

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

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 September 4, 2013, as published. SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Marketing Agent’s Report – Mr. DiDio reported that he had been in contact with some developers who have expressed interest in taking on some land in phases, similar to what Summit Associates had done, but on a smaller scale. He stated that there was, also, some interest in the Summit Associates project, possibly constructing a “spec” building, and interest in a doing a mixed use. He noted there were no offers as of this date, and stated he would keep the Commission updated on progress made.

Mr. DiDio advised that he had been working with a strong, regional company which is interested in developing a specialized building between 70,000 and 80,000 square feet in size. He expressed the opinion that the Park would be a great location for the business, and stated he would continue to “push” the Park.

Mr. Craig informed Mr. DiDio that the Commission recently received the deed to Lot 6 in Block 994.01, so the property could now be marketed with the Commission’s other property.

Mr. Craig gave Mr. DiDio contact information for Lt. Governor Kim Guadagno’s business advocate, and asked him to contact her so the Business Park property would be added to the list of vacant land within the State.

Babcock Road Minor Subdivision – Mr. Sandman reported that he had been authorized by Township Committee to represent the Township before the Planning Board with regard to a minor subdivision application involving the County and Green Acres. He advised that the purpose of the subdivision was to create a lot upon which the recreation for the Hess School could be relocated so the current recreation area could be used for expansion of the School.

RFP for Buffer Stump Removal and Underbrush Removal – The Commission discussed the proposals submitted by The Tree Man and Acord’s Outdoor Services to either remove or grind the sumps within the Business Park Buffer and to brush hog the underbrush.

It was pointed out that The Tree Man proposed to grind the stumps and not to remove them, and Acord Outdoor Services proposed to remove the stumps and not grind them. They both proposed to remove the underbrush.

Mr. Craig advised that the Secretary informed him that Phil Sartorio recommended that the stumps be removed, as opposed to grinding them, as it would be an easier task to plant the trees that were to be planted as part of the reforestation grant. He stated that he agreed with Mr. Sartorio.

The Commission decided that it would like to go forward with proposal #1, removal of the underbrush, and Proposal #2, removal of eighty stumps from the ground, as set forth within the Request for Proposals. A discussion took place with regard to whether the Commission could award both proposal #1 and Proposal #. 2 to Acord's Outdoor services, even though Mr. Acord's understory proposal was \$100.00 more than the proposal submitted by The Tree Man for the same service. It was felt that it would be better to have one contractor on site doing work in the same area due to potential conflict. Mr. Sandman advised that The Tree Man was not responsive to Proposal #2, and the only responsive bid to both Proposal #1 and Proposal #2 was Acord Outdoor Services and the Commission had the right to accept it.

Mr. Carson moved, seconded by Mr. Pritchard, to accept the proposal of Acord's Outdoor Services to brush hog the underbrush within the buffer lots located between Route 40 and Atlantic Avenue, from James N. Holmes Boulevard to 19<sup>th</sup> Street, at a cost not to exceed \$1,500.00, and to remove eighty stumps from the ground within Lot 1 in Block 992, and to haul them away from site, at a cost not to exceed \$5,300.00, contingent upon verification that certain specified documentation has been provided.

A discussion took place, and it was agreed that it would be within the best interest of the Industrial Commission and the Business Park to remove the stumps, and not just grind them, as there will be trees planted to replace the trees removed, and removing the stumps would better accommodate the replanting.

**ROLL CALL VOTE ON THE ABOVE MOTION:**

Mr. Carson – Aye  
Mr. Fichetola – Aye  
Mr. Pritchard – Aye  
Mr. Rhodes – Aye  
Mr. Craig – Aye

**SAID MOTION CARRIED.**

Proposed Buffer Enhancement/Bicycle Path – Mr. Craig referred to a resolution of Township Committee and a letter written by the Township Administrator to the County Freeholder Board, at the direction of Township Committee, supporting the Commission's efforts to urge the Freeholder Board to extend the County's bicycle path from where it now terminates to Cantillon Boulevard, within the Business Park buffer.

Mr. Pritchard stated that he would hope there would be a response from the Freeholder Board, but he noted that the Administrator's letter was not addressed to any particular person.

A discussion ensued and it was felt that the County Executive should have a copy of the letter, as well as the County Administrator.

Mr. Sandman asked for a copy of the letter, and offered to present it to the appropriate County officials.

Mr. Craig suggested that the Commission develop a list of the improvements it would like to see within the buffer and how it plans to acquire some of the items, such as donation of benches or picnic tables from local businesses, and then later decide to do less if for some reason it cannot accomplish everything on the list. He asked Mr. Pritchard and Mr. Fichetola to meet to develop the list.

Mr. Sandman commented that the County is a partner in the Park, as it owns a lot of property and buildings there.

Vouchers – Mr. Carson moved, seconded by Mr. Rhodes, to authorize payment of the vouchers submitted by the Solicitor for services rendered in the amount of \$139.05.

ROLL CALL VOTE ON THE ABOVE MOTION:

Mr. Carson – Aye  
Mr. Fichetola – Aye  
Mr. Pritchard – Not present  
Mr. Rhodes – Aye  
Mr. Craig – Aye

SAID MOTION CARRIED.

Public Comment – Mr. Craig opened the meeting to public comment.

Mrs. Dix questioned the status of the summary report for the landfill that was to identify where trash is located in relation to the contiguous property, and she commented that the report would be needed before anything further could be done.

Mrs. Dix advised as to when the County Freeholders would be next meeting in Mays Landing in the event members would like to attend. Mr. Craig stated that he would like to wait until the Commission had more of a plan before actually attending a meeting. Mrs. Dix noted that certain County officials were already aware of the issue.

Mrs. Dix stated that she saw that there was sidewalk at the Business Park Entrance, and she was now in favor of extending the bicycle path to meet the sidewalk at the entrance. She

suggested that consideration be given to requesting that a crosswalk be established from the buffer to the sidewalk on the south side of Atlantic Avenue in the interest of public safety.

Mr. Sandman advised that he was counsel to the Lake Lenape Dam Committee, of which the County Engineer is chairman, and he noted that the Committee was fifty percent County and fifty percent Hamilton Township. He asked members if there would be any objection to his soliciting the Committee's support for the bicycle path project and no objection was presented.

Mr. Carson moved, seconded by Mr. Rhodes, to close the public portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING "AYE", NO "NAY", NO "ABSTAIN".

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

Respectfully submitted,

Nancy Rainbow, Secretary