

**MINUTES
ECONOMIC DEVELOPMENT COMMISSION
TOWNSHIP OF MONROE
MAY 18, 2015**

The Regular Meeting of the Monroe Township Economic Development Commission was called to order by Chairperson Tony Langella at 7:01pm 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.

ROLL CALL

Present: Tony Langella, Christine Feggans, Robert Bender, Aileen Chiselko, Natalie Wentz, Jared Valdez, Erinie Carbone
Absent: Cncl. Bart McIlvaine

APPROVAL OF MINUTES

Jared Valdez made a motion to approve the minutes of the Economic Development Commission Meeting of February 23, 2015. The motion was seconded by Christine Feggans; Natalie Wentz, Ernie Carbone, Robert Bender and Aileen Chiselko abstained.

Natalie made a motion to approve the minutes of the Economic Development Commission Meeting of April 20, 2015. The motion was seconded by Aileen; Jared and Ernie abstained.

CORRESPONDENCE, REPORTS AND OTHER MATTERS

Chairman Tony Langella thanked Natalie Wentz for the letter that she prepared for businesses to receive and commitment document that they can sign to show their intent to participate in the program. Tony also introduced Ernie Carbone, the new Economic Development Commissioner member. Guests in attendance were Les Vail, CEO of the Gloucester County Chamber of Commerce, Councilman Cody Miller and Mayor Dan Teefy. Les Vail came to the meeting to discuss and provide options for an Economic Development Office in Monroe Township. When Glassboro begin to redevelop their Economic Development office was not part of the municipality. The first option is a 501.c3 non-profit business and the 2nd is a Community Foundation that would do the set up of the non-profit, they would take a percentage of the money raised to cover their fees. Over the next 10-20 years, Rowan is going to help bring new businesses to the area in the STEM fields. That will also lead to more housing being needed in the area. Significant changes will start to be seen on the 322 corridor in the next few years. June 1st there will be an East-West Shuttle that goes from Williamstown to the Pureland Industrial complex in Bridgeport for one dollar a ride. Tony asked how having land in the Pinelands would affect the development, Les said that it would just add time to the length of a project. Cncl. Miller asked if the town could pay a certain help offset the cost that the non-profit would need to raise, Les said that can be done. He also said that you need to compliment your surrounding areas so that you aren't competing with them and make sure that what you do draws people to your town, Monroe has an advantage by having a downtown or Main Street. Also, if the Economic Development position is from a non-profit business, the town needs to make sure that all parties are on the same page and working towards the same goals. Mayor Teefy said that the 322 and Fries Mill intersection has to be updated or people will not travel down into Monroe Township.

CORRESPONDENCE, REPORTS AND OTHER MATTERS (cont'd)

Robert asked Les what we could offer businesses to entice them to come to Monroe, he said that it would most likely be a tax abatement or a PILOT program. Mayor Teefy asked what the best way is to advertise about abatements and a PILOT program. Les said that after the town knows what it wants then they could possibly have a summit. The town is going to consult with Jim Malley, a redevelopment attorney and the Mayor of Collingswood, that will be able to help with the steps that need to be done to start to get a master plan for the town.

Jared asked Les how the tax card was doing in Glassboro. He said that some of the retailers have said they don't see new business, however he has made a change in his barber and he does look on the website to see who participates and may go to a restaurant more often if they participate. Cncl. Miller said that right now the township isn't in the position to hire a full time Economic Development and he would be willing to help do the public relations, press releases, and marketing. Ernie and Tony have 21 businesses for the tax card program. Jared said he is hesitant to go forward with the tax card without a full time Economic Development employee. Mayor Teefy said that it would be good to get feedback at the Music Fest from residents about the tax card. Christine, Jared, Ernie and Tony are going to staff the table at the Music Fest.

Tony told Jason Painter, of Astro Signs, that the poles were painted and ready for the banners, he is going to start Friday, May 22nd. Main Street also had the flags put up for Memorial Day and the painting of the curbs would also begin in the next week.

Mike Spano sent Jared the script for the video and Robert had some places to add to the list of the locations: Owens Park, Peters Diner, the schools, including graduation pictures, library, police department, which includes some lifelong residents, ShopRite, Walmart, Applesbees and parades that the town has. Mayor Teefy said that there are a lot of current pictures of the town, if they need them for the video. Also, that the video should highlight that it is a great place to live and raise a family due to its proximity to Philadelphia and Atlantic City for work. Tony asked if they could schedule a meeting with Mike Spano and the scriptwriter.

Papa Johns had to cancel their spotlight on business in April, AJ Miller's crafthouse is scheduled for June 22nd. The next business would be an update from Rush fitness about their first year. IHOP needs to talk to corporate before they can commit to doing the spotlight on business.

Patrick McDevitt, Jr., from Sustainable Jersey, spoke to the Commission about the program. Sustainable Jersey is a nonprofit organization that provides tools, training and financial incentives to support communities as they pursue sustainability programs. Sustainable Jersey certification is a prestigious designation for municipal governments in New Jersey. Municipalities that achieve the certification are considered by their peers, by state government and by the experts and civic organizations in New Jersey, to be among the leading municipalities. All actions taken by municipalities to score points toward certification must be accompanied by documentary evidence and is reviewed. The certification is free and completely voluntary.

Grand opening for the new store Thrift Specialists on Main Street is on Saturday, May 23rd.

Mayor Teefy notified the Commission that the part of the redevelopment zone that includes the old Quality Furniture building should begin having work started this summer. Also, the Mayor spoke with the Catholic Charities about an affordable housing unit for senior citizens near Our Lady of Peace Parish.

ADJOURNMENT

With no further business to discuss, Tony asked for a motion to adjourn Ernie made a motion to adjourn the Monroe Township Economic Development Commission Meeting of May 18, 2015. The motion was seconded by Natalie; all in favor. Meeting adjourned at 9:10pm.

Respectfully submitted,

Jacquelyn Allen

The next scheduled Monroe Township Economic Development Commission meeting is Monday, June 15, 2015 at 7:00pm.

These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Economic Development Commission Meeting of May 18, 2015 and serve as only a synopsis of the proceedings.

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