

Toms River Business Development Corporation  
Board of Directors Meeting  
Wednesday, December 7, 2022; 8:00 a.m.  
(Meeting conducted in person and via Zoom )

**MINUTES**

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

- Called to order at 8:02 a.m.
- Introductions & Announcements: M. Bellack reported that Winter Wonderland went very well. Due to the weather we had to cancel Saturday. The fire pits were a great addition to the event and everyone really enjoyed having them there.
- Approval of Minutes: A correction of those in attendance needs to be made to the November 2, 2022 minutes. With the correction made, a motion to approve the minutes was made by T. Forgione and second by L. Cifaretto. The minutes were unanimously approved.
- Committee Reports
- Cultural Committee (L. Cifaretto) L. Cifaretto reported that the gingerbread village has been completed. She will be meeting soon with the Toms River Seaport Society and Exit 82 to brainstorm ideas to be added to the Cultural Committee to pursue in 2023. TRAC won the best art gallery in Ocean County. She asked that this be added to the website. M. Bellack congratulated TRAC and L. Cifaretto on this wonderful accomplishment and all their hard work to bring art to Toms River.
- Design (B. Beining)- B. Beining reported that the snowflakes are up. They put extra snowflakes on the Seaport location to light up that corner. The trees have been trimmed and the dead tree removed at the corner of Water and Main Streets. He thanked B. Shea for getting the electric fixed at that corner. He also thanked E. Reilly for his hard work getting the snowflakes together and out.
- Economic Restructuring/Land Use (B. Shea) – B. Shea differed to Mayor Hill. Mayor Hill reported that he met with the DEP regarding the Ciba Geigy site. They will be preserving 1,000 acres. The township has asked that the remaining 250 acres be deeded to Toms River for open space. This would double our open space reserve. BASF has agreed to operate and maintain the area for ten years. The township wants to know what happens after the ten years. D. Roberts is composing the response as this decision by DEP that came unbeknownst to the township in advance. The

township would like BASF to set up a fund to compensate for any damages. The remediation will continue and BASF will continue to monitor and maintain the site. B. Beining asked if the barrels will be removed? Mayor Hill said that they will not. They are sealed underground and will be monitored and maintained by BASF. Mayor Hill congratulated the Toms River High School North Football team on their state championship and their undefeated season.

- D. Roberts introduced B. Hudak who will be the new township planner when D. Roberts retires. The board welcomed him. D. Roberts gave an update on the remediation project and the Herflicker Blvd. widening/raising to be done during the remediation. NJR has everything in place to start the remediation in February 2023. Once that is complete the county will then pave the road. With that project complete that roadway can then be used as a detour when the bridge project takes place in 2024. The Capodagli project is moving along with a possible ground breaking in early 2023. The final negotiated price with the Parking Authority for their lot on that property will be on the agenda for the 12/14/22 council meeting. The project at Hooper Avenue and Caudina Avenue was discussed. If the post office won't agree to a land swap it does not look favorable for the post office to move as the cost to the developer would be prohibitive. D. Roberts is still having discussions with the owner of the Wells Fargo building about a project they would like to do at the foot of Iron Street. He is also working with them as there is a requirement of inclusion of a cultural piece of the redevelopment plan and there is a possibility for TRAC to have a space in the Wells Fargo building. This would give TRAC a possible permanent place to continue to expand.
- Finance (L. Pelton) – L. Pelton shared that the budget will be finalized at year end and be ready for approval at the January meeting.
- Organization (D. Szczypinski)- M. Fernandez reported that the Resident Committee will be meeting next week. The committee was very helpful with Winter Wonderland and M. Fernandez thanked them for their support and help.
- Promotions (Tom Forgione)- T. Forgione shared there is a meeting tomorrow at 4:00pm for planning 2023 events. Winter Wonderland went well. T. Forgione would like to see more consistent events in 2023 that would bring more people down to the downtown area. The monthly newsletter will be going out again. This will be paper and digital. L. Cifaretto shared that she had great feed back from the attendees of Winter Wonderland.
- Colleague Reports:
  - Township (Mayor Hill, Lou Amoruso and D. Roberts)- Mayor Hill gave his report under Economic Restructuring
  - Parking Authority (P. Piner )- B. Beining reported that they are getting NJ Transit to the table and are working on a way forward.

County (S. Lazzaro) – No report

Library (Rebecca Leopold-Bunucci)- No report

Chamber of Commerce (M. Papanikolas, Pho Brilliant)- No report

Old Business: No report

New Business: B. Shea thanked the staff for a great job at the annual Christmas Tree Lighting. D. Gresek asked for clarification regarding the area closest to St. Joseph Cemetery on Hooper Avenue. D. Roberts explained that that portion is actually part of the Esplande Site which is the work being done for the new Ocean County Social Services building. This is a county project. D. Gresek also thanked the staff for their efforts at the Christmas Tree lighting as well as Winter Wonderland.

Adjournment: a motion to adjourn was made by T. Forgione and second by B. Beining. The motion passed unanimously. The meeting was adjourned at 8:51 am.