

**MINUTES  
ECONOMIC DEVELOPMENT COMMISSION  
TOWNSHIP OF MONROE  
FEBRUARY 16, 2021**

**CALL TO ORDER**

By way of electronic communication/live streaming, the Economic Development Commission meeting of the Township of Monroe was called to order by Chairperson Michael Mellace at 7:00pm. Adequate notice of this meeting was given as required by the annual notice of meetings.

**SALUTE TO THE FLAG**

Chairperson Michael Mellace led the Commission in the salute to our flag.

**ROLL CALL**

Present: Christine Feggans, Brian McBride, Michael Mellace, Daniel Ryan, Janet Schaefer, Peter Sideris, Steven Slotnick, Chelsea Valcourt

Absent: Richard Coe, Thomas Swartz, Shannon Morgan-Leonen

**APPROVAL OF MINUTES**

Steven Slotnick made a motion to approve the minutes as submitted of the Economic Development Commission Meeting of January 25, 2021. The motion was seconded by Peter Sideris; all in favor.

**CORRESPONDENCE, REPORTS AND OTHER MATTERS**

Reports from each sub-committee:

1. Commercial Development & Occupancy Committee – Michael apologized, this committee has not met yet.
2. Outreach, Support & Training Committee – Michael apologized, this committee has not met yet.
3. Budget Committee – Brian and Michael held their meeting on 2/2/21 and discussed the market study leakage report, the Gloucester County Economic Resource Guide, Chapter 26 of the Monroe Township Code Book, and population trends from the school district. They held a follow up meeting on 2/12/21.
4. Township Code Review Committee – Rick was not in attendance to give a report.
5. Main Street Event Committee – The committee is trying to meet this week. Christine did try to reach out to Grindstone and they will be closed until Spring.

A discussion was held regarding Chapter 26 from the Code Book in reference to the EDC Consultant.

- The role of the consultant is unclear.
- The salary of the consultant falls under the budget for the commission.
- There are no handouts/information for prospective businesses.
- It was determined that the Commission makes a recommendation to council regarding the need

for a consultant.

Next week, the Commission will vote on whether or not there is a need for an Economic Development Consultant.

Dan reported that he has a client who is interested in bringing an automotive business to town. Peter gave advise on dealerships and small used car lots. He also spoke on the importance of Zoning. Michael

suggested starting with MVC for their requirements. Steven suggested that the prospective business owner should not spend money on the property before they know of the zoning requirements.

Michael reported that he was in touch with two prospective business owners: Music Lesson Room & All About the Crust.

Peter reported that he was in touch with a consumption of marijuana business. They would be selling things such as brownies, cakes and cookies. At this time, this is not fully approved in New Jersey and still needs a location. The business would be bringing in about \$3-4 million/year and money would be going back to the town.

Michael reported that there is a Facebook page which reports new businesses and he saw two businesses highlighted for Williamstown: LIDL and Mission for Nutrition.

Michael also reported that NJ PPE Access Program is a program that allows business organizations with 100 employees or less to obtain a discount on PPE equipment. He posted information on the program on the EDC Facebook page.

### **PUBLIC PORTION**

Peter Sideris made a motion to open the public portion of the meeting. The motion was seconded by Christine Feggans.

Alan reported that there will be a Parks & Rec meeting held on 2/17/21. At this time, he is unsure of any events that will be happening or what those events will look like. If anyone is looking to volunteer, Parks & Rec is always looking for help. Alan also reported that saw feedback on the LIDL store on Facebook. It seems that residents are not thrilled with the idea and that many are worried about the increase in traffic.

There was a discussion on commercial ratables in existing vacant buildings vs. new buildings.

Michael asked Chelsea about the redevelopment plan. She reported that there is nothing new. The mayor is scheduled to sit down with the planner and go over the redevelopment plan from 2017.

Steven asked Chelsea if Shannon reports to council and she does not believe so.

Christine Feggans made a motion to close the public portion of the meeting. The motion was seconded by Brian McBride.

### **ADJOURNMENT**

With no further business to discuss, Chairperson Michael Mellace asked for a motion to adjourn. Brian McBride made a motion to adjourn the Monroe Township Economic Development Commission Meeting of February 16, 2021. The motion was seconded by Daniel Ryan; all in favor. Meeting adjourned at 7:52pm.

Respectfully submitted,

Jennifer Ballard, Secretary

The next scheduled Monroe Township Economic Development Commission meeting is March 15, 2021 at 7:00pm by way of electronic communication/live streaming.

***These minutes were prepared from excerpts of the tape-recorded proceedings of the Economic Development Commission Meeting of February 16, 2021 and serve as only a synopsis of the proceedings.***

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