

A 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, Carmen Fichetola, Ariane Newman, Rocco Policarpo and Charles Pritchard. Also present were Robert Sandman, Solicitor; Roger Silva, Mayor, and Aline Dix, Township Committee Member.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Policarpo moved, seconded by Ms. Newman, to approve the minutes of the meeting of February 1, 2012, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Pritchard moved, seconded by Mr. Aiken, to approve the minutes of the Executive Session conducted on February 1, 2012, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Executive Session – Mr. Policarpo moved, seconded by Mr. Aiken, to adjourn the meeting to Executive Session to discuss an offer to purchase property within Block 991. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Aline Dix, Township Committee Member, left the room.

Return to Public Session – When Public Session resumed, Mr. Sandman announced that the Executive Session discussion had been limited to the item announced and no other matter was discussed.

Ms. Dix returned.

Offer to Purchase Property in Block 991, Authorization to Proceed – Mr. Pritchard moved, seconded by Mr. Policarpo, to authorize the Solicitor to proceed consistent with the discussion that took place within Executive Session. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Removal of Business Park Buffer Underbrush – Mr. Fichetola reported that Harold Acord had done a good job with regard to removal of the underbrush within the buffer to the Business Park.

Dead Trees Within Business Park Buffer – Mr. Fichetola informed members that Harold Acord estimated there were one hundred dead pine trees within the buffer to the Business Park, and it would cost approximately \$5,000.00 at \$50.00 per tree to remove them. He questioned whether there was enough money in the budget to go forward with the project this year, but commented that, eventually, the trees would need to be removed.

Black Horse Pike Sign – Reference was made to two proposals received to replace the face on the Commission’s sign located on the south side of the Black Horse Pike, west of Route 50. It was pointed out that one of the proposals was to replace the face similar to that which exists, and the other was to change the detail on the sign, consistent with Mr. Fichetola’s suggestion.

Mr. RaVell questioned whether members would be satisfied with the sign as it presently exists or if it would prefer to change the design. Mr. Policarpo pointed out that there would only be a short amount of time for driver’s to view the sign due to the speed limit in that area

A discussion took place, and it was decided that the Secretary would solicit a third proposal to replace the sign face similar to that which now exists, and Mr. Fichetola would solicit a second proposal from the sign company that had submitted the proposal for the sign detail different from that which exists.

Pinewood Boulevard – Mr. Fichetola had reported that Pepsi-Cola was still parking trucks on the road. Mr. RaVell stated that he had left a message with an administrative assistant at Pepsi, and the trucks were removed the next day.

Mr. RaVell informed members that Mr. Fichetola had, also, reported that the cul-de-sac appeared to be getting unusual wear. When he investigated, he found a cabinet and various materials, and one of the inspection agents was actually conducting a CDL test with a tractor trailer driver. Mr. RaVell commented that it appeared that it was a Saturday morning official test site. He then met with the Manger, who expressed surprise that there wasn’t official approval to use the site and said he would let his supervisor know. Mr. RaVell stated it was brought to his attention that it was also a favorite driver training location for independent truck drivers’ schools.

Mr. RaVell asked Mr. Silva if he would direct Public Works to safely block it, or, as a minimum, post it to prohibit tractor trailer traffic beyond a certain point, as there would be no reason for that type of truck to be there unless they were practicing or testing.

Oakwood Boulevard – Mr. Fichetola expressed concern with regard to the grass growing between the sidewalk and the curb on Oakwood Boulevard. Mr. Silva advised that it was sprayed last year, and stated that he would contact the Public Works Director about spraying along the curb line this year, as it appeared it was starting to separate the asphalt from the concrete, which would eventually cause damage due to water infiltration. He noted that it would require a licensed applicator to do the work.

The Secretary reported that a contract had been awarded to repair the sidewalk on Oakwood Boulevard that had been reported by Gordon Craig and the work would be done in the near future.

Power Washing Business Park Entrance Fence and Walls – Mr. Fichetola advised that he had given the Secretary two proposals to power wash the Business Park entrance fence and walls.

The Secretary reported that she was seeking additional proposals, so there would be a minimum of three.

Mr. RaVell suggested that Mr. Puggi be directed to check the sprinkler system to make sure that the walls aren't being subjected to an excessive amount of water.

Vouchers – Mr. Aiken moved, seconded by Ms. Newman, to authorize payment of a voucher submitted by Mr. Sandman, in the amount of \$351.00, and a voucher submitted by Acord Outdoor Services, in the amount of \$1,500.00.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Aiken – Aye
Mr. Fichetola – Aye
Ms. Newman – Aye
Mr. Policarpo – Abstain
Mr. Pritchard – Aye
Mr. RaVell – Aye

SAID MOTION CARRIED.

NJDEP – Mr. RaVell advised that he has learned there are studies underway related to the former landfill site in the Business Park, and the Commission would need to investigate as to whether it has any further obligation with NJDEP relative to the property that had previously been under agreement.

Mr. RaVell expressed the opinion that the Commission has to be cognizant of the fact that the former landfill is contiguous to lands owned by the Commission when making any representations with regard to land sales.

Block 994.01, Lot 6 – Mr. Aiken questioned what had been done with regard to attempting to regain possession of Lot 6, block 994.01, the lot that had been conveyed to Shore Memorial Hospital by the Township and then taken back.

Mr. RaVell advised of the events that resulted in the Township, once again, owning the lot, and of the Commission's desire to have the lot returned to the Commission so it could market it consistent with its goals and objectives. He pointed out that the Governing Body could sell the lot only through auction, which would result in revenue from the sale, but could result in someone purchasing it for speculation. Mr. RaVell stated that, if the Commission owned the property, it would have the ability to negotiate price and would promote economic development by selling it to someone who planned to develop the property, which would increase the tax revenue due to the improvements, create job opportunity and may result in related development.

Mr. Sandman suggested that Mr. RaVell write a letter to Township Committee, asking that it be considered, and it would be placed on an agenda for discussion,

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

Ethics Training Session – Five Commission members reconvened in Conference Room “A” for an Ethics Training Session pursuant to Ordinance No. 1632-2008.

Respectfully submitted,

Nancy Rainbow, Secretary