

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, Rocco Policarpo and Charles Pritchard. Also present were Robert Sandman, Solicitor; Tony DiDio, Real Estate/Marketing Agent; and Aline Dix, Township Committee Liaison.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Fichetola moved, seconded by Mr. Pritchard, to approve the minutes of the meeting of June 5, 2013, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Block 994.01, Lot 6 – Mr. Sandman reported that the deed re-conveying Lot 6 in Block 994.01 to the Industrial Commission so it can be marketed along with the Commission’s other properties, had been sent by the Township Clerk to the County Clerk’s office for recordation. He noted that there was a forty-five day appeal period from the date Township Committee approved the conveyance, in addition to a forty-five day appeal period from the date Township Committee adopted the minutes when the conveyance was authorized. He advised that the property should not be marketed until after the appeal time period has expired.

The value of the property was discussed, and the Secretary noted that there had been approval for an ambulatory care facility some time in the past. Mr. DiDio requested to review the file, as the approval could have an effect on value of the property and to whom it would be marketed.

Landfill Issues – Mr. Craig related what had been discussed during a meeting regarding issues related to the Township’s landfill site involving encroachment, the site’s development and site access. He cautioned that certain lots adjacent to the landfill should not be marketed until the issues have been resolved.

With regard to the lot owned by Jeffrey and Mollie Roberts (Avalon Limousine Service), Mr. Craig stated that it was not certain whether that lot was affected, so the owners would not be contacted at this point in time.

Mr. Sandman advised of various access alternatives that could be considered, and Mr. Craig noted that nothing was found on the old landfill access road from Somers Point Road upon completion of that investigation.

Marketing – Mr. DiDio distributed copies of a mailer that had been distributed and discussed its exposure. He stated he had received inquiries in response to the mailer and some response to an “email blast” to brokers.

Mr. DiDio reported that he had been talking to developers in an attempt to generate interest in developing a spec building. He noted that things are generally slow during the summer months, but interest and activity usually increase after summer.

Mr. DiDio expressed confidence that there would be development in the Park, and he commented that it would just take time.

The price per acre was discussed, and Mr. DiDio advised that he would be asking \$40,000 per acre, but noted that a property that had approvals attached to it could command a higher price, depending upon whether those particular approvals were useful to the purchaser.

Commission Member – Mr. Craig questioned when a new member would be appointed to the Commission to replace the member who resigned, and Mrs. Dix stated that she would look into the matter again.

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