

Toms River Business Development Corporation  
Board of Directors Meeting  
Wednesday, March 1, 2023; 8:00 a.m.  
(Meeting conducted in person and via Zoom )

**MINUTES**

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

- Called to order at 8:00 a.m.
- Introductions & Announcements: M. Bellack reported that the Irish Festival is on for this weekend 3/4/24 12pm-4pm. There are over 20 vendors and Battle River Brewery is running a special for a commemorative cup/refill offering. Tuesday, March 7, 2023 The BID will be presenting their budget to the town council. M. Bellack asked that all board members who are able attend to please come. This will be the first reading of the budget and she would like to have the support.
- Approval of Minutes: A motion to approve the minutes was made by T. Forgione and second by D. Gresek. The minutes were unanimously approved.
- Committee Reports
- Cultural Committee (L. Cifaretto)- M. Bellack reported that there have been changes in the stores downstairs. Craft & Carry Custom has moved out and Jodi Irvington Art Studio has moved up into that space. That leaves one unit open.
- Design (B. Beining)- B. Beining reported that there is a safety meeting on March 9, 2023. Anyone who would like to attend or has safety concerns they would like addressed please let M. Bellack know so that they can be shared at the meeting. The flyers are out for the new banners for the poles downtown. M. Hovance is the first to sign up. The van is being sold. If anyone is interested, please reach out to M. Bellack.
- Economic Restructuring/Land Use (B. Shea) – M. Bellack gave a report on the Main Street America Conference she will be attending at the end of March. She has also reached out to the prior head of the New Jersey division of Main Street America who now heads the Neighborhood Preservation Program. She is looking into whether Downtown Toms River could become part of this as well. By participation in these groups, The BID becomes available for grants that can improve the streetscape, lighting and with the NPP rehabilitation of buildings and storefronts.

- Finance (L. Pelton) – M. Bellack is working on sponsorships none have currently come in of today. Downs Ford has decided that it won't sponsor Downtown Night Out this year but will continue to sponsor Cruisin Downtown. T. Forgione discussed the potential of adding a donation button to our website. Discussion ensued. B. Shea asked that T. Forgione investigate this further. M. Bellack is hoping to get Capodagli Properties to sponsor Downtown Night Out.
- Organization (D. Szczypinski)- No report
- Promotions (Tom Forgione)- T. Forgione reported that the Ghost Tours for the fall are being finalized. T. Forgione is looking into having a theater group do weekly shows, possibly in Mancini Hall. He will be meeting with N. DeMatteo from the OC Library to discuss this idea further.
- Colleague Reports:

Township (Mayor Hill, Lou Amoruso and D. Roberts)- Mayor Hill gave an update on the BASF Settlement. This has been the township's main focus. The township is working on getting a better deal for the residents of Toms River. Currently there is no monetary funds being set aside for the residents that have been affected or will have adverse health effects down the road. Toms River would like to ensure that BASF sets up this fund to take care of the residents. The state has never given the township the formula for how they arrived at their assessment. BASF has leased out a solar farm and in that deal there are a number of questionable items that highlight areas of conflict. Mayor Hill has met with Solstice, who are going to have a solar farm out there. They are looking to do a community program to help residents with solar. However, there are only 720 slots and those slots have to be split 50% affordable housing and the other 50% will be done through a lottery and will be open to other townships as well. There is an MOU being introduced at the upcoming council meeting that will recognize this company to be the company for this solar farm. Discussion about the settlement ensued. The mayor reminded the board that there will be another meeting with at Toms River High School North on March 13<sup>th</sup>. Bob Hudak reported that the township is moving forward with the BUILD Project paperwork.

Parking Authority (P. Piner )- B. Beining reported that The Parking Authority is continuing to work on getting the parts to upgrade all the parking meters. They are also working to get their staffing back up from Covid. They currently only have four employees.

County (S. Lazarro) – No report

Library (Nicole DeMatteo)- The OC Library is hosting the USE Arts Month where they partner with the Toms River Schools to display the artwork of the children and youth of the district. They will be holding receptions for this event on March 6,7,8. N. DeMatteo encouraged everyone to come by and see the great artwork. They will be doing an Autism Resource event on April 15<sup>th</sup>, 10am-3pm. There will be vendors offering resources, speakers and activities. They will also have the township's mobile sensory trailer as well as the OC Library sensory space

will be open as well for anyone who needs respite. N. DeMatteo asked M. Bellack to send out an email to the restaurants to see if any of them would like to offer specials or coupons for that day she would be happy to display them at the event.

Chamber of Commerce (M. Papanikolas, Phil Brilliant)- M. Bellack reported that the Greater Toms River Chamber of Commerce had been participating in the Tribal Council at Toms River High School South. This is an annual event at their Business Academy where the students compete in a “Shark Tank” forum to present an entrepreneurial product to a panel of judges. M. Bellack participated in one of the days and shared what a great job all the students did in their presentations. The winners are to be announced today.

Old Business: M. Bellack reiterated that we are looking forward to all the events starting up and bringing more people downtown.

New Business: None

Adjournment: a motion to adjourn was made by T. Forgione and second by B. Beining. The motion passed unanimously. The meeting was adjourned at 8:31 am.