

**Minutes of the Board of Directors Meeting**  
*Toms River Business Development Corporation*  
**FINAL**

**Wednesday, February 6, 2013**

1. Called to order at 7:31 a.m. by J. Juralewicz

In attendance: JoAnn Juralewicz, Rick Wiener, Rick Purpuri, Pam Piner, Bill Beining, John Brown, Frank Capone, Chet Chianese, Rob Diaz, Glenn Harris, Mayor Kelaher, Marshall Kern, Steve Leone, Gary Lotano, Zarita Mattox, Dave McKeon

Staff: Jody Alessandrine

Guests in attendance: Carol Kelaher

Not in attendance: Mike Little, Bob Shea

2. Introductions – None

3. Announcements – None

4. Approval of Minutes – Motion to approve the December 5, 2012 minutes was motioned by C. Chianese and seconded by F. Capone. The minutes were approved unanimously. (There was no quorum at the January 2, 2013 meeting, thus no minutes)

5. Treasurer's Report – R. Purpuri reported that there has not been much income so far, just expenses. We will end the year just about even, with a small profit of \$2,000. We should be receiving the first check from the Township later this month.

6. Colleague Reports

a. Township – Mayor Kelaher

- Most of the debris from the storm by the beach has been picked up, except for commercial establishments. FEMA says that commercial establishments should remove the debris themselves and the Township has been arguing with them regarding this issue. If FEMA doesn't take care of it soon, the Township will remove it so that business can resume business.
- FEMA came out with new elevation flood maps. Some is good, some is bad. They have had meetings with the Governor's office and they recognize the problems facing homes in the V- Zone. These changes started to be looked at after Hurricane Irene. Final maps won't be finished until the summer. The Township is working on a re-entry program to help homeowners until then.

- A total of 347 homes were affected by the storm causing a 20 – 25% loss of tax base.
- \$5 million FEMA grant to cover tax losses
- 2-3 yrs to get budget operations on track
- Dunes to be rebuilt
- Bay debris removal and future dredge projects forthcoming

S. Leone made three points/suggestions:

- a. He complimented the town for taking the initiative for reassessments
- b. Condemn easements for dunes (major cost and risk prohibitive)
- c. Out of tragedy opportunity arises and now there is a demand for inland housing – Redevelopment Zone

b. Parking Authority – P. Piner

- Once J. Lynch returns the study will continue
- Presently in the middle of their audit
- Working with Town Square Media and their parking needs
- Water Street Grille busy (so is the Authority parking lot there)
- Problem with handicapped parking abuse
- J. Juralewicz asked the Mayor when Robbins Street could be re-configured?
- Parking study shows that we have enough parking it's just that people don't want to walk. One problem we do have is the handicap parking. As long as they pay for the required time they can continue to park there as long as they want. P. Piner believes that there is going to be review of the handicap placards.

c. County – D. McKeon

- Beach fill – Army Corps of Engineers say the money is there – however there are easement issues
- Debris removal is a priority
- Dredging and navigation able ability – bay – June – lagoons after that
- Marinas were hit hard
- Tourism – Open for business campaign - Chamber
- Downtown – in a new flood zone

d. Library – Z. Mattox

- Is working to encourage the staff of the library to park in the county garage. Her staff states that their concerns about parking in the garage are safety and traffic.
- February is Black History month
- Z. Mattox is working directly with the loitering issues the library has been experiencing. It's sad that they have no other place to go but, it has to be addressed. The Mayor said he would work with her to address the problem

## 6. Committee Reports

a. Cultural/R. Diaz - J. Alessandrine called him last week to inform him that the maximum amount (\$4,000) was received from the Cultural Grant this year.

b. Design/ G. Harris ~

- The welcome sign at the parkway entrance on Water Street has been replaced.
- Many of the way finding signs were damaged from Super Storm Sandy and will need to be replaced. In addition, many of the sponsor/welcome banners have been damaged over time. Flyers are being sent out to merchants for sponsorship opportunities.
- There will be a meeting of the mural committee today. They are reaching out to area groups to generate interest and participation.

c. Economic Restructuring/ J. Alessandrine reviewed the GovQA app details and how it would benefit the TRBID. A motion to pass the Resolution 13-01 to partner with the Township for the GovQA app was made by M. Kern and seconded by G. Lotano. The motion passed unanimously.

d. Finance/ R. Purpuri ~ None

e. Land Use/ R. Wiener

- Post Office – G. Lotano reported that they are still open to the idea of moving, but there are no definite plans.
- 51–53 Main Street – S. Leone and G. Lotano went over to the building. The basement is dry. A motion was made by S. Leone to make an offer of \$200K subject to financing 300K, seconded by P. Piner. The motion was unanimously passed.

f. Organization/ Executive Committee / J. Juralewicz

- J. Alessandrine's anniversary date was accidentally by passed. A motion was made by F. Capone to increase his salary by an annual \$5,000/yr. retroactive to his anniversary date of 8/1/2012. The motion was seconded by R. Diaz and passed unanimously.
- The Annual Meeting this year will be held on February 14<sup>th</sup> at the Downtown Corporate Center at 8 AM.

g. Promotions – P. Piner

- Sponsorships are coming-in; new ones emerging
- Staff – vendors are up, contestants are up

7. Old Business – None

8. New Business –

- C. Chianese announced that the Liguori family, who used to own AJ's, has experienced a death in the family (Arnold).

9. Adjournment - MOTION by M. Kern  
SECONDED P. Piner  
Passed unanimously

Meeting adjourned at 9:00 a.m.

**Minutes of the Annual Board of Directors Meeting**  
***Toms River Business Development Corporation***  
**Final**

**Thursday March 6, 2013**

In attendance: JoAnn Juralewicz, Rick Purpuri, Leigh Ann Borelli, John Brown, Frank Capone, Rob Diaz; Tom Kelaher, Steve Leone, Gary Lotano, Zarita Mattox, Dave McKeon, Lee Pelton; Staff - Jody Alessandrine,

Not present: Bill Beining, Chet Chianese, Glen Harris; Marshall Kern, Mike Little, Pam Piner; Bob Shea; Rick Wiener,

Guests: Ken Greco

1. Called to order at 7:39 a.m. by Chairwoman J. Juralewicz
2. Introductions – Welcome of new Board Members Leigh Ann Borelli and Lee Pelton
3. Approval of Minutes – Motion to approve the February 6, 2013 minutes was motioned by F. Capone and seconded by Z. Mattox. The minutes were approved unanimously.
4. Treasurer's Report – R. Purpuri reported that there has not been much income so far, just expenses, but Sponsorships are up.
6. Colleague Reports
  - a. Township – Jay Lynch reported for Mayor Kelaher
    - NBS – “Nothing But Sandy”
  - b. Parking Authority – Neither P. Piner nor B. Beining were present; J. Lynch reported
    - the parking study is coming along. He should have more to report by the next meeting or at the Land Use meeting.
  - c. County – D. McKeon
    - Sandy Issues – Debris in the Bay
    - DEP contracted with a company for debris removal
    - Two (2) contracts – North and South end
    - FEMA – abet cleaning inland waterway areas
    - Flood maps – expect a scaling back of “V Zones”
    - ~ Minimal or zero damage – do nothing until final maps are released
    - ~ Flood prevention - raise structure; heights undetermined
    - Army Corp of Engineers may come back to dredge additional areas; MUA temp spoil site until spoils used on beaches for dunes

- Dredge debris being taken, as well as, (2<sup>nd</sup> phase) shaded area outside of channels.
- J. Lynch – Blue Acres (NJDEP) may purchase private property – opined that “more appropriate along the Passaic River than here”
- G. Lotano and D. McKeon, S. Leone and J. Lynch – FEMA maps/zones timing and designations of V Zones

d. Library – Z. Mattox

- March highlights include Youth Art Month and open mic
- The Friends of the Library bus trip is on March 14<sup>th</sup> to Titanic at Franklin Institute.
- There will be a special event for victims of Hurricane Sandy March 20th Michele Sheft, an Enrolled Agent and Master Tax Advisor with H&R Block, will discuss the forms required for filing losses on your Federal tax return
- Police presence regarding groups hanging out in the Library Courtyard; Intervention for homeless youths
- J. Juralewicz and J. Lynch discussed more lighting and cameras

6. Committee Reports

a. Cultural/R. Diaz – R. Diaz

- Survey
- No new news, special event dates all set

b. Design/ J. Alessandrine reported on behalf of G. Harris

- \$825 OC Tourism Grant, awarded to Kiwanis (Evening Meeting) as sponsor of Downtown Community Mural Project
- \$1,000 donation Kiwanis (Daybreak Meeting) for Mural Project

c. Economic Restructuring/ J. Alessandrine

- A motion was made to accept the Resolution 13-02 Award of Facade Grant – Seaport Village Condo Assoc.—not to exceed \$2,500.

A motion was made by D. McKeon to accept the resolution, 2<sup>nd</sup> by F. Capone The motion was passed unanimously

- Update on Gov QA partner with Township

d. Finance/ R. Purpuri

- The first meeting of the finance committee will be either late this month of next month.

e. Land Use/ R. Wiener

- Re: 51-53 Main St.- Letter of Intent – sent to Lane Miller \$200K discounted price/gift based on appraisal, financing plus 100K improvements 12-14 months to settle; \$10,000 deposit; financing is the next phase.
- Traffic study – when received, R. Wiener to decipher
- Robbins Street parking / (G. Lotano) R. Wiener proposal (\$1, 970)
- G. Lotano Post Office \$5.5M - \$6M (260.87 units = break even)

f. Organization/ Executive Committee / J. Juralewicz

- No report

g. Promotions – J. Alessandrine updated on paid- Sponsors for this year

- 1) NJNG \$5K
- 2) JCP&L \$2,500 – 5K
- 3) Circle Hyundai \$6K (Chili Naming Sponsor) plus Advertising for 3 months
- 4) Comcast \$8,700 expected

Additional existing and new sponsors expected to continue partnership

7. Old Business – None

8. New Business –

- R. Diaz September 21 2013 is “Peace Day” and will likely hold his Music Academy event that day

9. Adjournment - MOTION by R. Diaz, SECONDED S. Leone, Passed unanimously

Meeting adjourned at 8:49 a.m.