

Township of Hamilton, NJ
September 5, 2012

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

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 meeting of August 1, 2012, as published. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Treatment Solutions – Mr. Sandman referred to a conversation the Secretary had with Guy Tunney with regard to the status of Treatment Solutions’ project, and reported that Mr. Tunney had stated that the merger closing had occurred last Friday and that the contact person is Mike Cartwright. It was noted that Mr. Tunney had provided the web address for the new entity.

Mr. Sandman advised that their obligation would be to approach the Commission to seek consent with regard to assignment of rights.

A discussion ensued with regard to assignment of the contract, financing and the need to assure the Commission that the new entity would proceed as represented by Treatment Solutions. Mr. Sandman was directed to contact the Attorney and inform him that the Commission has been made aware through the Realtor that there was some corporate change, and to invite him to appear at the next Industrial Commission meeting to address the Commission’s questions.

Mr. Sandman commented that it would be appropriate for them to represent to the Commission that what they intend to build is that which was represented, or something different, and to provide a time schedule for construction.

Business Park Buffer Dead Tree Clearing – Mr. RaVell stated that he had a conversation this date with Drew Holmes with regard to the cooperative effort involving Mr. Holmes’ students at the Atlantic County Institute of Technology to identify dead and dying trees and to develop a long term management plan. Mr. RaVell referred to the tree removal work that had been done within the buffer as a result of the June 30 storm, and he noted the importance of knowing what more would be done before moving forward with Mr. Holmes and his class.

The Secretary reported that she was waiting for a return call from Brett Noll of Public Works with regard to whether they were completed with the work or whether more trees would be removed.

Wabun Boulevard – Mr. Sandman reported that Township Committee invoked its emergency power under the Statute to make Wabun Boulevard in the Business Park a one-way street for a period of ninety days due to safety concerns involving the installation of solar panels within the parking lot of the Criminal Courts Complex.

Business Park Entrance Structures Pressure Washing – Mr. Craig stated that he had observed the pressure washing job that had been done to the structures at the entrance to the Business Park, and it appeared that it was a good job. He noted that he viewed it from his vehicle, and had not inspected it closely.

Mr. RaVell stated that he had noticed a problem with the wall on the east side of the entrance, and Mr. Craig offered to inspect it and report his findings.

Sidewalk Repairs – Mr. Craig informed those present that the sidewalk along Oakwood Boulevard had not been repaired and he noticed that there were additional areas that needed attention since he had last reported the problem to the Commission. Mr. RaVell expressed the opinion that some type of barrier should be put in place to prevent access to the problem areas until repairs can be done. The Secretary stated she would contact Public Works to see if something could be done.

Black Horse Pike Sign – Mr. RaVell stated that the contract to reface the Black Horse Pike sign had been awarded, and the Contractor had been requested to notify the Secretary when the sign would be put in place. He noted that the Contractor had advised he expected the work to be completed by the end of this month.

Minutes and Agenda – Mr. Craig suggested that the agenda package be electronically mailed to members in an effort to save money on postage and paper, but that it be sent by regular mail to members who preferred receiving the information in that manner. No objection was presented.

Mr. Sandman provided advice with regard to email discussion among members as it relates to violation of the Open Public Meetings Law.

Real Estate Broker – Mr. Craig expressed the opinion that the Commission should proceed, as previously discussed, and develop a proposal to actively seek a real estate broker to market the Business Park. He offered to review the prior RFPs and make changes accordingly.

Mr. RaVell stated that he had gotten a sample RFP from the Finance Office, and he had experience doing others, so he didn't anticipate it being a problem. He advised that he had already prepared a draft, but had not finalized it, and he summarized some of the things he had included. Mr. RaVell stated he would resume working on the draft. Mr. Sandman advised not to include a post-termination clause.

The pros and cons of having an exclusive real estate broker were discussed.

Vouchers – Mr. Craig moved, seconded by Mr. Pritchard, to approve the voucher submitted by Puggi’s Lawncare for services rendered, in the amount of \$1,093.00.

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. Aiken moved, seconded by Mr. Craig, to approve the voucher submitted by Hankin Sandman & Palladino for services rendered, in the amount of \$249.75.

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.

Public Comment – Mr. RaVell opened the meeting to public comment and there was no response.

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

Respectfully submitted,

Nancy Rainbow, Secretary