

Toms River Business Development Corporation
Board of Directors Meeting
Wednesday, January 4, 2023; 8:00 a.m.
(Meeting conducted in person and via Zoom)

MINUTES

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

- Called to order at 8:06 a.m.
- Introductions & Announcements: None
- Approval of Minutes: A motion to approve the minutes was made by B. Beining and second by T. Forgione. The minutes were unanimously approved.
- Committee Reports
- Cultural Committee (L. Cifaretto)- No Report
- Design (B. Beining)- B. Beining reported that the information on banner sponsorships will be going out shortly. These banners will replace the banners on Washington Street and eventually Main Street. The information will be sent out to all the businesses in the district.
- Economic Restructuring/Land Use (B. Shea) – B. Shea differed to Mayor Hill. Mayor Hill reported that the reorganization meeting for the council took place. The township has completed the sale for the parking lot. Capodagli Properties are still waiting for their CAFRA permit. The Township Council approved the funding for the pocket park on the corner of Robbins Street and Washington Street. It will be preserved as open space. They continue to focus on purchasing open space in the township. To date they have been able to preserve open space in all four wards. There is a conceptual plan for the Boatworks project. This will include a restaurant, two banquet halls and a roof top area. There is a light pole down by Town Hall that is being repaired. The mayor reminded the board that Dave Roberts will be retiring and Bob Hudak will be taking his place. Mayor Hill continues to work to have the VA Clinic be named after Bud Lomell. The township has submitted comments to BASF regarding the settlement. Again they are asking for 250 acres to be given to the township for repayment for the environmental damage done to our community.
- Finance (L. Pelton) – L. Pelton presented the 2023 budget that had been sent out to all board members. A motion to approve the budget as

presented was made by M. Hovance and second by B. Beining. The 2023 budget was unanimously approved. M. Bellack reported that she had met with all the shops and informed them that upon their lease renewal the rent will increase \$25/month for the shops as well as the storage units.

- Organization (D. Szczypinski)- D. Gresek gave an update on the most recent Resident Committee meeting. Many new ideas and brainstorming took place. The biggest challenge is getting the information to flow to the residents and businesses in order to ease any tensions. Improving lighting downtown for safety is always an issue.
- Promotions (Tom Forgione)- T. Forgione reported that all is going well. The ghost tours and theater events are being planned. He will be putting together a link for the banner project on the website once it has been approved. The committee is solidifying dates for the 2023 events.

- 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 The Parking Authority had a meeting with NJ Transit and NJ DOT on 1/11/23. They are working with these entities to get things straightened out. They continue to have issues getting the batteries. They have finalized the sale of the parking lot.

County (S. Lazarro) – No report

Library (Nicole DeMatteo)- The OC Library is sponsoring its Winter Reading Challenge. This is a county wide challenge to encourage more reading.

Chamber of Commerce (M. Papanikolas, Phil Brilliant)- P. Brilliant reported that this is the end of his term. The GTRCC is working on a response to the damage done at the BASF site. Mayor Hill will be speaking at the chamber. The GTRCC has a membership special, when you sign up you get a bonus of free advertising. 1/19/23 there is a chamber event at Bahama Breeze. The Member Connects are held the second Friday of every month at TR Brewery. 2/1/23 the GTRCC will hold their Mall Expo. They still have tables available. The chamber is working on updating its website.

Old Business: No report

New Business: B. Shea reported that he had a good meeting with TRAC and the owners of the Wells Fargo building. Lighting downtown for safety was further discussed. M. Bellack reported that once the TAP Grant for Ortleigh Beach is completed, we can apply for another TAP Grant. D. Roberts has already written the grant so applying with that grant should be seamless. This grant was written with the idea of upgrading the lighting in the downtown area. B. Beining suggested that The BID invite the new JCP&L representative to a board meeting in the future.

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