industrial Commission for the year 2009, until the Commission reorganizes in 2010. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Adoption of Meeting Schedule – Mr. Policarpo moved, seconded by Mr. Craig, to adopt the prepared schedule of meetings for the year 2009, which sets forth the dates of the first Wednesday of every month as when the meetings would be conducted, and 6:00 PM as the time when the meetings would commence.

Mr. RaVell asked if anyone objected to the starting the meeting at 6:00 PM and there was no objection presented.

SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Appointment of Engineering Subcommittee – Mr. RaVell appointed Carmen Fichetola and Gordon Craig to the Engineering Subcommittee for the year 2009, until the Commission reorganizes in 2010.

Advertising Subcommittee and Negotiating Subcommittee – Mr. advised that there would be very little money in the budget for advertising during 2009, so he was consolidating the Advertising Subcommittee with the Negotiating Subcommittee for the year.

Mr. RaVell appointed Rocco Policarpo and Ariane Newman to the Negotiating Subcommittee to serve with him. He invited other members to participate, provided no quorum occurs as a result of their participation.

Approval of Minutes – Mr. Policarpo moved, seconded by Mr. Cheek, to approve the minutes of the meeting of December 3, 2008, as published. SAID MOTION CARRIED WITH SIX MEMBERS VOTING “AYE”, NO “NAY”, ONE “ABSTAIN”.

Mr. Kealey moved, seconded by Mr. Fichetola, to approve the minutes of the special meeting of December 17, 2008, as published. SAID MOTION CARRIED WITH SIX MEMBERS VOTING “AYE”, NO “NAY”, ONE “ABSTAIN”.

Summit Associates – Mr. DiDio promised to have an update with regard to Summit Associates by the next meeting.

The Secretary reported that Summit has not yet complied with the conditions the Planning Board imposed when it granted approval of Summit's first project in the Business Park.

Potential Buyers – Mr. DiDio stated he is contacted every month by people interested in the Business Park and he keeps them updated.

With regard to interest on the part of the Ironworkers Union, Mr. DiDio stated he would be showing the representative a small building that is presently for sale within the Park.

Hamilton Business Park Entrance Landscape Maintenance – The Commission considered the three proposals it had received in response to its request for proposals to maintain the landscaping at the entrance to the Hamilton Business Park.

Mr. Craig recommended hiring Puggi's Lawncare, Inc., as it had provided the service for the Commission for the past two years; Mr. Puggi knows what the Commission expects; Mr. Puggi has done a good job; and the price is less than that of the other proposals.

Mr. Craig moved, seconded by Mr. Policarpo, to award the contract to Puggi's Lawncare, Inc., in the amount of \$3,845.00, to maintain the landscaping at the entrance to the Hamilton Business Park for the year 2009, pursuant to the description contained within Estimate #208, dated November 3, 2008.

Mr. Fichetola pointed out that the estimate did not specify black mulch and he expressed the opinion that black mulch has a better appearance. He questioned whether the request for a proposal had specified that the mulch be black, and the Secretary stated that she believed that it had, as the other proposals specified black mulch.

Mr. Craig amended his motion, and Mr. Policarpo amended his second to the motion, to condition awarding the contract to Puggi's Lawncare, Inc., on the condition that the mulch be black.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Craig – Aye
Mr. Cheek – Aye
Mr. Fichetola – Aye

Mr. Kealey - Aye
Ms. Newman - Aye
Mr. Policarpo – Aye
Mr. RaVell – Aye

SAID MOTION CARRIED.

Mr. Lafferty was directed to prepare the contract.

Magic Sports and Health Complex, LLC – Mr. Lafferty reported that the Commission’s previous Solicitor had given him a trust account check, representing the deposit that Magic Sports and Health Complex, LLC, had originally posted, plus interest, and he had deposited it into his firm’s trust account, to be added to the deposit money for the first extension.

Mr. RaVell updated Mr. DiDio with regard to what had taken place involving Magic Sports’ latest extension request.

The Secretary updated the Commission with regard to Magic Sports’ application before the Planning Board.

Landfill – Reference was made to an article that reported that the Township was considering future use of the landfill as a solar field to generate power, and a discussion ensued.

Mr. RaVell pointed out that, once reclaimed, the landfill would become valuable property, and he expressed the opinion that it may be in the best interest of the public for the Township to convey the land to the Commission to offer for sale.

Resignation – Mr. Cheek announced that he would be resigning from the Industrial Commission, upon the conclusion of this meeting, in order to accept a Class IV position on the Planning Board.

Comments – Ms. Gatto congratulated the newly appointed member of the Commission and advised of Township Committee’s goal to involve as many members of the Community as possible in public service.

Budget – Mr. RaVell stated that he had reduced the Commission’s 2009 budget request considerably, due to the present circumstance, but he noted that there may be a need to request increases in certain areas in future years.

Ms. Gatto advised as to the status of the budget process.

Adjournment – There being no further business, the meeting was adjourned.

Respectfully submitted,

Nancy Rainbow, Secretary

