

Hamilton, NJ

Township of

January 3, 2018

The Reorganization Meeting of the Township of Hamilton Industrial Commission was held on the above date with the Secretary, Deborah Ohnemuller, opening the meeting. Members present were Gordon Craig, Robert Laws, Ariane Newman & Charlie Pritchard.

Also present was Solicitor, Robert Sandman & Marketing Agent, Tony Dido.

Oath of Office: – Mr. Sandman administered the Oath of Service to Jack Carson & Lucas McFarlane who then took seats at the dais.

Mr. Sandman stated Mr. Rogers was appointed to another position & will not be part of this Commission.

Members Absent: Susan Hopkins.

Compliance with the Open Public Meetings Law was acknowledged.

Election of Chairperson: Mr. Pritchard nominated Mr. Craig, seconded by Ms. Newman to serve as chairperson of the Township of Hamilton Industrial Commission for the Year 2018, until the Commission reorganizes in 2019.

No other nominations were presented. Motion to close made by Mr. Carson, seconded by Ms. Newman. SAID MOTION CARRIED SIX (6) MEMBERS VOTING “AYE,” NO “NAY.”

MR. CARSON-AYE	MR. LAWS-AYE	MR. MCFARLANE-AYE
MS. NEWMAN-AYE	MR. PRITCHARD-AYE	MR. CRAIG-AYE

SAID NOMINATION CARRIED

Nomination for Vice-Chairperson- Mr. Craig nominated Mr. Pritchard, seconded by Mr. Laws to serve as vice-chairperson of the Township of Hamilton Industrial Commission for the Year 2018, until the Commission reorganizes in 2019.

No other nominations were presented. Motion to close made by Mr. Carson, seconded by Mr. Craig. SAID MOTION CARRIED SIX (6) MEMBERS VOTING “AYE,” NO “NAY.”

MR. CARSON-AYE	MR. LAWS-AYE	MR. MCFARLANE-AYE
MS. NEWMAN-AYE	MR. PRITCHARD-AYE	MR. CRAIG-AYE

SAID NOMINATION CARRIED

The Secretary is appointed to the Commission by the Township.

Appointment of Real Estate Agent/Marketing Director: Mr. Carson moved, seconded by Ms. Newman to appoint Tony DiDio, Colliers International, to serve as Real Estate Agent/Marketing Director of the Township of Hamilton Industrial Commission for the Year 2018, until the Commission reorganizes on 2019.

No other nominations were presented. Motion to close made by Mr. Carson, seconded by Ms. Newman. SAID MOTION CARRIED SIX (6) MEMBERS VOTING "AYE," NO "NAY."

MR. CARSON-AYE

MR. LAWS-AYE

MR. MCFARLANE-AYE

MS. NEWMAN-AYE

MR. PRITCHARD-AYE

MR. CRAIG-AYE

SAID NOMINATION CARRIED

Mr. Craig thanked Mr. DiDio for his services last year & is looking forward to working with him this year.

Mr. Sandman stated the terms & conditions of his engagement are identical to last year. A written contract submitted to the Commission.

The Solicitor is appointed by Township Committee & the Engineer (EDA-Steve Fillipone) by statute. Mr. Craig is happy to have Mr. Sandman back as Solicitor & is pleased to have Mr. Fillipone as the Engineer. The Alternate Engineer is Kevin Dixon, Dixon Associates.

Meeting Dates and Time: Mr. Laws moved, seconded by Ms. Newman, that the Industrial Commission would meet on the first Wednesday of every month during the Year 2018 as set forth on the schedule of meeting dates, dated 1/3/2018, and that the meetings would commence at 6:00 PM. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN" (see attached).

Mr. Craig stated the Subcommittees will be appointed on an as needed basis. There is not a need for them at this time. Mr. Sandman commented that there are 2 exceptions. The 1st one is that Mr. Sandman & Mr. Craig have been in negotiations with respect to the purchase of the lot for the venture (Avalon Limo) along with being the point person in regards to the pending contract (along with Mr. DiDio). It was also pointed out that Mr. Pritchard was also involved.

Mr. Carson moved, seconded by Ms. Newman to appoint Mr. Craig, Mr. Pritchard & Mr. Sandman to the Negotiating Committee. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN"

Approval of Minutes: Mr. Carson moved, seconded by Mr. Laws to approve the minutes of the June 7, 2017 meeting. SAID MOTION CARRIED WITH FIVE (5) MEMBERS VOTING "AYE," NO "NAY," and ONE (1) "ABSTAIN".

ROLL CALL ON THE ABOVE MOTION

MR. CARSON-AYE MR. LAWS-AYE MR. MCFARLANE-ABSTAIN
MS. NEWMAN-AYE MR. PRITCHARD-AYE MR. CRAIG-AYE

SAID MOTION CARRIED

Mr. Pritchard moved, seconded by Mr. Craig to approve the minutes of the August 2, 2017 meeting. SAID MOTION CARRIED WITH TWO (2) MEMBERS VOTING “AYE,” NO “NAY,” and THREE (3) “ABSTAIN”. As per Mr. Sandman the doctrine of necessity applies.

ROLL CALL ON THE ABOVE MOTION

MR. CARSON-ABSTAIN MR. LAWS-ABSTAIN MR. MCFARLANE-ABSTAIN
MS. NEWMAN-ABSTAIN MR. PRITCHARD-AYE MR. CRAIG-AYE

SAID MOTION CARRIED

Mr. Carson moved, seconded by Ms. Newman to approve the minutes of the SEPTEMBER 6, 2017 meeting. SAID MOTION CARRIED WITH FIVE (5) MEMBERS VOTING “AYE,” NO “NAY,” and ONE (1) “ABSTAIN”.

ROLL CALL ON THE ABOVE MOTION

MR. CARSON-AYE MR. LAWS-AYE MR. MCFARLANE-ABSTAIN
MS. NEWMAN-AYE MR. PRITCHARD-AYE MR. CRAIG-AYE

SAID MOTION CARRIED

Executive Session: Mr. Pritchard motioned, seconded by Mr. Carson to enter into Executive Session at 6:24 pm. to discuss pending/potential land sales to bring the new member up to speed. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Pritchard motioned, seconded by Mr. Carson to open the meeting to the public at 6:31 pm. Mr. Sandman stated the matters which were discussed were exactly what the Mr. Craig announced. The minutes will be made available to the public once the subject matter is no longer confidential.

Report of the Solicitor: Mr. Sandman commented there is a new member on the Board & that Mr. Rogers was appointed to the MUA as an alternate. The professional staff remains the same except for the appointment of Steve Phillipone with Mr. Dixon as the alternate.

Authorize the Secretary to advertise for RFP for Landscaper to maintain entrance to the Hamilton Business Park: Mr. Craig stated the entrance is the pride & joy of the Board. The Township allows the Industrial Commission to maintain this entrance with bids of landscapers. Mr. Sartorio commented this is the year for brush hogging & the front area where the gas company needs to be re-seeded. There will be 3 separate items in the bid (maintenance, brush hog & reseed). Mr. Laws moved, seconded by Mr. Pritchard to allow the Secretary to

advertise for a Landscaper for 2018. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Approval of Vouchers: There are no vouchers for approval.

Mr. Sartorio made comment that the DEP has contacted his office in regards to the Spill Act Exemption Form paperwork so the Commission is not liable. Mr. Carson moved, seconded by Mr. Laws to allow Mr. Sartorio to complete the paperwork for the DEP in regards to landfill material found on lots that are adjacent to the lots the Commission owns. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Mr. Sartorio commented this was when Summit was doing their due diligence. There was trash piles found which they logged in.

Mr. Craig thanked everyone for coming out to the meeting.

Adjournment – Mr. Carson moved, seconded by Mr. Pritchard to adjourn the meeting at 6:35 pm. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Respectfully submitted,

Deborah Ohnemuller, Secretary