

The Reorganization and Regular Meeting of the Township of Hamilton Industrial Commission was held on the above date with Chairman Robert RaVell presiding. Other members present were Eric Aiken, Gordon Craig, Carmen Fichetola, Ariane Newman, Rocco Policarpo and Charles Pritchard. Also present was Robert Sandman, Solicitor.

Compliance with the Open Public Meetings Law was acknowledged.

The oath of office was administered to the newly appointed members.

Election of Chairperson – Mr. Policarpo nominated Robert RaVell, seconded by Ms. Newman, to serve as chairman of the Township of Hamilton Industrial Commission for the year 2012, until the Commission reorganizes in 2013.

No other nominations were presented.

ROLL CALL VOTE ON THE ABOVE NOMINATION FOR CHAIRPERSON:

Mr. Aiken – Aye
Mr. Craig – Aye
Mr. Fichetola – Aye

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

SAID NOMINATION CARRIED.

Election of Vice-chairperson - Mr. Craig nominated Rocco Policarpo, seconded by Mr. Aiken, to serve as vice-chairperson of the Township of Hamilton Industrial Commission for the year 2012, until the Commission reorganizes in 2013.

No other nominations were presented.

ROLL CALL VOTE ON THE ABOVE NOMINATION FOR VICE-CHAIRPERSON:

Mr. Aiken – Aye
Mr. Craig – Aye
Mr. Fichetola – Aye

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

SAID NOMINATION CARRIED.

Appointment of Secretary – Mr. Fichetola moved, seconded by Mr. Pritchard, to appoint Nancy Rainbow to serve as secretary to the Township of Hamilton Industrial Commission for the year 2012, until the Commission reorganizes in 2013.

ROLL CALL VOTE ON THE ABOVE APPOINTMENT:

Mr. Aiken – Aye
Mr. Craig – Aye
Mr. Fichetola – Aye

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

SAID MOTION CARRIED.

Solicitor and Engineer – It was acknowledged that Robert Sandman of Hankin Sandman and Palladino would serve as the Commission’s Solicitor for the Year 2012, and that Robert Smith of Remington & Vernick Engineers would serve the Commission’s engineer consultant for the year 2012, consistent with State Statute, as they both were appointed by Township Committee.

Appointment of Real Estate Agent – The appointment of a real estate agent to market the Hamilton Business Park was deferred.

Meeting Dates – The schedule of meeting dates distributed to Commission members, which reflected the first Wednesday of every month, with the exception of July 11, 2012, was acknowledged as the dates upon which the Commission’s regular meetings would be conducted during the year 2012.

Meeting Time – It was established that 6:00 PM would be the time at which the meetings of the Commission would commence during the year 2012, until the Commission reorganizes in 2013.

Subcommittees – Mr. RaVell noted that it had been policy for one member to be appointed to each subcommittee, and for other members to serve, as needed and subject to availability, provided there was no quorum present.

Negotiating Subcommittee – Mr. RaVell appointed Rocco Policarpo to chair the Negotiating Subcommittee for the year 2012, until the Commission reorganizes in 2013

Engineering Subcommittee – Mr. RaVell appointed Gordon Craig to chair the Engineering Subcommittee for the year 2012, until the Commission reorganizes in 2013.

Advertising Subcommittee – Mr. RaVell appointed Eric Aiken to chair the Advertising Subcommittee for the year 2012, until the Commission reorganizes in 2013.

Marketing Subcommittee – Mr. RaVell appointed Ariane Newman to chair the Marketing Subcommittee for the year 2012, until the Commission reorganizes in 2013.

Finance Subcommittee – Mr. RaVell appointed Rocco Policarpo to chair the Finance Subcommittee for the year 2012, until the Commission reorganizes in 2013.

Business Park Beautification Subcommittee – Mr. RaVell appointed Carmen Fichetola and Gordon Craig to serve on the Hamilton Business Park Beautification Subcommittee for the year 2012, until the Commission reorganizes in 2013.

Ex Officio Subcommittee Chairman – Mr. RaVell appointed Charles Pritchard to serve as ex officio chairman of all subcommittees.

Approval of Minutes – Mr. Pritchard moved, seconded by Ms. Newman, to approve the minutes of the meeting of December 7, 2011, as published. SAID MOTION CARRIED WITH SIX MEMBERS VOTING “AYE”, NO “NAY”, ONE “ABSTAIN”.

Goals – Mr. RaVell stated that the Commission’s goal this year would be to actively seek a real estate agent to market the Business Park, and to start advertising the Park in an effort to let everyone know that there is land available for sale once again.

Another goal Mr. RaVell proposed was to establish a business retention program, under which members would contact businesses in the Township to see if the Commission could be of assistance in any way, in an effort to encourage business retention.

Harrison Beverage, Block 994.03, Lots 3 through 9 - Mr. Sandman reported that closing had taken place on December 20, 2011, with B & D Development, LLC (Harrison Beverage), and a check was delivered to the Township in the amount of \$506,562.51, which reflected the sale price after his charges had been deducted. Mr. Sandman advised that the money was now available in this year’s budget, due to the fact that it was received last year.

Business Park Entrance Plants – Mr. Fichetola reported that he had investigated the cost of replacing the plants at the entrance to the Business Park, as discussed at the last meeting, and determined it would be costly.

Black Horse Pike Sign – Mr. Fichetola presented some information he had received with regard to replacing the sign at the Black Horse Pike location, and a discussion took place during which the availability of funds and past proposals were discussed.

Mr. RaVell promised to email the new information to members.

Mays Landing Gateway Sign – Mr. Sandman informed the Commission that the Township recently received approval from the Planning Board to place a community informational sign in Gaskill Park at the intersection of Route 40, River Drive and Mays Landing/Somers Point Road, and he noted that the sign would be available to the Commission as a community service for advertising purposes.

Percentage of Sales Set Aside - Mr. RaVell reminded members that Township Committee, in the past, had permitted a certain percentage of the proceeds from sales in the Business Park to be set aside for future Park improvements, and he suggested that an attempt be made to see if Township Committee would be receptive to providing for it again, so economic development would be a beneficiary of the sales.

Business Park Entrance and Buffer Maintenance – The Secretary advised that she had solicited proposals for maintaining the Business Park entrance and cutting the underbrush within the Park buffer, and would have them available for consideration at the next meeting.

Control After Sale – Mr. RaVell expressed the desire to be able to control when land is developed after a sale, preventing it from being sold to someone who wasn't going to pursue the approved development and having the ability to get the land back if it isn't developed within a certain time frame, and he pointed out that there were several sales in the Park, where the owner took possession after approvals for development were secured, but the development never occurred. He questioned whether those provisions could be imposed if the Commission existed in a different form, so the Commission could be more effective in economic development.

Mr. Sandman stated that he couldn't answer that question, but he would look into it if the Commission directed him to do so.

Mr. Sandman advised that he would be revising the language contained within the Commission's agreement of sale when the next offer is accepted, as he felt there could be more control in some areas. He, also, stated that he would explore all possibilities involving the terms of the agreement with regard to post-closing requirements, and commented that it would be made abundantly clear during the negotiation process that the Commission's goal was to see that the property gets developed as proposed.

Available Lands in the Business Park – Mr. Craig expressed the desire to know what lands in the Business Park were still available for sale, and questioned whether the information was available electronically. Mr. Sandman suggested placing the information on the Township's web site, possibly a map showing what's available and a list of the permitted uses. Mr. RaVell advised that the Atlantic County Office of Drafting Information Systems had the ability to do that, and he would look into it.

Block 994.01, Lot 6 – Mr. Aiken questioned whether the Commission would be able to get back the property that it once owned that had been conveyed by Township Committee to Shore Memorial Hospital and then taken back by the Township.

Mr. Sandman suggested that the Commission ask Township Committee if it would allow the Commission to include the property in its marketing program, and if a buyer was found, the property would be conveyed to the Commission at that time. He stated that proceeding in that manner would allow the land to be sold directly, as opposed to being sold in an auction, which would result in a better deal, particularly in today's market. Mr. Sandman expressed the opinion that the Commission was a better "tool" to market that property.

Mr. Sandman advised that Township Committee was in the process of producing a list of Township-owned lands, presumably in anticipation of offering those properties for sale, and he commented that this may be a good time to pursue the idea.

It was pointed out that there may be other lands owned by the Township that could be marketed and sold in the same manner, and a discussion ensued.

Mr. RaVell stated that he and Mr. Sandman would meet with the Mayor to discuss the matter further in an effort to bring the idea to fruition.

Undeveloped Property – Mr. Fichetola suggested sending a letter to Summit Associates to see what its intent is with regard to developing the property it had purchased from the Commission, as it had already secured the necessary development approvals.

It was pointed out that there were other properties that had been conveyed after approvals were secured that had not been developed.

Mr. RaVell stated that he would start contacting some of the owners to see if there were any plans to commence development.

Adjournment – Mr. Craig moved, seconded by Mr. Policarpo, to adjourn the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Nancy Rainbow, Secretary

