

The Reorganization Meeting and Regular Meeting of the Township of Hamilton Industrial Commission was held on the above date with Rocco Policarpo presiding until Gordon Craig was elected Chairman and presided over the meeting. Other members present were Jack Carson, Carmen Fichetola, Ariane Newman, Rocco Policarpo and Charles Pritchard. Also present were Robert Sandman, Solicitor, Aline Dix, Township Committee Liaison, and Roger Silva, Township Committee Member.

Compliance with the Open Public Meetings Law was acknowledged.

Oath of Office – Mr. Sandman administered the oath of office to newly appointed member, Jack Carson.

Election of Chairperson – Mr. Fichetola nominated Gordon Craig, seconded by Mr. Pritchard, to serve as chairperson of the Township of Hamilton Industrial Commission for the Year 2013, until the Commission reorganizes in 2014.

No other nominations were presented.

Mr. Pritchard moved, seconded by Mr. Fichetola, to close nominations for chairperson. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

ROLL CALL VOTE ON THE ABOVE NOMINATION FOR CHAIRPERSON:

Mr. Carson – Aye	Mr. Policarpo - Aye
Mr. Fichetola – Aye	Mr. Pritchard - Aye
Ms. Newman – Aye	Mr. Craig – Aye

SAID NOMINATION CARRIED.

Nomination for Vice-Chairperson – Mr. Policarpo moved, seconded by Mr. Craig, to nominate Ariane Newman to service as vice-chairperson of the Township of Hamilton Industrial Commission for the Year 2013, until the Commission reorganizes in 2014.

No other nominations were presented.

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

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

Mr. Carson – Aye
Mr. Fichetola – Aye
Ms. Newman – Aye

Mr. Policarpo - Aye
Mr. Pritchard - Aye
Mr. Craig – Aye

SAID NOMINATION CARRIED.

Appointment of Secretary – Mr. Pritchard moved, seconded by Ms. Newman, to appoint Nancy Rainbow to serve as secretary to the Township of Hamilton Industrial Commission for the Year 2013, until the Commission reorganizes in 2014. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Solicitor and Engineer – It was acknowledged that Robert Sandman of Hankin Sandman and Palladino would serve as the Commission’s Solicitor for the Year 2013, and that Robert Smith of Remington & Vernick Engineers would serve as the Commission’s engineer consultant for the Year 2013, consistent with State Statute, as they both were appointed by Township Committee.

Meeting Dates and Time – Mr. Carson moved, seconded by Ms. Newman, that the Industrial Commission would meet on the first Wednesday of every month during the Year 2013, as set forth on the schedule of meeting dates, dated 1/16/2013, and that the meetings would commence at 6:00 PM. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”

Negotiating Subcommittee – Mr. Craig appointed Ariane Newman to serve on the Negotiating Subcommittee for the Year 2013, until the Commission reorganizes in 2014.

Engineering Subcommittee – Mr. Craig appointed Jack Carson to serve on the Engineering Subcommittee for the Year 2013, until the Commission reorganizes in 2014.

Advertising Subcommittee – Mr. Craig appointed Mr. Pritchard to serve on the Advertising Subcommittee for the Year 2013, until the Commission reorganizes in 2014.

Finance Subcommittee – Mr. Craig appointed Rocco Policarpo to serve on the Finance Subcommittee for the Year 2013, until the Commission reorganizes in 2014.

Park Maintenance Subcommittee – Mr. Craig appointed Carmen Fichetola to serve on the Park Maintenance Subcommittee for the Year 2013, until the Commission reorganizes in 2014.

Approval of Minutes – Mr. Pritchard moved, seconded by Mr. Fichetola, to approve the minutes of the meeting of December 5, 2012, as published. SAID MOTION CARRIED WITH FOUR MEMBERS VOTING “AYE”, NO “NAY”, TWO “ABSTAIN”.

RFP For Real Estate Broker – Mr. Sandman summarized the contents of the RFP for a real estate broker and asked the Commission to approve the final form so the secretary could publish the advertisement.

A discussion ensued and it was decided that the deadline for submission would be February 15, with the possibility of opening them the following Monday, so there would be enough time for members to review the proposals before the March meeting.

Mr. Pritchard moved, seconded by Mr. Policarpo, to accept the RFP for a real estate broker, prepared by the Solicitor, and to authorize the Secretary to advertise, with a deadline of February 15, 2013 for submission.

ROLL CALL VOTE ON THE ABOVE MOTION;

Mr. Carson – Aye
Mr. Fichetola – Aye
Ms. Newman – Aye

Mr. Policarpo - Aye
Mr. Pritchard - Aye
Mr. Craig – Aye

SAID MOTION CARRIED.

Public Comment – Mr. Craig opened the meeting to public comment.

Aline Dix asked a questions about the meeting schedule and pointed out that the Monday after the RFP opening was a holiday.

Roger Silva suggested that, after the real estate broker is selected, the Commission approach Township Committee to ask that it consider once again conveying to the Commission the twenty acre lot that had been returned to the Township’s possession by Shore Memorial Hospital, so it could be marketed properly instead of having to be sold at auction. He noted the value of the property and its potential, and expressed the opinion that it should not be sold at public auction where there is little control over when and how it would be developed.

Mr. Silva promised to follow up with State officials with regard to the issue involving tractor trailer trucks practicing on Pinewood Boulevard in the Business Park.

Mr. Pritchard moved, seconded by Mr. Policarpo, to close the public portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Executive Session – Mr. Fichetola moved, seconded by Mr. Carson, to enter into an Executive Session to discuss the contract of sale with B & B Holdings, LLC. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

B & B Holdings, LLC – When Public Session resumed, Mr. Policarpo moved, seconded by Mr. Carson, to authorize the Chairman to execute the “Termination Agreement and Mutual Release” involving B & B Holdings, LLC, the Commission and Guy Tunney, Real Estate Broker.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Carson – Aye
Mr. Fichetola – Aye
Ms. Newman – Aye

Mr. Policarpo - Aye
Mr. Pritchard - Aye
Mr. Craig – Aye

SAID MOTION CARRIED.

Hamilton Business Park Buffer – Mr. Fichetola asked members to consider not selling any portion of the remaining Hamilton Business Park buffer, between Route 40 and Atlantic Avenue, for development and he expressed the opinion that it should remain a natural buffer in perpetuity.

Mr. Fichetola expressed concern with regard to the condition of the wall within the buffer, at the entrance to the Business Park. Mr. Craig pointed out that trees had been planted too close to the wall, and the root balls had expanded and pushed the wall out.

Concern was, also, expressed with regard to the tree stumps that were left in the buffer when the trees that were damaged due to the storm last year were taken down. It was felt that the stumps should be removed to enhance the appearance of the buffer.

It was noted that the items would be addressed after the Commission’s budget is adopted.

Route 322 Sign – Mr. Fichetola, again, expressed the desire to see that the supports on the Commission’s sign on the Black Horse Pike be treated to prevent deterioration.

It was noted that the item would be addressed after the Commission’s budget is adopted.

Adjournment – Mr. Pritchard 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