

## **Economic Development Commission Minutes**

**5/5/2022**

The meeting was called to order at 7:00 pm by Chairman Lou Moffa.

The following members were in attendance:

Jason Brandt, Member, Kevin Constantine, Member, Tim Doyle, Committee, Lou Moffa, Chairman, Joseph Petsch, Member and Planning Board Chairman and John Bruno, Mayor

The following members were excused:

Justin Adams, Member, Jonathan Keen, Member, Jim Kelly, Member, Mary Petsch-Wilson, Liaison

### **Projects/Discussion:**

**Fazzland - Potential Developer-** Recommendation was sent to the Township Clerk to put the area in a redevelopment zone.

Sara Warner appeared before the Commission to propose a conceptual project. She is the attorney representing Solomen Builders.

Steven Fillipone was also present as the engineer and the representative from Solomen Builders was present.

The property is located off of Rt. 55 and Harding Highway. The Concept plan is for a warehouse use and will be approximately 560,000 square feet.

There may be a possibility of 1-2 tenants occupying the warehouse.

The attorney reviewed the back history of the property and she outlined that in the mid 2000's Fazzio came before the Land Use Boards for approval of warehouse/outdoor storage. That application received an approval by the Zoning Board pending Site Plan Approval. Several lawsuits also resulted out of the application. Currently there is nothing in litigation pending.

Mr. Solomen, the representative stated he has experience with these types of projects and has been working with a local engineer.

Tyler from ARCO Engineering stated that they have a conceptual plan presently for a 560, 000 square foot Warehouse with the possibility of two tenants. They are proposing a rear dock with two entrances.

Jonathan Vogel is the Developer stated that he has been working on redevelopment projects since 2005. Primarily they were constructing Dollar Stores in underprivileged neighborhoods. The project that they are proposing does consist of the warehousing use and the project will create more jobs and they intend to be good neighbors to the community.

Mr. Fillipone stated that the concept before the commission is a quick overview that will comply with zoning. There will be 300 parking spots, two entrances on Route 40. The project will need to have a traffic light installed and DOT will definitely require it. There are currently no wetlands on site. They want the building to be attractive since it will be exposed to Rt. 40 and Rt. 55. There is a challenge with the water since there is a need for 2000 gallons a day without public sewer. The County Map is in need of being updated and the sewer where available is shown in green. The Map should be amended and sent to NJDEP. They will need local support on this sewer expansion. NJDEP updates the map every ten years. If the map is amended the project can be designed.

Sara Warner stated that the need to have redevelopment designation is ideal as well as vacating the paper streets. The applicant is willing to escrow money to create the redevelopment designation.

Jonathan Vogel stated that they are not sure if they will retain ownership and it is a possibility that they may retain some of the building.

The Commission agreed to see if the Redevelopment Committee could meet and iron out the details. It was agreed a redevelopment designation would be the best course of action. The Commission would also like to see if any redevelopment designation exists on the property. They also agreed to have the Sewer Plan reviewed by the Township Engineers in order to make recommendation to the County and NJDEP.

Mr. Petsch motioned to send the recommendation to have the Engineer review the Sewer Plan and make recommendations to the County and the NJDEP. He also motioned to request any redevelopment designations on the property and / or start to see if the property should be designated redevelopment. Mr. Constantine seconded that motion. All in favor.

**Meredith Farms** - Any\_Update on Redevelopment Agreement and Potential Developer Scrap Yard

There is still the concern regarding the water supply. There is also some FAA Issues which limits the height of any project. There is also a need for sewer allocation. The Commission discussed other alternatives like business uses that do not have much of a requirement for potable water and sewer. There is also a concern that the Redeveloper is not being proactive in getting the project started. There was also discussion on ending the Redevelopment Agreement due to failure to perform and the next steps the Commission would need to take. There are also concerns with the cost of the design to get Potable Water and Sewer.

Matt Lyons stated that letters have been sent to the Redeveloper but the water is still an issue.

Mr. Petsch motioned to recommend to the Committee not to spend any more money on the design. Mr. Constantine seconded that motion. All in favor.

With no further business this evening the meeting was adjourned.

These minutes are a brief summary of the proceedings that took place at the Economic Development Commission Meeting on May 5, 2022 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty

## **Economic Development Commission Minutes**

**8/4/2022**

The meeting was called to order at 7:00 pm by Chairman Lou Moffa.

The following members were in attendance:

Jason Brandt, Member, Lou Moffa, Chairman, Joseph Petsch, Member and Planning Board Chairman

The following members were excused: Kevin Constantine, Member Tim Doyle, Committeeman, Justin Adams, Member, Jonathan Keen, Member, Jim Kelly, Member, Mary Petsch-Wilson, Liaison

### **Projects/Discussion:**

#### **Meredith Farms:**

The Commission is looking for an update from Mr. Lyons regarding his discussions with the Galletto. Discussion on whether someone is updating the water permits was discussed. The Commission directed the secretary to send a memo to the Township Engineer verifying that they are keeping the water permits updated.

#### **Fazzland:**

Recommendation was sent to the Township Clerk to put the area in need of redevelopment. The Commission discussed that without a redevelopment designation, the matter would have to go to the Zoning Board of Adjustment.

#### **Airport-Farmland Preservation-Presentation was made by Mr. Travaglione**

Mr. Travaglione stated that the properties are currently in the LM Zone. There are 6 lots, 5 lots are farmed and 1 lot is the airport. The owner is looking to have the properties put in the Farmland Preservation. Questions came up regarding the commercial use and taxation. The owner would like the Commission to make recommendation to the Committee designating the properties to be qualified as Farmland Preservation. The Commission would like to see some maps prior to the next meeting. They asked to have the maps submitted to the secretary. The owner does not need to attend the next meeting but to be available by phone should the commission have any questions.

#### **RLS Logistics-Tax Abatement**

RLS Logistics submitted a Tax Abatement Application for 5-year tax abatement. The Chairman wanted the Tax Assessor to be made aware of the application. The project will be construction of an addition to the existing facility. Mr. Petsch motioned to send the recommendation of approval to the Committee, Mr. Brandt seconded that motion. All in favor

The Commission directed the secretary to send a memo to the Township Clerk to inquire about the tax abatement committee for this matter.

#### **Minutes Approval for May 5, 2022**

Mr. Petsch motioned to approve the minutes; Mr. Brandt seconded that motion. Roll Call: All in favor

These minutes are a brief summary of the proceedings that took place at the Economic Development Commission Meeting on August 4, 2022 and should not be taken as verbatim testimony.

Respectfully submitted,

Rosemary Flaherty