

Township of Hamilton, NJ
March 6, 2019

A meeting of the Township of Hamilton Industrial Commission was held on the above date with Chairman Charles Pritchard presiding.

Present Members: Jack Carson, Gordon Craig, Lucas MacFarlane and Dr. Mukesh Roy.

Robert Laws walked in at 6:22 pm.

Absent Members: Ariane Newman

Also present: Robert Sandman and Phil Sartorio.

Compliance with the Open Public Meetings Law was acknowledged.

Approval of Minutes: The minutes of the September 5th, 2018 were tabled until the next meeting.

Discussion and possible formal action on pending and/or potential land sales & landfill issues (Discussion may take place in Executive Session):

Mr. Carson moved, seconded by Mr. Craig to enter into Executive Session at 6:03 pm. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Sandman recused himself for a portion of the Executive Session.

Executive Session ended at 6:12 pm.

Mr. Craig moved, seconded by Mr. Carson to authorize a Quit Claim Deed to Avalon Limousine (Jeffery Roberts) to swap Block 994 Lot 58.18 in exchange for Block 994 Lot 58.14. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

ROLL CALL:

MR. CARSON-AYE

MR. CRAIG-AYE

MR. MACFARLANE-AYE

DR. ROY-AYE

MR. PRITCHARD-AYE

RFP Marketing Agent Discussion item- Mr. Pritchard asked if members had a chance to review the 2012 RFP which was emailed to members.

Discussion ensued regarding the 2012 RFP (which was sent to members in 2016 for comments) and making it an exclusive contract. Mr. Sartorio commented that the notes on the draft RFP were made by a previous member. It was expressed that any contract should be an exclusive one and several members agreed with this.

Mr. Craig moved to keep the contract with Colliers International for 2019 and if necessary, make revisions to the RFP so it can go out for bid in September for 2020, seconded by Mr. Carson. SAID MOTION FAILS WITH THREE (3) MEMBERS VOTING “AYE”, THREE (3) “NAY”, and NO “ABSTAIN”.

Mr. Laws stated he thought the RFP was already voted on back at the January meeting. Mr. Sandman commented he was asked to distribute the previous RFP (which was done) to all members. Mr. DiDio has sold a few parcels over the years but deals have fallen through. If the commission feels they still would like a new RFP it can be done in November 2019.

There was discussion regarding if preparing or sending out a new RFP was discussed at the January meeting. Mr. Laws did make mention that he searched Colliers website for the Industrial Park listing and couldn't find anything about it. Mr. Sandman sent the old RFP to all members and due to a conflict could not attend the February meeting. The motion made in January does not state any specifics as to whether a proposed RFP would be exclusive or open to all relators. Therefore it could not be drafted.

It was discussed if the RFP should be open or exclusive. Mr. Sartorio commented the listing is on Loopnet.

Mr. Craig reiterated the motion he made. Mr. Laws and Mr. MacFarlane gave concerns about the Park not being marketed correctly by Mr. DiDio.

ROLL CALL:

MR. CARSON-AYE

MR. CRAIG-AYE

MR. MACFARLANE-NO

MR. LAWS-NO

DR. ROY-NO

MR. PRITCHARD-AYE

Since the vote was a tie, it will be discussed again at the April meeting. Mr. Sandman asked for comments on the draft RFP which was sent to members. There can be outside discussion as long as there is not a quorum.

Mr. Sartorio stated a grant was received for the cost of the design and permitting for the landfill closure. The DEP is paying 75% of the cost and Land Resource Solutions (the redeveloper) is responsible for the balance. He also stated Ms. Desmond will be taking over as Community Director and will be attending the meetings.

Mr. Craig acknowledged the letter from Atlantic City Electric regarding tree clearing (see attached).

Public Comments –Chairman Pritchard asked if anyone would like to speak. Mr. Laws moved, seconded by Mr. MacFarlane to close the public portion of the meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, NO “ABSTAIN”.

Adjournment – Mr. Craig moved, seconded by Mr. Laws, to adjourn the meeting at 6:52 pm. SAID MOTION CARRIED WITH ALL MEMBERS VOTING “AYE”, NO “NAY”, and NO “ABSTAIN”.

Respectfully submitted,

Deborah Ohnemuller, Secretary