

**MINUTES**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**TOWNSHIP OF MONROE**  
**March 18, 2013**

The Meeting of the Monroe Township Economic Development Commission was called to order by Chairman Tony Langella at 7:05 p.m. in the Joe Pace Meeting Room of the Municipal Complex. Notice of this meeting was given as required by the annual notice of meetings.

Flag salute/Invocation.

**ROLL CALL**

**Present:** Christine Feggans/ **CF**, , Anthony (Tony) Langella/**TL**, Jared Valdez/**JV**, Aileen Wojciechowski/**AW**, Cncl. Bill Sebastian/**Cncl. S**

**Absent:** Victor Peters/ **VP**, Elaine Moore-Wright/**EMW**

**Guest:** Jill Simmermon/ **JP** Jason Painter (**Astro Signs**)

**Summary of the Minutes**

Minutes were previously emailed and read by commission members. TL updated highlights from the Feb. 2013 minutes. AW discussed with Kevin Heydel reimbursements for EDC members to attend seminars.

**APPROVAL OF MINUTES**

**February 11, 2013** Minutes were approved. Motion was made to accept the minutes by Aileen Wojciechowski and second by *Christine Feggans*. All were in favor.

**OLD BUSINESS**

JP from Astro signs and the EDC discussed having the signs put into production. (footing details are needed) The PO is done (locations are not stated on the PO) the signs should be able to be produced and installed by June 2013. (JP said it takes approx. 25 days production for the signs) Cncl. S. will work on the areas where the signs will be placed. TL would like to see the signs installed asap. Cncl. S. will send a letter to the Freeholders and check with the county on the ARH design for the footing. Cncl. S. sent a letter to the Kantor Group regarding putting the sign on private property. Cncl. S. asked if there have been 4 locations chosen for the signs? AW- Org. signs and locations were approved by the NJDOT. JP needs locations for the larger signs that are not Rt. 322. (signs put on private property would be deed restricted--the Twp. would maintain the sign) Sicklerville Rd and Tuckahoe Rd. (Franklin Twp line) were suggested for the org. signs. (A letter will need to be sent to the Freeholders the letter will be done by Cncl. S.) A new PO can then be cut for addition signs at a later date - discussion will take place at the next EDC meeting.

**NEW BUSINESS**

TL: let the group know that Vic Peters will be resigning from the EDC due to not having the necessary time to devote to the EDC. VP will send a letter to the Commission with his intent. Ordinance will be checked by AW as to appointments to the EDC (by mayor or council) AW will check the bylaws as to appointment by number or title. Cncl. S will see that JS will be appointed to EDC. AW reminded the group that the clerk's office will need a copy of the resignation letter. Discussion of what a diverse board with different experiences would bring to Monroe Twp. JS would like to know what kind of help the EDC will get from Zoning to help businesses with the start up process. Cncl. S has the booklet (the EDC developed) with the fees and steps for new businesses to make the process easier. The booklet will be available on the EDC website. Cncl. S will do everything in his power with the council to help streamline the process for new businesses. Cncl. S. discussed the redevelopment zone with the EDC

to help facilitate bringing new businesses to Monroe Twp. TL read a letter previously sent to the EDC from years past to encourage the commission to have an area in mind before businesses are approach. Companies need to know what Monroe Twp can do for them to make it a smooth transition to start their business in our town.

Cncl. S informed the group regarding the old Jamesway (within the redevelopment zone). Shorty's Junkyard would like to develop a business on the lot with a indoor sporting complex and some other retail. (Shorty's will not have an indoor junkyard on the lot it will be a retail environment)

Commission Members will start to attend Economic Development seminars to bring back information to the Commission to help facilitate bringing new ideas and new businesses to Monroe Twp. TL and JV will be attending the International Economic Development Council in October 2013. Other members will check calendars regarding other dates and seminars on the events calendar. Cncl. S. reminded the EDC that Stuart Wainberg feels that traffic must increase on the Black Horse Pike to bring new retailers into the area. Cncl. S. let the EDC know that the Pineland Commission will be approached to find out what can be done regarding zoning. JS discussed purchasing credits. It was brought to the EDC attention by Cncl S. that JS would be able to bring real estate expertise to the EDC of what will and will not work in certain areas of the Twp. JS asked if there is a pilot program being looked into for Monroe Twp. Cncl. S expressed that a pilot program at this time is not on the table. JS would like to know what other areas are offering that they have business expansion and Monroe Twp. has not had the same experience. JS requested the sites that have already been approved so the EDC can start promoting those sites now. Cncl. S. showed the redevelopment zones of the area on the map to the EDC, some of the areas have changed over time. CF shared with the group areas and stores that are empty. CF feels there are many pockets of stores empty and need to be filled so the town does not look as though the town is going out of business. Cncl. S reminded the group that Black Horse Pike high needs to be developed first and Main St. should then be addressed.

AW passed out business cards to the commission members.

TL asked the EDC what they would like to do with the new business packets. Motion was made by to accept the packet by *Jared Valdez* (as a work in progress) and second by *Christine Feggans*. All were in favor. The packet will be put on the website.

JV updated the EDC on seminars regarding Economic Development.

Business Assoc. update from CF-- 3 new businesses came to the meeting as well as regular businesses be planned and promoted for businesses. Marketing team to promote the Business Assoc. was put together.

AW~ let the group know that the Bus. Administrator let her know that the EDC will receive a budget of \$10,000 for 2013.

Phone line and email address is up and working for EDC. TL will leave a message on the voice mail.

AW will monitor the phone messages.

IT program regarding information from Construction office and Zoning. Cncl. S. let the EDC know that there is no list with the names of businesses. Dan Teefy will look into software to have the capability of creating a list.

The EDC had a discussion regarding the stoplight cameras.

AW-suggested that a "spotlight on business" program be imitated. The clerk's office will need to be contacted with the request.

## **ROUNDTABLE**

The Chairman asked the commission for a recap of what they will be doing...

~Tony – I would like to have each member create a Welcome letter to encourage bringing new businesses to Monroe Twp that can be attached to the Business Packets. Continue to look into tax abatements and get the town to know the EDC as a group. Excited that the EDC is becoming a stronger

commission and getting things done on a timely basis. Looking forward to having a new banker join the commission.

~Christine – will be contacting Sherry regarding advertising on the local channel and having the EDC doing updates. Will approach the Bus. Assoc. and get a business on "Spotlight on Business" in town starting in April. Discuss having the Business Assoc. at events like the Music Festival in June. Is happy that she sees a change in the EDC and is excited about the commission and JS coming aboard. She also thanked AW for the new business cards.

~Jared- will continue to work on the website, put the new Business Packets on the website. Register for the International Economic Development Council Development seminar in Oct. 2013 Tony Langella and himself. Look into adding "Spotlight on Business" to the website.

~Vic– absent

~Aileen--will work on a banner to represent the EDC for future events (like the music festival). The banner will read Monroe Economic Development Commission. Assist JV with the PO for the Oct. seminar.

~Elaine- absent

~Cncl S- Will resend correspondence to the Kantor Group. Will send a letter to the Freeholders with locations for signs. Will contact ARH and have them proceed with the foundations for the highway breakaway signs. Have JS appointed to the EDC through council.

### **ADJOURNMENT**

With no further business to discuss, Chairperson Tony Langella asked for a motion to adjourn. *Motion to adjourn was made by Jared Valdez. The motion was seconded by Aileen Wojciechowski; everyone was in favor.* Meeting adjourned at 8.53 p.m.

Respectfully submitted,  
Susan H. Iannucci, Secretary

### **NEXT MEETING**

The next scheduled Monroe Township Economic Development Commission meeting is Monday - April 15, 2013 at 7:00 p.m.

**These minutes were prepared from notes and recordings taken during the proceedings of the Regular Economic Development Commission Meeting of March 18, 2013.**

Approved as submitted \_\_\_\_\_ Date \_\_\_\_\_

Approved as corrected \_\_\_\_\_ Date \_\_\_\_\_