

MEETING MINUTES

TOWNSHIP OF OCEAN
Economic Development Commission
FEBRUARY 21, 2020
10:00 AM

1. CALL TO ORDER

• **ROLL CALL**

Mitch Bernstein	<u>X</u>
Mike DeCicco	<u>Absent</u>
Lee Eagles	<u>X</u>
Spencer Hondros	<u>X</u>
Bob Lange	<u>X</u>
William Laudien	<u>Absent</u>
Anthony Scurzo	<u>X</u>

FLAG SALUTE

OPEN PUBLIC MEETING ACT – PURSUANT TO THE PROVISIONS OF THE NEW JERSEY OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING WAS PROPERLY PROVIDED BY SENDING COPIES OF THE NOTICE OF MEETING TO TWO NEWSPAPERS, THE ASBURY PARK PRESS AND THE PRESS OF ATLANTIC CITY. THE NOTICE WAS POSTED AT THE OFFICE OF THE TOWNSHIP CLERK AND ON THE BULLETIN BOARD OF THE ADMINISTRATION BUILDING.

Re-Organization

NOMINATION FOR CHAIRPERSON for the year 2020:

Mitch Bernstein nominated Lee Eagles for Chairperson for the year 2020, seconded by Spencer Hondros. Lee Eagles accepted the nomination. Roll Call:

Mitch Bernstein	<u>X</u>
Lee Eagles	<u>X</u>
Spencer Hondros	<u>X</u>
Bob Lange	<u>X</u>
Anthony Scurzo	<u>X</u>

Meeting was officially turned over to Chairperson Eagles.

NOMINATION FOR VICE CHAIRPERSON for the year 2020:

Lee Eagles nominated Mitch Bernstein for Vice Chairperson for the year 2020, seconded by Spencer Hondros.

Mitch Bernstein accepted the nomination. Roll Call:

Mitch Bernstein	<u>X</u>
Lee Eagles	<u>X</u>
Spencer Hondros	<u>X</u>
Bob Lange	<u>X</u>
Anthony Scurzo	<u>X</u>

REGULAR MEETING

1. Chairman's Opening Remarks

Chairman Eagles wished everyone a Happy New Year. The Tradewinds project is underway, the new liquor store is underway and the affordable housing on Route 9 next to the liquor store is opening in April. Route 9 is starting to clean up and looks pretty good. Mayor Boulderstone and Chairman Eagles have been trying to attract someone to the Thirsty Mallard. Royals Farms, and Quick Check are not interested in opening any new stores at this time. However, BP Amoco is bringing back the Amoco brand and are looking for sites. Chairman Eagles discussed he has submitted all of the information to BP and we will see what happens. Chairman Eagles discussed he has also contacted Wawa and they have not gotten back to him.

Chairman Eagles discussed Zell Enterprises which is located across the street from the Greenbriar back gate. Herman Zell is ready to submit plans for the property. The Contractor Warehouse is a little further down Route 9 on the corner of Seminole. Chairman Eagles emphasized that The Economic Development Committee is ambassadors for the Township. The owner of Buy Rite Liquors builds liquor stores and strip malls all over. These are the types of people the Economic Development Committee should follow up on.

Mayor Boulderstone discussed the Contractor Warehouse was approved at a Planning Board meeting two weeks ago. The project will have to go back to the Planning Board, as the Engineer for the developer failed to send notices to all of the people on the 200 foot list. The Engineer did not put the correct block numbers on the 200 foot list. The developer will have to re-notice and go back to the Planning Board again on March 5, 2020 at 7:00 pm.

Anthony Scurzo inquired what the Zell property is proposing to build.

Chairman Eagles discussed a 6,000 square foot building of 100 townhouses.

Township Administrator/Clerk Ambrosio discussed the townhouses are for-sale with a homeowners association. This project is a variety of commercial, rental and senior. The developer has to include family as part of the housing plan. There is going to be back contingency for the people who have lived behind that property for all these years. Due to the wetlands, the closest the Zell property would be to one of those properties is 200 feet or more.

Chairman Eagles discussed the Zell property is 26 acres that is considered farmland and Mr. Zell pays about \$37.00 a year in taxes. If this property is developed it will produce revenue for the Township.

Bob Lange discussed the cost to put the children in school will be far more.

Chairman Eagles discussed the project is 112 units, which is not going to produce 112 children.

Vice Chairman Bernstein discussed the Township is receiving additional tax revenue, not all of it will be going to education and the Township will have to deal with the calculations that would generate a number that would be required to play a role in what the Board of Education says is now going to put additional pressures on the faculty-to-student ratio.

Township Administrator/Clerk Ambrosio discussed the newspaper reported they are looking to combine and get rid of the K-6 school and make it just one district. The children moving into the new housing developments in Ocean County are minimal and are moving from within the Township.

Mayor Baulderstone discussed there is no data relative to families in this Township. The data is from Rutgers from several years ago. The school system today has 28% fewer children since his move here. The first data the Township is going to receive is from Cornerstone.

Chairman Bernstein discussed the Economic Development Committee should try to add as much commercial as possible.

Anthony Scuorzo discussed age-restricted developments is the only projects Barnegat wants.

Chairman Eagles discussed the Town Center is what separates Ocean Township from Barnegat. There is no more room for residential projects after Zell.

Township Administrator/Clerk Ambrosio discussed the reason the Township designated a Town Center is due to that property is in a Pinelands Village and had less than 30% of impervious coverage and could not be built on it.

Bob Lange discussed what happened 50 years ago is not what is happening now and is not what will happen 20 years from now.

Mayor Baulderstone discussed Bill Laudien has been spending a lot of time to see what is exactly happening with the school. That is his background.

Township Administrator/Clerk Ambrosio discussed Bill Laudien is putting a report together of all the school information to give to the Economic Development Committee.

2. Brochure – Review/Initial Distribution – Mitch Bernstein

Vice Chairman Bernstein discussed the brochure which came out beautiful and discussed distribution. The brochure can be displayed at businesses, Greenbriar, Kristy's Diner and sent to developers. Chairman Eagles discussed distributing the brochures to the Marinas as well.

Chairman Eagles discussed he would like to create a mailing list to prominent commercial realtors, developers, and Marinas.

Spencer Hondros discussed creating an email list and in the informational displays at parkway rest stops.

Chairman Bernstein discussed he would rather have the brochure in people's hands.

Bob Lange discussed the brochure could be distributed at trade shows. Next week is the Atlantic City boat show.

Spencer Hondros requested a Waretown sign on Route 9, instead of Township of Ocean.

Township Administrator/Clerk Ambrosio discussed how the Township is incorporated as the Township of Ocean. The mailing address is Waretown. The NJ Department of Transportation put up the Township of Ocean signs. It is their road and they are not going to put up Waretown signs.

3. Master Property List – Lee Eagles

Chairman Eagles discussed the outline of the property list and the properties we should be concerned with.

Township Administrator/Clerk Ambrosio discussed the owner of Dunkin Doughnuts has acquired the building previously owned by Sonic. The current Dunkin Doughnuts location is still under litigation and the outcome is unknown at this time.

Chairman Eagles discussed the property located by the newly completed bridge on Route 9 belonging to Bob Lange and the possibility of rebuilding or cleaning it up.

Bob Lange discussed the DEP put a barrier against the creek and a 50 ft buffer in place. Although he would like to knock the buildings down, he would not be allowed to replace it due to it being wetlands. However, the plan is to fix it up and make it more appealing.

Spencer Hondros suggested adding his old property located on Rt. 9 by the Lunchbox on 9 to the list. Township Administrator/Clerk Ambrosio agreed. The committee then collectively discussed different companies that may want to acquire the property, and the building restrictions that may apply.

4. Communication to Public regarding – Economic Development Committee

Vice Chairman Bernstein discussed communication between the Economic Development committee and the public. The committee agreed to distribute information by way of the website and by email and adding to the publication in the local newsletters of developments. Vice Chairman Bernstein will work on this project .

5. Open Discussion among Member for the Good of the Committee

The committee openly discussed distribution of brochures, reaching out to businesses and map distributions.

– Discussion of Meeting Dates – 2020

The committee collectively discussed dates for the remaining year including when and where to meet. Meetings are to be held in the public room on the following dates:

Wednesday March 18th,
Wednesday May 20th,
Wednesday Sept 16th
Wednesday Nov 18th.

Motion to Open for Public Comment:

Lee Eagles made a motion to open meetings to the public. Seconded by Spencer Hondros

Mitch Bernstein	<u>X</u>
Lee Eagles	<u>X</u>
Spencer Hondros	<u>X</u>
Bob Lange	<u>X</u>
Anthony Scurzo	<u>X</u>

Motion to Close Public Comment:

Mitch Bernstein made a motion to close to the public. Seconded by Spencer Hondros. Motion:

Mitch Bernstein	<u>X</u>
Lee Eagles	<u>X</u>
Spencer Hondros	<u>X</u>
Bob Lange	<u>X</u>
Anthony Scurzo	<u>X</u>

Adjourn

Mitch Bernstein made a motion to Adjourn. Seconded by Spencer Hondros.

Mitch Bernstein	<u>X</u>
Lee Eagles	<u>X</u>
Spencer Hondros	<u>X</u>
Bob Lange	<u>X</u>
Anthony Scurzo	<u>X</u>