

A meeting of the Township of Hamilton Industrial commission was held on the above date with Chairman Robert RaVell presiding. Members present were Eric Aiden, Gordon Craig, Carmen Fichetola, Ariane Newman and Charles Pritchard. Also present was Robert Sandman, Solicitor.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes – Mr. Aiken moved, seconded by Mr. Pritchard, to approve the minutes of the regular meeting of July 7, 2010, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Ms. Newman moved, seconded by Mr. Aiken, to approve the minutes of the executive session minutes of the meeting of July 7, 2010, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Executive Session – Mr. Fichetola moved, seconded by Mr. Pritchard, to adjourn the meeting to Executive Session to discuss the Agreement of Sale with Hamilton Business Park Associates (Summit Associates). SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Summit Associates – When Regular Session resumed, Mr. RaVell stated that the Commission had discussed, during Executive Session, the request of Hamilton Business Park Associates to extend the Agreement of Sale until October 8, 2010.

Mr. Craig moved, seconded by Mr. Pritchard, to grant the request of Hamilton Business Park Associates, LLC, for a thirty day extension of the Agreement of Sale, until October 6, 2010, the date when the Commission is scheduled to meet again.

ROLL CALL VOTE ON THE ABOVE MOTION:

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

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

SAID MOTION CARRIED.

Vouchers – There appeared to be inaccurate information attached to the voucher that had been submitted for approval, so the secretary stated she would attempt to correct the problem.

Business Park Buffer Maintenance – A discussion took place with regard to the condition of the Business Park Buffer, and it was pointed out that nothing had been done last year with regard to removing the underbrush

Mr. Craig advised that a windstorm had caused a pine tree to topple, and he felt that any fallen trees should, also, be removed.

Mr. Fichetola expressed the opinion that after the first frost and before the end of November would be the best time to do the work.

Mr. Fichetola was asked to secure some quotes for the work, and the Secretary was directed to see whether there was enough money in the budget to authorize the work.

Black Horse Pike Sign – Mr. RaVell referred to the proposal he had received in the amount of approximately \$4,000.00 to refurbish the sign on the Black Horse Pike and the effort to get a better price. He stated that another member had someone else look at the sign and that person felt that the sign needed a lot of structural work

Mr. Fichetola stated that the person who had looked at the sign had stated there was a lot of rotten wood that needed to be replaced, at a probable cost of between \$800.00 and \$900.00, and that the growth behind the sign would need to be removed. He noted that there would be additional cost for the actual sign work.

It was noted that reference to the Chamber of Commerce would need to be removed from the sign.

Mr. RaVell advised that he had discussed with one of the Main Street Merchants Association members the possibility of the Association contributing to the cost in exchange for being included on the sign.

Mr. Fichetola commented that the Commission may not be able to solicit a price for the sign itself until it is known what the content of the message would be.

Mr. RaVell asked Mr. Fichetola if he would solicit quotes to repair and/or replace the sign support structure, remove the growth behind the sign and to refurbish the sign, including removal of reference to the Chamber of Commerce.

Appointment of Real Estate Representative - Mr. Craig expressed the opinion that the Commission should consider contracting with a real estate firm again, in consideration of the fact that the property that had been under contract with Magic Sports and Health Complex, LLC, is now available for sale.

Mr. RaVell commented that he didn't feel comfortable entering into a contract at this point in time due to the uncertainty of the Commission's future.

Mr. Craig stated that he felt the Commission should be proactive and solicit two proposals and conduct interviews in an effort to keep interest in the Park moving along. He commented that the process may take a little time, and the appointment may not take place until the beginning of next year.

Mr. RaVell noted that there had already been significant interest expressed with regard to the property formerly under contract with Magic Sports.

Mr. Pritchard pointed to an opportunity generated by development of the Research Park associated with FAATC

Mr. Craig stated he would contact Tony DiDio to submit a resume, and Mr. RaVell stated he would contact another real estate company to see if there was any interest in being considered.

Adjournment – There being no further business, the meeting was adjourned.

Respectfully submitted,

Nancy Rainbow, Secretary