

A meeting of the Township of Hamilton Industrial Commission was held on the above date with Chairman Gordon Craig presiding. Other members present were Carmen Fichetola, Ariane Newman, Rocco Policarpo and Charles Pritchard. Also present was Robert Sandman, Solicitor, and Aline Dix, Township Committee Liaison.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes –Mr. Fichetola moved, seconded by Ms. Newman, to approve the minutes of the meeting of April 3, 2013, as published. SAID MOTION CARRIED WITH FOUR MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

NJDEP Issue – Mr. Sandman reported that Mr. Sartorio had reviewed the file at NJDEP’s office and that there had been a meeting with Trevan Houser, Jeffrey Day Phil Sartorio, Judy Link and Aline Dix in attendance to discuss issues related to the Landfill. He stated that they have been invited to the Commission’s next meeting to make a presentation. Mr. Sandman commented that it would be a process, and he hoped that all Commission members would be in attendance, because it was an important issue.

Business Park Buffer – Mr. Craig stated that, as a result of the funding that is being provided to replace trees that had been removed from the buffer to the Business Park, Mr. Fichetola has suggested that the Commission look into expanding upon the tree replacement and extending the County’s bicycle path through the buffer.

Mr. Fichetola explained that he envisioned a bicycle path through the buffer, with a few picnic tables, as a place for employees of businesses within the Park to eat their lunch and exercise. He further envisioned replacing some of the pine trees with some more attractive trees, such as flowering pear trees and sugar maples to beautify the buffer. Mr. Fichetola noted that the original design of the Business Park included one lot set aside as a recreation area, but that lot had actually been under contract for development at one point.

Mr. Craig stated that the Commission would probably have to arrange to meet with Township Committee to attempt to get the County to fund the bike path extension. He asked Mrs. Dix about the process, and she stated she would need to think about it.

Mr. Craig appointed Mr. Fichetola and Mr. Pritchard to a subcommittee that would arrange to meet with Phil Sartorio before the next meeting, along with himself, to discuss Mr. Fichetola’s idea. Mr. Sandman offered to donate his time.

Mr. Fichetola stated that he had mentioned the idea to Roger Silva, who expressed support and said he would contact certain County representatives to discuss the bike path extension.

Mr. Sandman stated that the first step would be contact Mike Jacobs, Township Administrator, and Phil Sartorio so a meeting could be arranged to discuss the proposal; then the matter would be placed on a Township Committee agenda to seek its approval; then a determination would be made as how to approach the County. He noted that the County has a big presence in the Park.

Business Park Entrance Wall – Mr. Craig reported that Public Works Employee, Sal Palermo, had repaired the wall at the Park entrance today. Mr. Palermo had advised Mr. Craig that he had cut back the roots of the tree causing the problem and had expressed the opinion that the tree would not have to be removed. Mr. Craig commented that he was pleased with Mr. Palermo’s work.

Vouchers – Mr. Pritchard moved, seconded by Ms. Newman, to approve for payment the voucher submitted for services rendered by Hankin Sandman and Paladino in the amount of \$1,794.18.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Carson – Not present
Mr. Fichetola – Aye
Ms. Newman – Aye

Mr. Policarpo - Aye
Mr. Pritchard - Aye
Mr. Schenker – Not present
Mr. Craig – Aye

SAID MOTION CARRIED.

Executive Session – Mr. Policarpo moved, seconded by Ms. Newman, to enter into an Executive Session to discuss selection of a real estate broker/marketing agent. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Joshua Levin of LEVIN Commercial Real Estate was present and left the room. Mr. Levin returned when the public meeting re-convened.

Selection of Real Estate Broker/Marketing Agent – When Regular Session resumed, Ms. Newman moved, seconded by Mr. Pritchard, to appoint Tony DiDio of Colliers International to serve as the Commission’s real estate broker/marketing agent for the remainder of 2013.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Carson – Not present
Mr. Fichetola – Aye
Ms. Newman – Aye

Mr. Policarpo - Aye
Mr. Pritchard - Aye
Mr. Schenker – Not present
Mr. Craig – Aye

SAID MOTION CARRIED.

Tax Abatement – Mr. Policarpo moved, seconded by Mr. Pritchard, to amend the agenda to allow additional public comment. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE” NO “NAY”, NO “ABSTAIN”.

Richard Cheek was present and asked the Commission to consider tax abatement as a way to attract businesses to the Business Park.

Mr. Cheek stated that he had been trying to market the property within the Business Park that he had purchased from the Commission, and was encountering difficulty due to economic conditions and competition from neighboring municipalities where tax abatement is being offered.

Mr. Cheek expressed the opinion that the Business Park would fit the criteria to be designated as an “Area in Need of Redevelopment” He mentioned the “PILOT Program” and described how it worked.

Mr. Cheek noted that, if the Commission decides it is something that should be pursued, Township Committee would need to agree and proceed accordingly.

In response to a question Mr. Sandman asked so the record would be clear, Mr. Cheek stated that he was not present at this meeting as a member of the Planning Board and that he was speaking on his own behalf, as a resident and taxpayer within the Township, and as an owner of property within the Hamilton Business Park.

Mr. Craig stated that he would appoint a subcommittee to look into the matter and report its findings to the Commission. Mr. Sandman suggested that Jack Carson be a member of the subcommittee, due to his business experience, in addition to someone that is not presently a member of the Commission, who could participate as advisory.

Mr. Sandman suggested that the newly appointed real estate broker, Tony DiDio, be invited to the Commission’s next meeting to provide input with regard to the impact on the competitive market. Mr. Sandman commented that Mr. DiDio may be able to introduce him to someone that had done it elsewhere that he could contact, after which he would report to the Commission.

Mr. Craig stated he would appoint the subcommittee after hearing what Mr. DiDio has to say.

Adjournment – Mr. Fichetola 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

