

Toms River Business Development Corporation  
Board of Directors Meeting

Wednesday, July 7, 2021; 8:00 a.m.

(Meeting conducted at BID office and virtually via Zoom due to COVID-19)

**MINUTES**

In attendance: MaryJo Buchanan, Lisa Cifaretto, Gabe Gillen, John Brown, Dean Gresek, Rachel LaVoie-Dohn, Lee Pelton, Dave Roberts, Mike Hovance, Marshall Kern, Bob Shea, Danielle Szcypinski and Staff: Mairin Bellack, Kim Dippolito, and Liz Thomson. Guests: Not present: Mayor Hill, Tony Agliata, Tom Forgione, Georgette Kyriacou, Danielle Norcross, Bill Beining, Sandra Lazzaro, and Pam Piner.

- Called to order at 8:02 a.m.
- Introductions & Announcements: M. Bellack reminded the board that tomorrow is the Silver Gull Award.
- Approval of Minutes: A motion to approve the minutes was made by J. Brown and second by L. Cifretto. The minutes were unanimously approved.
- Treasurer's Report (L. Pelton): L. Pelton reported that the BID will be receiving the second quarter assessment soon from the township. Our finances are in good shape primarily due to the receipt of the two PPP loans coupled with the sponsorships and grants. Our first PPP loan was forgiven, and we anticipate the second one being forgiven as well. We will be submitting the forgiveness application in the next few weeks.
- Committee Reports
- Cultural Committee (L. Cifaretto): L. Cifaretto gave an update on the Appreciation Mural timeline. She is waiting on the sealer to come in. It should be here on Friday. TRAC now has a Kid's Corner where they display artwork of local child artists. There are four spots in the gallery to display their artwork. They have these spots booked up through September. They have added seven junior members to TRAC. On 8/21/21 TRAC will hold their Summer Arts Festival from 3:00pm-8:00pm in the courtyard of townhall. The rain date will be 8/22/21. They have moved the location and time in order to better incorporate Downtown Night Out. L. Cifaretto shared that this is the first time in nine years that TRAC has 65 members. B. Shea congratulated L. Cifaretto and TRAC on adding so many new members.
- Design (B. Beining)- B. Beining was not present. M. Bellack reported that Downs Ford has notified her that the truck is in. They hope to get the truck wrapped and ready for pick up in later July or early August.

- Economic Restructuring/Land Use- B. Shea did not have a report. K. Dippolito reported that there is new tenant coming into the Incubator in Mid-August or early September. At that point there will be only two units open.
- Land Use- D. Roberts shared that the resolution for redevelopment and ordinances are on the agenda for the 7/13/2021 council meeting. If they pass, then it will go to Planning Board to review. This will only be Phase I. D. Roberts had to change the model and update it. He kept the concept for a right of way for the Wells Fargo building and the Cultural Arts District was added. There will be a public hearing on the amendments. They are hoping to get it all done and on the agenda. D. Roberts thought it would be helpful if there were board members present. D. Roberts has put a new computer model on the Economic Development and Redevelopment portion on the township website. He did this being sensitive to the height concerns that have been expressed.

D. Roberts gave an update on the Hooper Ave./ Caudina Ave. project. They are prepping for the site plan. The developer is confident that the VA will choose their site. They will have 24 months from when the lease is signed to have the site completed. The Planning Board meeting for the site plan hearing is August 4, 2021. There is nothing new on the Robbins Parkway project. The Department of Justice zoning will be open to the public hearing at the July 13, 2021 Council meeting. This will be to change the zoning ordinance for houses of worship from 10 acres to 2 acres based upon the agreement with The Department of Justice. The Land Use Committee is still working on sign ordinances. The BID Design Committee will have to sign off on any signage in The BID district. B. Shea asked M. Bellack to send a copy of the sign ordinance to the board members. M. Bellack asked about the cannabis vote. Discussion ensued.

- Finance (L. Pelton) – M. Bellack reported that there is nothing new per the NJEDA Phase 4. She has followed up and our application is still pending. L. Pelton will be starting the budget process in August.
- Organization (D. Szczypinski)- D. Szczypinski reported that the Resident Committee will be meeting again on July 22, 2021 at 5:30pm.
- Promotions (Tom Forgione)- K. Dippolito reminded everyone that the Farmer's Market is today and Downtown Night Out is every Friday and Saturday. Wednesday, July 14 is Cruisin Downtown and Summer in the Street is July 17 12pm-6pm. This will roll right into Downtown Night Out. K. Dippolito has put in a street closure request from Garden State Distillery and Battle River Brewery to close that portion of the street every other Sunday for Food Trucks. That will start on Sunday, July 25<sup>th</sup>. It will run until the end of October.

7. Colleague Reports:

Township (Mayor Hill, Lou Amoruso and D. Roberts)- No report.

Parking Authority (P. Piner)- No Report

County (T. Agliata, N. Leaf) – No Report

Library (Rachel LaVoie-Dohn)- R. LaVoie-Dohn reported that the Covid restrictions have been rescinded. The library branches are now starting to plan in person events again. They will start up in September. They continue to partner with the OC Health Department running Covid vaccines. All of the meeting rooms will be available in September, and they are taking reservations for the rooms now.

Chamber of Commerce (D. Norcross)- No Report

Old Business: None

New Business None

Adjournment: a motion to adjourn was made by M. Kern and second by B. The motion passed unanimously. The meeting was adjourned at 8:40 am.