

TOWNSHIP OF OCEAN
Economic Development Commission
SEPTEMBER 18, 2019 - 10:00 AM

1. CALL TO ORDER

ROLL CALL

Ken Boulderstone
Spencer Hondros – absent
Bob Lange
William Lauden
Anthony Scourzo – absent
Mitch Bernstein
Lee Eagles

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.

REGULAR MEETING

Opening remarks – comments retail space in town – Chairman Lee Eagles

-Member Discussion

Chairman Lee Eagles welcomes everyone to their Fall meeting. The Committee discussed there is a lot going on right now in regard to updates. Lee mentioned that the Tradewinds at Waretown project has started actively working again. Diane Ambrosio adds that they have picked up all necessary permits on Monday the 16th.

A picture of the newest rendering from the new brokers Crown Bank was shown. Lee has contacted the brokers on the project to discuss the commercial piece of the property. Ken and Lee had a meeting with representatives from QuikCheck, to show them the Thirsty Mallard property. Both perceived the meeting was successful. The QuikCheck reps were shown the “Zell” property.

Lee has been corresponding back and forth in regard to the Thirsty Mallard property & the “Zell” property with brokers.

William Lauden discussed Waretown’s relationship with Wawa. Lee Eagles has had conversations with Wawa and the corporate decision is that they are not returning to Waretown. Wawa has stipulated at this time that their Forked River and Barnegat locations are sufficient for our area.

Mitch Bernstein discusses that all verbiage changes were taken into consideration when creating the new version of the brochure. The brochure has a number of pictures were added. The brochure will not be a mailer, but as something that will be left in various businesses across town.

Bob Lange discussed that he has a booth at the Atlantic City Boat Show, and he would like to display the brochures there. All agree.

Diane discusses that the *County* Rail Trail be added to the brochure. She also suggests that the phone number provided be the main phone number to Town Hall as well as Diane's extension (609-693-3302 x233). It is discussed that the email provided will be edc@twpocannj.gov.

Ken Baulderstone discusses that in addition to the brochures being printed, the committee should get displays for each of the businesses that would be provided with the brochures. Ken discussed that a good place to display brochures would be in the Greenbriar Oceanaire Clubhouse.

Mitch Bernstein discussed that distributing the brochures and displays would be a good way to get in touch with various business owners, tenants, and customers to make the EDC's presence aware.

Lee Eagles discussed the topic of the website, which he and Mitch Bernstein have spent some time going over ideas.

Mitch Bernstein discusses that he and Lee have met to talk about the website but have not decided on exactly what the content of the website. Lee and Mitch agreed the Township website is coming together very nicely. He states that the EDC link on the Township website will eventually be filled with information about the marinas and new developments in town. The website will provide information regarding what's happening, who the contacts are for each project in terms of brokers, and how people can get to those developments in order to promote business. The goal of the website is to drive traffic to those developments in a more digital way.

Ken Baulderstone discusses that in regard to the Tradewinds project, there should be a short video or photos in addition to text about the development.

It is discussed that the projected timeline of the Tradewinds project is 2 years.

Lee Eagles invites Ken Baulderstone to review town updates as well as Volunteer Way.

Ken Baulderstone discusses that there was an ordinance proposed at the last Township meeting to again have tax abatement for the Tradewinds property. The tax abatement is defined by the state law in an area in need of redevelopment. The tax abatement voted on is a 5-year plan. In the first year there is a 100% tax abatement, 80% abatement the second year, 60% the third, 40% the third, 20% the fourth, and will be released on the fifth year.

A discussion took place regarding the specifics of the tax abatement.

Ken Baulderstone redirects the discussion to the topic of Volunteer Way. There was a traffic study conducted at the request of the DEP on the traffic light in the intersection of Route 9 and Wells Mills Road (in addition to the study done originally; several years ago). This study's comments were that light's wait time in the summer months is currently 2 minutes. In the winter months it is 90 seconds. The study's comments suggest that the town extend the time for that traffic light. All agreed that adding time to the already 2-minute-long light would be nonsensical. Their other suggestion was that the town purchase land from either CVS or Wawa to be able to add a left-turn lane from Route 9 onto Wells Mills Road. T&M has decided than rather than respond to these new requests, a meeting at the DEP to resolve these issues. Regardless of that, the plan is now in the "Public Comment" phase (a 30-day period) that started the first week of September. After Public Comment, if all goes as planned with the engineers, it will go up for approval.

A discussion takes place that once the Volunteer Way plan goes through, there will be less traffic on Wells Mills Road and Route 9.

The Committee discussed the bridge project completion on Route 9. Diane Ambrosio, Administrator/Clerk discussed the DOT expect to be completed by the end of April and do not anticipate any more road closures. The issues to their delay were due to wildlife hazards.

A discussion is held regarding the No Net Loss Grant. There are 593 trees being planted at zero cost to the town, to be placed on township or county property. Trees were removed due to the parkway being expanded upon, and in return the New Jersey DEP has granted the township rights to have said trees replenished.

Lee Eagles states that the next meeting date is October 16th at 10 a.m.

Public Comment:

Lee Eagles made the motion to open for Public Comment; seconded by Mitch Bernstein
All in Favor, Aye

Let it be noted that there was no public present.

Lee Eagles makes a motion to close Public Comment; seconded by Ken Baulderstone
All in Favor, Aye

Meeting Adjourn

Lee Eagles makes a motion to adjourn the meeting; seconded by Mitch Bernstein
All in Favor, Aye