

**MINUTES
ECONOMIC DEVELOPMENT COMMISSION
TOWNSHIP OF MONROE
APRIL 15, 2013**

The Regular Meeting of the Monroe Township Economic Development Commission was called to order by Chairperson Tony Langella at 7:15pm in the 2nd Floor Meeting Room of the Municipal Complex. Notice of this meeting was given as required by the annual notice of meetings.

Chairperson Tony Langella led the Commission in the salute to our flag. Christine Feggans offered the Invocation.

SWEARING IN

Before the start of the meeting, Chairperson Tony Langella administered the Oath of Office to Jill Simmermon. Vic Peters resigned as a member of the Economic Development Commission.

ROLL CALL

Present: Christine Feggans, Tony Langella, Jill Simmermon, Jared Valdez, Aileen Wojciechowski, Elaine Moore-Wright, Cncl. William Sebastian

APPROVAL OF MINUTES

Christine Feggans made a motion to approve the minutes as submitted of the Economic Development Commission Meeting of March 18, 2013. The motion was seconded by Jared Valdez and approved by all members of the Commission in attendance; abstain by Elaine Moore-Wright, who was not in attendance of the March meeting.

CORRESPONDENCE, REPORTS AND OTHER MATTERS

Chairperson Tony Langella asked Cncl. Sebastian for his update on the Welcome Signs. Cncl. Sebastian had contacted Kanter Family Lmted. in reference to placing one of the nice, sand-blasted welcome signs on their property in front of the vacant Rite-Aid building, located on N. Black Horse Pike/Berlin-Cross Keys Road at the border of Monroe Township and Washington Township. Kanter did not give permission due to legalities, insurance if someone hits the sign, etc. The 8-foot aluminum sign will now have to be placed in front of that property in the NJDOT right away. Another 8-foot aluminum sign will be placed at S. Black Horse Pike at the border of Monroe Township and Atlantic County. The Commission can go forward with both of these signs. He also received confirmation from Adams, Rehmann and Heggan that the NDOT permits for the signs that had expired are now extended for a year, which is good until December 31, 2013. Jared Valdez asked when it might get started for the signs. Cncl. Sebastian said that Astro Signs is waiting on his approval to start. He noted that two signs are to go on the Black Horse Pike, one on North end and one on South end; noted that discussion took place about a sign on Berlin-Cross Keys Road, near Winslow Township boarder and one on Glassboro Road, near the Glassboro boarder. Cncl. Sebastian reviewed the locations/maps provided by ARH for placement of signs – 2 signs at North Tuckahoe Road, near Washington Township boarder; 1 sign at South Tuckahoe Road, near Franklinville boarder; 1 sign on Sicklerville Road, near Winslow Township boarder. He said that if the EDC agrees on those locations, he will contact the county. He also said that he's spoke with Dave Cella of ARH, asking

CORRESPONDENCE, REPORTS AND OTHER MATTERS (cont'd)

questions in reference to where to put the signs and information to give to Astro Signs; he will await the answers to give to the county. Cncl. Sebastian reviewed with the members signs that have been purchased and signs that need to be purchased; 2 sand-blasted signs for the county roads are purchased, 2 8-foot signs for the state road need to be purchased and also another 2 sand-blasted signs for the county roads. Cncl. Sebastian will let Astro Signs know that an invoice is need for the 2 8-foot signs; permits and approvals are done. Jared Valdez made a motion for Aileen to process a purchase order to purchase the 2 8-foot signs for North and South Black Horse Pike and 2 additional sand-blasted signs from Astro Signs; Jill Simmermon seconded the motion and all in favor, no opposition. Aileen suggested that simple, small, metal signs reading "Entering Township of Monroe" get made by the Road Department to put at other entrances of Monroe Township. After some discussion on the budget, most likely only the 2 8-foot signs will be purchased in 2013 and the additional 2 sand-blasted signs will be purchased in 2014. Jill asked about getting prices from other companies. Tony advised her that 3 companies were approached for prices for the sand-blasted signs and they will contact Astro Signs for the price of 2 8-foot signs. Jill asked if there are other commissions/departments that could also put money into purchasing these welcome signs and not just the EDC. Cncl. Sebastian suggested dividing the purchases between a couple of year's budgets or going to the municipality to ask to pay for the signs; he advised the best bet would be to use a couple of years of the EDC's budgets.

Tony said that he spoke with an Applebee's Restaurant employee who does the site planning for the company. Tony said that he asked if Applebee's will get a tax abatement. He said that this Applebee's employee said they would like to come to Monroe Township, but they want a tax abatement. Tony was told that a tax abatement application could be given out. Cncl. Sebastian said there is an application and a Tax Abatement Committee who would approve the abatement.

Tony had asked the members at a prior meeting to produce letters to be submitted to companies to encourage having them open their business in Monroe Township and include a welcome/cover page for the new business application packet. Tony asked the members to read aloud their letters.

Jill asked if there is a company that wants to come into town, who do they sit down and talk to, what is the process. Tony said that the company could meet with the EDC. Cncl. Sebastian said that if it's an immediate situation, Aileen could contact him to set a meeting up. He could walk them through the process first starting with the Zoning Office, who would tell them if the type of business they want to open is zoned for the area they are interested in; then the Construction Official and have a personal contact with them. Cncl. Sebastian noted that Cacia's Bakery is opening up a store on Sicklerville Road.

Aileen will contact the I.T. Department to create township email addresses for each EDC member.

Tony mentioned that Christine contacted the Clerk's Office to present a business at "Spotlight on Local Businesses" at a Council meeting; this is held at the 2nd Council meeting of the month. A chiropractor business will be presented on April 22nd. This Council meeting gets aired on Comcast Channel 9 on Sundays.

The Commission will have a table at the Monroe Township Music Fest on June 1st. Tony would like to see the tables for the EDC, Monroe Township Business Association and Rotary Club get put together in the same location. As discussed at a prior meeting, the Commission will be displaying a banner at the table; Aileen contacted Acme/Lingo and received a quotation of \$125.00 for a 1 1/2ft by 6ft banner, including shipping.

CORRESPONDENCE, REPORTS AND OTHER MATTERS (cont'd)

Elaine Moore-Wright made a motion to purchase the banner from Acme/Lingo; Jared Valdez seconded the motion and all in favor, no opposition.

Cncl. Sebastian spoke in reference to the old Jamesway building. The owner of Shorty's Auto Parts now owns this 61,000 square foot building. The owner would like to lease 30,000 square feet of the building to an indoor baseball company that would have indoor batting cages. The owner would like to use 20,000 square feet on the right side of the building to open a retail store to sell new auto parts and use the back of the building to house used auto parts; the used auto parts would be dismantled at the junkyard and brought to the building. The owner has an online store where parts can be ordered from and be mailed from the building; a warehouse for the used auto parts. This is the intent of the owner. The owner will be going before the Monroe Township Planning Board for approval.

ADJOURNMENT

With no further business to discuss, Chairperson Tony Langella asked for a motion to adjourn. Jared Valdez made a motion to adjourn the Monroe Township Economic Development Commission Meeting of April 15, 2013. The motion was seconded by Christine Feggans; all in favor. Meeting adjourned at 9:00pm.

Respectfully submitted,

Aileen Wojciechowski
(in the absence of Secretary Susan Iannucci)

The next scheduled Monroe Township Economic Development Commission meeting is Monday, May 20, 2013 at 7:00pm.

These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Economic Development Commission Meeting of April 15, 2013 and serve as only a synopsis of the proceedings.

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