

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, Gordon Craig, Carmen Fichetola, Ariane Newman Rocco Policarpo and Charles Pritchard. Also present were Robert Sandman, Solicitor; Roger Silva, Mayor; Charles Cain, Deputy Mayor; Harvey Kesselman, Township Committee Member; and Michael Jacobs, Township Administrator.

Due to a power outage, this meeting was not electronically recorded.

Compliance with the Open Public Meetings Law was acknowledged.

It was noted that this meeting was advertised by the Township Clerk as a joint meeting of the Township Committee and the Industrial Commission.

Approval of Minutes – Mr. Policarpo moved, seconded by Mr. Pritchard, to approve the minutes of the meeting of April 4, 2012, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Pritchard moved, seconded by Ms. Newman, to approve the minutes of the Executive Session conducted on April 4, 2012, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

B & B Holdings, LLC – Mr. Sandman presented the original contract between the Industrial Commission and B & B Holdings, LLC, for execution.

C. Richard Tunney, Inc. – Mr. Sandman presented the contract he had prepared between the Industrial Commission and C. Richard Tunney, Inc., that involved the sale of Lot 28 in Block 991 to B & B Holdings, LLC. He summarized the provisions contained therein, and emphasized that the contract was for the one transaction only.

Mr. Sandman noted that Guy Tunney had reviewed the document and informed him that he agreed with the conditions.

Mr. Policarpo moved, seconded by Mr. Pritchard, to authorize the Chairman to execute the contract between the Township of Hamilton Industrial Commission and C. Richard Tunney, Inc., which provides for a real estate commission to be paid for the sale of Lot 28 in block 991.

Mr. RaVell commented that the Commission had decided that Mr. Tunney would be entitled to a ten percent real estate commission, in consideration of the fact that ten percent was the amount that had been paid by the Commission over the past several years and the fact that it did not seem appropriate to negotiate the commission after the deal had been presented.

ROLL CALL VOTE ON THE ABOVE MOTION:

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

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

SAID MOTION CARRIED.

Mr. Sandman stated that he would submit the contract to the Mayor for his review, irrespective of whether or not it was required by law to do so.

Hamilton Business Park Master Plan – Mr. Silva, Mr. Cain, Mr. Jacobs and Dr. Kesselman (who arrived towards the end of the discussion) referred to events leading up to the present involving the Strategic Plan for the Township and the Smart Growth Committee, and discussed the purpose of the proposal to form a subcommittee to create a master plan for the Hamilton Business Park.

During the discussion, it was stated that the goal was for the subcommittee to be formed of participants who would contribute ideas that would result in the creation of a master plan for the Business Park that would be coordinated with development of the Mays Landing area.

Commission members offered comments, made suggestions and expressed a willingness to consider new ideas to generate interest in the Business Park. Mr. RaVell emphasized that he would not be in favor of anything that would be restrictive of development within the Park or anything that would make it less competitive.

It was suggested that three members of the Commission consider volunteering for the subcommittee, and Mr. RaVell suggested that all members be permitted to participate, in the absence of an appointed member, provided no quorum of the Commission would be present at any meeting.

Mr. RaVell commented that it would be best if he were not to serve on the subcommittee, as he was too close to the process, and it would be more productive if other Commission members were to serve. He expressed the opinion that those who have already formed strong opinions about the Business Park should not be part of the subcommittee. Mr. Cain stated that he would be hesitant to exclude any volunteer and that all ideas should be considered, and Dr. Kesselman agreed with Mr. Cain.

Mr. Sandman volunteered to be part of the subcommittee and to donate his services at no charge.

Dr. Kesselman stated that he had declined being part of the subcommittee, and he noted the importance of appointing members that would generate new ideas.

Dead Trees in Business Park Buffer – Mr. RaVell reported that Drew Holmes had agreed to identify and mark the dead trees within the buffer lots of the Business Park as part of a fall field project that his class at the Atlantic County Institute of Technology would undertake.

Mr. RaVell noted that the project would be low cost and would foster good public relations.

Contract to Power Wash Structures at Hamilton Business Park Entrance and Contract to Replace Face of Sign Located on the Black Horse Pike – Mr. RaVell reported that, subsequent to award of the contract to power wash certain structures at the entrance to the Business Park and the contract to replace the sign face of the sign on the Black Horse Pike, the Secretary was advised that the Township now requires that all vendors have Workman’s Compensation Insurance, and the two vendors that were awarded the contract did not have the insurance.

Mr. Sandman advised that the matter should be discussed in executive session.

Mr. Fichetola moved, seconded by Mr. Aiken, to adjourn the meeting to Executive Session to discuss potential litigation involving the proposals received to power wash certain structures at the entrance to the Hamilton Business Park and the proposals received to replace the sign face on the Commission’s sign located on the Black Horse Pike, SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

When the public session resumed, Mr. Craig moved, seconded by Mr. Pritchard, to reject all of the proposals that were received to power wash certain structures at the entrance to the Hamilton Business Park, as listed below:

Atlantic County Painting, Joe Venezia	\$375.00
Homeworks by Michael Gardner, LLC	\$575.00
Acord’s Outdoor Services	\$599.00
Puggi’s Lawncare, Inc.	\$750.00;

and to reject all of the proposals that were submitted to replace the face of the Commission’s sign located on the Black Horse Pike, as listed below:

Glen Taylor	\$2,100.00
Brian Shea Signs	\$3,120.00;

and to authorize the Secretary to solicit new proposals for the work, after the Solicitor has prepared the appropriate language.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Aiken – Aye	Ms. Newman - Aye
Mr. Craig – Aye	Mr. Policarpo - Aye
Mr. Fichetola – Aye	Mr. Pritchard – Aye
	Mr. RaVell – Aye

SAID MOTION CARRIED.

Volunteers for Business Park Master Plan Subcommittee – Mr. Pritchard stated that he would be willing to volunteer to serve on the Business Park Master Plan Subcommittee, and he

suggested that one of the long-standing members of the Commission, with knowledge of the Commission's and Business Park's history, also volunteer.

Mr. Fichetola offered to serve, and it was suggested that Mr. Craig, also serve.

Mr. RaVell commented that any member of the Commission should be able to substitute for an appointed member of the Subcommittee in the event that member could not attend a particular meeting.

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

Respectfully submitted,

Nancy Rainbow, Secretary