

Toms River Business Development Corporation  
Board of Directors Meeting  
Wednesday, July 6, 2022; 8:00 a.m.  
(Meeting conducted in person and via Zoom )

**MINUTES**

In attendance: Bill Beining, John Brown, Lisa Cifaretto, Tom Forgione, Gabe Gillen, Dean Gresek, Mayor Hill, Mike Hovance, Rebecca Leopold-Bunucci, Lee Pelton, Pam Piner, Kristin Space, Dave Roberts, and Bob Shea Staff: Mairin Bellack, Kim Dippolito and Liz Thomson. Guests: Not present: Lou Amoruso, Phil Brilliant, Georgette Kyriacou, Sandra Lazzaro, Mike Little, Tony Palmucci, Danielle Norcross, Danielle Szczypinski and Arleen Read.

- Called to order at 8:04 a.m.
- Introductions & Announcements: M. Bellack reported that we are getting ready for Summer in the Street on Saturday, July 16th.
- Approval of Minutes: A motion to approve the minutes was made by T. Forgione and second by B. Beining. The minutes were unanimously approved.
- Treasurer's Report (L. Pelton): L. Pelton reported that the second quarter township payment has been received. L. Pelton reported that K. Dippolito and M. Bellack have done a good job getting sponsors for this year. The Farmer's Market has a sponsorship from M&T Bank.
- Committee Reports
- Cultural Committee (L. Cifaretto) L. Cifaretto reported that they are looking for new people to join the Cultural Committee. TRAC is working with the Make A Wish Foundation. They will be making a "She Shed" for a young girl. They will be doing an opening reception to spread the word about kidney cancer. TRAC held the Ocean County Senior Award Show. L. Cifaretto thanked P. Piner for helping with the parking.
- Design (B. Beining)- B. Beining reported that the backyard has been cleared. We are still awaiting elevator quotes.
- Economic Restructuring/Land Use- Differed to Mayor's report
- Finance (L. Pelton) – M. Bellack reported that the budget and sponsorships are in good shape. M&T Bank is sponsoring the Farmer's Market which allows us to provide 11 free parking spots for market customers.
- Organization (D. Szczypinski)- K. Dippolito reported that The Resident Committee is meeting quarterly. There is no report this month.
- Promotions (Tom Forgione)- T. Forgione reported that the website for the shops. Tracy Harmon Photography is working on the photos for our website and promotional materials. T. Forgione clarified that all images

taken by her can only be used by The BID for their promotional purposes. The Farmer's Market is up and running. It is a big success in Huddy Park. The parking is an issue, but the police have provided a crossing guard which allows people to park in the municipal garage.

- Colleague Reports:

Township (Mayor Hill, Lou Amoruso and D. Roberts)- Mayor Hill gave an update on the Water Street parking lot. The VA site grading has been done and construction will begin soon. The opening is scheduled for 2024. The township installed a strike guard system to alert lifeguards and beach goers of potential lightning strikes in the area so that the beach can be cleared and everyone will be safe.

D. Roberts gave an update on the Capodagli projects downtown. They have completed the DEP process and now have to get CAFRA permits for the Water Street project. The upper Iron Street project concept plans have been seen by the Land Use Committee. They are working to get the details ironed out. There will be a meeting with the Resident Committee of The BID before going to the Advisory Committee. There was a public hearing about the open space inventory. Background information was discussed about the property. D. Roberts gave an update on the Whitesville Road project as well as an update on the VA and the Seacourt Pavillion. There will be a review of the County expansion of the justice complex. M. Bellack reiterated that an emphasis should be made for the county employees to park in the county garage. L. Cifaretto inquired about the Boatworks building being taken down and a piece of the building saved to be used by TRAC for historic memorabilia.

Parking Authority (P. Piner)- P. Piner reported that she has met with the County several times about their parking on the street. They are in the process of fixing the meters on the street and upgrading them to 5G as well as the battery issue due to the supply chain delays. It is a busy season. Should anyone have issues, P. Piner encouraged them to reach out. The Parking Authority continues to look for a part time enforcement officer and maintenance person.

County (S. Lazarro) – No report.

Library (Rebecca Leopold-Bunucci)- R. Leopold-Bunucci reported that on July 29, 2022, there will be a Community Engagement Event. These will take place monthly. This month it will be on mental health in the community. It will take place in the lobby.

Chamber of Commerce (D. Norcross)- No report

Old Business: None

New Business: T. Forgione shared the sign ordinance rules and the process that tenants are responsible for being in compliance. Discussion ensued. A packet of information will be put together for tenants. This will be assembled after M. Bellack meets with the township to make certain that the information needed is all correct. B. Shea highlighted the fact that generally this issue is between the tenant and the landlord in their lease agreement. Tenants have an obligation to do their

due diligence. M. Bellack will hold a meeting to discuss the requirements for businesses to be in compliance and proceed from there.

Adjournment: a motion to adjourn was made by T. Forgione and second by M. Hovance. The motion passed unanimously. The meeting was adjourned at 9:10 am.