

A meeting of the Township of Hamilton Industrial Commission was held on the above date with Chairman Gordon Craig presiding. Other members present were Jack Carson, Rocco Policarpo, Charles Pritchard, Carmen Fichetola and Ariane Newman. Also present were Robert Sandman, Solicitor; Aline Dix, Township Committee Liaison; Tony DiDio, Marketing/Real Estate Agent; and Philip Sartorio, Director of Community Development.

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 May 1, 2013, as published. SAID MOTION CARRIED WITH FIVE MEMBERS VOTING “AYE”, NO “NAY”, ONE “ABSTAIN”.

Mr. Policarpo moved, seconded by Ms. Newman, to approve the minutes of the Executive Session that was conducted on May 1, 2013, as published. SAID MOTION CARRIED WITH FIVE MEMBERS VOTING “AYE”, NO “NAY”, ONE “ABSTAIN”.

Landfill and Related Issues – Jeff Dey of Land Resource Solutions introduced himself and informed members that his company had been selected as redeveloper of the Township’s landfill site.

Mr. Dey stated that they expected to have the environmental investigation completed this year, and it was anticipated the data would not indicate any major issues, He advised that the main focus at this particular site is the impacts from years back, down gradient, and whether they’re associated with contamination migrating from the landfill or from possible other regional sources. He noted that the goal was to secure the necessary approvals to have the landfill properly closed.

Mr. Dey stated that, under the agreement with the Township, they have an option to take title to the property or to lease it to try to put the property back into productive re-use.

With regard to redevelopment, Mr. Dey stated that they have memorandums of understanding for two potential uses: one would be a solar facility proposed by Panosonic that would use twenty-five acres, with potential benefits to the Municipality; and the other would be Organic Diversions, a renewable energy facility on fifteen acres.

Mr. Dey described the renewable energy facility, stating that it was essentially a bio-fuels firm

Mr. Sartorio commented that Trevan Houser and Mr. Dey had informed those that had attended a meeting with them that Organic Diversions was currently in the process of developing a facility in Gloucster City, and he noted that Gloucster City is an urban community, with residential uses and other uses in close proximity. Mr. Sartorio referred to the Company’s effort

to ensure that odors that would negatively affect air quality would not escape the facility, and he noted that the technology is European. Mr. Sartorio advised of another location that the Company was pursuing, and stated that their business model was to locate the facilities within a certain drive time of major generators.

Mr. Sandman reported that he had finally received a copy of the NJDEP file related to the contamination involving the Industrial Commission's property, and Mr. Craig questioned how that information would relate to what Mr. Dey and his company were doing. Mr. Sartorio stated that some of the lots identified in the DEP's file were areas of impact off site identified by Mr. Dey on the sketch he had presented.

In response to questions related to the DEP violation, Mr. Dey stated that his office had responded on behalf of the Commission, and that the deadline for the response had been met, but he would need to review the DEP file in order to advise as to how to proceed. The Secretary was directed to send a copy of the DEP file to Mr. Dey.

Referring to a map of the landfill and surrounding parcels, Mr. Dey advised that Lots 58.13 and 58.14 have trash on them, as part of the landfill, and the owners of those parcels have responsibility. He stated they would like to include the two parcels in the redevelopment so there would be road access to the portion of the landfill Panasonic would be developing, and those parcels would be included with the landfill remedy. It was pointed out that Lot 58.14 is owned by Avalon Limousine Service (Jeffrey and Mollie Roberts), and Lot 58.13 is owned by the Commission. Mr. Dey proposed that, if Avalon Limousine wanted to go forward with its project, its lot could be swapped for Lot 58.15, owned by the Commission. Mr. Dey stated that the main purpose for proposing a land swap was because of the trash issue, and there would not be a need for that much property for access.

A discussion took place, and Mr. Sandman advised that there were possibilities that could be considered with regard to access and certain issues would need to be discussed in executive session.

Mrs. Dix asked questions and made comments with regard to the operation of the bio fuel facility, access to the solar facility and potential changes to the redevelopment agreement with the Township.

Mr. Dey stated that one of the areas of concern (AOC) is the road that leads to the landfill from Oakwood Boulevard, as there was reported dumping along it, but it was his opinion that it wasn't a significant problem

Mr. Craig asked how much time the Commission had to consider the situation, and Mr. Dey stated that they hoped to be in a position to exercise their rights under the Agreement to acquire the property and start the redevelopment process toward the end of the year. Mr. Dey described what they would need to do to address the landfill issues before it could be developed, and advised that the access through 19th Street could accommodate those activities, so there was less urgency with regard to providing access for the actual uses. He anticipated that it would be the end of 2014 before the process to secure the approvals was completed.

Mr. Fichetola stated that he felt the solar facility was a good project, but the other project would need further study due to the nature of the product being brought to the site for processing, particularly due to odors. A discussion ensued, and Mr. Sartorio described how he understood the site would be operated based on information provided by a principal of the company.

Ms. Newman suggested that consideration be given to the time of day the product would be delivered, as neighborhoods would be affected, and Mr. Dey stated that they would probably have to provide a traffic study during the approval process.

Mrs. Dix referred to the notes she had taken during a meeting that had taken place with Mr. Dey, and suggested that the process go forward such that would not result in fines related to not meeting deadlines. She commented that some things may need to be done that may be preferable not to do, but those things may be the best way to protect the public.

Mr. Craig stated that further discussion of the issues would take place after Mr. Dey had had an opportunity to review the Commission's NJDEP file, as the issues were related. It was anticipated that the issues would be again discussed at the Commission's August 7, 2013, meeting.

Mr. Dey and Mr. Sartorio left the meeting.

Meeting Cancellation – Mr. Pritchard moved, seconded by Mr. Carson, to cancel the July 3, 2013, meeting. SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Marketing Director's Report – Mr. DiDio distributed copies of the marketing brochure his office had prepared, and advised as to how it would be distributed. He asked members to contact him if they felt there should be any changes.

Mr. DiDio reported that he would be placing three signs on site, and advised as to what information the signs would contain.

Mr. DiDio discussed a marketing strategy and the potential to sell land. He noted the importance of communication, and Mr. Craig stated that Mr. DiDio could contact him at any time.

Web Site - Mr. DiDio and members discussed updating the Commission's web site to reflect current information, and Mr. DiDio stated that his Marketing Department would be willing to work with someone to make the changes. He noted that there would be a link from Collier's web site to the Commission's web site and that Collier's would, also, be doing a press release.

In response to a question as to whether there would be any cost to the Commission, Mr. DiDio stated there may be some cost, depending upon what the Commission decides to post. He

noted the importance of correcting the information that presently exists, so those visiting the site would contact him.

Mr. Sandman advised that Mr. DiDio had the discretion to do certain things without having to approach the Commission for approval, because of his contract with the Commission, and he could proceed to update the web site to correct the information that presently is incorrect. He further advised that Mr. DiDio should provide a range of costs his firm would charge to make other changes to the web site.

Later in the meeting, Mr. Carson stated that he had contracted with a recent college graduate to maintain his business' web site, and that person may be willing to volunteer some time to assist with the Commission's web site, possibly coordinating with Mr. DiDio's people. He commented that the most important thing was to get the Township well represented.

Mr. Craig asked Mr. Caron and Ms. Newman to work on the project together.

Ms. Newman advised as to what would need to be known before a decision is made with regard to how to proceed.

Tax Abatement - Mr. DiDio stated that a lot of municipalities provide for tax abatement to attract tax payables, and he expressed the opinion that it is a "must" in order to be competitive. He commented that it would not attract a tremendous amount of business because of it, but the Township would lose business if it does not offer it. Mr. DiDio noted that the Township would not be able to compete against the municipalities that have UEZ, so it would be extremely important to be able to offer tax abatement.

Mr. Craig stated that the Commission would need to discuss the issue with the Governing Body to see if there is any interest. He commented that it appeared that the PILOT program would be something the Township would find beneficial.

Mr. Sandman suggested that a letter be written to Township Committee with regard to the issue. He stated that Township Committee would probably ask what the difference is between tax abatement and the PILOT Program, and it would, probably, also request a list of those municipalities in the area that offer them that are competition to the Commission before it would consider the issue.

Member Vacancy -Mr. Craig acknowledged the resignation of Commission member, Arthur Schenker, and he asked Mrs. Dix if she would let Township Committee know that the Commission would like a replacement appointed.

Hamilton Business Park Buffer Enhancement Project – Mr. Craig informed members that he, Mr. Fichetola, Mr. Pritchard and Mr. Sartorio had met with County Officials with regard to extending the bicycle path from where it presently ends through the Hamilton Business Park Buffer to Cantillon Boulevard.

Mr. Pritchard reported that the County representatives, John Peterson and Renee Fehr, had supported the idea, but expressed concern with regard to funding for the project. He had informed them that the Township may be able to contribute to the cost of the project using some of its recreation trust fund, but it is not known at this point what, if any, would be available. Mr. Pritchard stated that it had been pointed out that certain approvals would be necessary for the project, with related costs to secure them, and potential additional construction costs as a result of those approvals. He stated that a suggestion was made to consider just creating a trail in the event there is an issue associated with paving.

It was noted that the project had evolved from the trees that were earmarked for the buffer as a result of the re-forestation grant, and Mr. Pritchard commented that it would be prudent to know whether the bike path project would be possible before deciding where to plant the trees.

Mrs. Dix provided information and made suggestions related to the location of the bike path, as well as funding.

Mr. Craig stated he would write a letter to Township Committee to see if there is an interest in pursuing the project in some form, and whether there would be a way to provide some funding.

Block 994.01, Lot 6 - Mr. Craig stated that he had written a letter to Township Committee, asking that Lot 6 in Block 994.01, be returned to the Commission so it could be marketed with its other property, as previously discussed.

Township Committee Guidance - Mr. Craig noted the importance of the issues being discussed with Township Committee before Industrial Commission members spend a lot of time working on the projects so their efforts could be focused on things that would be possible.

Greater Atlantic City Chamber of Commerce – The Commission discussed whether to join the Greater Atlantic City Chamber of Commerce at a cost of \$309.00 for the period from June, 2013 to June, 2014, and the benefit to the Commission was questioned. It was mentioned that the Township may be a member.

Mr. Policarpo moved, seconded by Mr. Carson., to decline renewal of the Commission’s membership with the Greater Atlantic City Chamber of Commerce. SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

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

Respectfully submitted,

Nancy Rainbow, Secretary

