

**VOORHEES TOWNSHIP
BUSINESS IMPROVEMENT DEVELOPMENT ADVISORY BOARD (BID)**

**June 27, 2023
MEETING MINUTES**

Present: Mr. Witham, Mr. Rizzieri, Mr. Bove, Mr. Platt, Mr. DiNatale.

Also present: Ms. Sytnik, Board Secretary, Mr. Strausser, attorney for the Platt Group.

Absent: Mr. Marziano, Ms. Morell.

Public: Ms. Sue Cavallaro from the Foster Square Management Company.

CALL TO ORDER AND FLAG SALUTE

Chairman DiNatale called the meeting to order and stated it was being held in compliance with the "Open Public Meeting Act" and had been duly noticed and published as required by law.

APPROVAL OF MINUTES

Mr. Platt motioned to approve January 26 Minutes, seconded by Mr. Bove and unanimously approved.

OLD BUSINESS

None

NEW BUSINESS

Mr. DiNatale provided a synopsis of the issue at hand. The landlord has been negligent to the concerns of the township business owners and mall maintenance. Prior to this board's creation, they completely ignored the township officials' calls. Things got somewhat better with the creation of the board. However, for six years there has not been any significant improvements. Township attempts to sell the mall have been unsuccessful either. The township deals with cutting the grass, weeds, and trees. We delegated the Township Engineer, Public Works Director, and Code Enforcement Officer to compile a list of urgent repairs. It is not a complete list, but it is a good start.

Mr. DiNatale asked the board to come up with items that require immediate attention and urgent repairs. The Board then will adopt and vote on the resolution prepared by the board solicitor. We will submit the resolution to the clerk for the Committee's next meeting agenda. After two readings, the final resolution will need to be approved.

Mr. Platt stated he does not have any doubts the Committee will approve the resolution.

Mr. DiNatale opened the floor to the board for their comments and review of the repair items. The board reviewed the content of the folders distributed by Ms. Sytnik and discussed 2023 budget items.

The Chairman reported that according to the tax collector we have \$88K from last year. As Namdar agreed in property tax reduction, they have about \$110K credit from us. We should be able to utilize this money that we owe them for the repairs plus the money we budget today. If they don't pay, we will lien them for 2024. We don't think it will be a surprise for them.

Mr. Bove stated that in his opinion the structural repairs are priority as opposed to the landscape which would come secondary. It appears that \$100K would not be enough if only Mr. Rizzieri's repairs total at \$164K.

Mr. Rizzieri expressed he can no longer stand this neglect. It negatively impacts his business with building leakage and other issues. He attempted to negotiate but never heard back from anyone. He will go ahead and will fix it anyway and then will subtract the cost off his rent. He needs to rent more space anyway.

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Mr. Platt agreed the structural repairs are a priority. However, landscape is also important. Are we limited to \$100K?

Mr. Bove suggested to use the \$100K and supported Mr. Rizzieri's plan to take the \$164K off his rent.

Mr. Platt suggested to combine all three items - landscaping estimate, structural repairs, and Mr. Rizerri's repairs - and prepare the final budget assessment.

Mr. Rizzieri asked if, in the meantime, he could start the cleanup.

Mr. Platt stated he can do that. We will pass the budget and will revise it later to take off the items that have been fixed by then.

The below repair items have been voted on:

- **Perfect Touch Landscaping - \$78,565**
- **Township Construction Cost - \$284,400**
- **Luciana's Restoration - \$162,500**

Mr. Platt motioned to approve the above assessment. Mr. Bove seconded the motion.

All present voted in favor.

Ms. Sytnik will sign and submit the resolution prepared by the board solicitor to the township clerk for the Committee's agenda. July 11 meeting is canceled. Ms. Sytnik will send a memo to the board the first week of August about the status of the resolution. Next meeting date will be in early August. Ms. Sytnik will be sending calendar invitations as soon as the date has been determined.

Mr. DiNatale opened floor to the public.

Ms. Sue Cavallaro expressed gratitude for everything that was discussed and accomplished in today's meeting.

With no more business to discuss and no questions from the Board, Mr. DiNatale asked for adjournment.

Mr. Platt motioned to adjourn the meeting at 6:05pm seconded by Mr. Bove.

Respectfully submitted by

Stella R. Sytnik

BID Board Secretary