

**MINUTES
ECONOMIC DEVELOPMENT COMMISSION
TOWNSHIP OF MONROE
JANUARY 27, 2014**

The Reorganization Meeting of the Monroe Township Economic Development Commission was called to order by Secretary Jacquelyn Allen at 5:30pm in the 2nd Floor Meeting Room of the Municipal Complex. Notice of this meeting was given as required by the annual notice of meetings.

Secretary Jacquelyn Allen led the Commission in the salute to our flag. Christine Feggans offered the Invocation.

ROLL CALL

Present: Christine Feggans, Tony Langella, Jill Simmermon, Jared Valdez, Aileen Wojciechowski, Manny Bermudez, Mike Mota, Cncl. Ronald Garbowski.

NOMINATIONS & ELECTION

As 2013 Secretary of the Monroe Township Economic Development Commission, Jacquelyn Allen conducted nominations and election. Jacquelyn asked for a nomination for the 2014 Chairperson. Mike Mota nominated Tony Langella as the Chairperson, seconded by Manny Bermudez; no other nominations from the floor. All in favor, no oppositions. Tony Langella is the Chairperson of the Monroe Township Economic Development Commission for 2014.

Chairperson Tony Langella asked for a nomination for the 2014 Vice-Chairperson. Christine Feggans nominated Jared Valdez as the Vice-Chairperson, seconded by Aileen Wojciechowski; no other nominations from the floor. All in favor, no oppositions. Jared Valdez is the Vice-Chairperson of the Monroe Township Economic Development Commission for 2014.

Chairperson Tony Langella asked for a motion to reappoint Jacquelyn Allen as the 2014 Secretary. Aileen Wojciechowski made a motion to reappoint Jacquelyn Allen as the Secretary, seconded by Manny Bermudez; no other nominations from the floor. All in favor, no oppositions. Jacquelyn Allen is the Secretary of the Monroe Township Economic Development Commission for 2014.

APPROVAL OF MINUTES

Aileen made a motion to approve the minutes of the Economic Development Commission Meeting of December 16, 2013. The motion was seconded by Manny and approved by all members of the Commission.

CORRESPONDENCE, REPORTS AND OTHER MATTERS

Chairperson Tony asked what could be done for Mike Mota since he cannot guarantee his presence at the meetings due to the demands of his job and he may drop below the percentage allowed to be a Commission member. He also asked if we could expand to have more Commission members. Cncl. Garbowski and Aileen both said that the township code would need to be changed or amended.

CORRESPONDENCE, REPORTS AND OTHER MATTERS (cont'd)

Tony talked about the goals for the EDC for 2014: get at least one quality business in the town and get the tax card program initiated in the town. Tony and Jill gave Cncl. Garbowski a brief description of the tax card program and where the Commission is with getting it in the township. Aileen is going to send Cncl. Garbowski information on the tax card program so he can discuss it with the Council.

Manny made a motion to approve the 2014 EDC meeting dates; the motion was seconded by Jared and approved by all members of the Commission.

Tony asked for members to attend Zoning Board of Adjustment and Planning Board meetings. Mike is going to attend the February 27th Planning Board meeting and Manny is going to attend the February 4th Zoning Board of Adjustment meeting.

Joe Getz, of JGSC Group, came to talk to the Commission about doing an Economic Feasibility Analysis. JGSC is a nationally recognized firm in retail recruitment and downtown revitalization, based in Merchantville, NJ. In 2005 his company did a full analysis on Monroe, and then in 2008 Gloucester County did a whole county analysis. Joe said that before a full analysis should even be considered, a basic economic analysis should be done and focused on three things: economic viability, pineland restrictions, and sewer and water availability. This would determine if the town has what business need to succeed and what our opportunities are. Joe added that each new home built in a town adds about \$30,000 a year to the retail consumer spending pot. The analysis would include economic data, traffic data, demographics, and consumer spending, it would also include the same for the surrounding region not just Monroe so that it can be compared to other towns. The ultimate goal would be to attract national and regional retailers, the process for that will take 18-24 months. Some national retailers already have a plan for their next locations so would take longer. Mike asked if we should attempt to clean up the face of the Black Horse Pike, Joe said that yes while they are collecting the data and getting the analysis done and looking into what the town should do, that we should simultaneously get the BHP cleaned up. Cncl. Dan Teefy was asked to sit in the meeting for a few minutes. Jill asked him to find out why nothing was done with the analysis that was done in 2005, so that we do not spend money on another analysis that will not have any result. Tony asked where he saw Monroe in five years, Cncl. Teefy said that the master plan needs to be redone, and the number of households has to grow a few thousands more before we will have enough residents to sustain businesses. Joe mentioned that Pinelands likes dense development over spread out.

The commission watched a video about a Gloucester Township business breakfast. Jared suggested the local high school shoot a video about Monroe and we could link it to the website.

Correction made at February 17, 2014 meeting: Christine Feggans noted that she commented on the December Spotlight on Business. This was not picked up in the audio recording, but has been requested to correct the January 27, 2014 meeting minutes.

ROUND TABLE

Jill is happier lately with the meetings, she wants to progress faster. She would like to get the tax card moving. Aileen is going to work with Jared on the website. Jared told us that the Building Development and Tourism of Gloucester County would like to come to a meeting in February or March. Christine thought this was a powerful meeting with all the guests that came and that there seem to be powerful people and the commission is moving ahead with force. Mike is cautiously optimistic based on the two meetings he attended. He thinks the Feasibility Analysis is a good idea and that we should move ahead in small steps. Tony is happy with the progress that has been made in the last year.

ADJOURNMENT

With no further business to discuss, Tony asked for a motion to adjourn Jared made a motion to adjourn the Monroe Township Economic Development Commission Meeting of January 27, 2014. The motion was seconded by Aileen; all in favor. Meeting adjourned at 7:47pm.

Respectfully submitted,

Jacquelyn Allen

The next scheduled Monroe Township Economic Development Commission meeting is Monday, February 24, 2014 at 5:30pm.

These minutes were prepared from excerpts of the tape-recorded proceedings of the Reorganization Economic Development Commission Meeting of January 27, 2014 and serve as only a synopsis of the proceedings.

Approved as submitted _____ Date _____
Approved as corrected _____ Date _____