

TOWNSHIP OF OCEAN
Economic Development Commission
SEPTEMBER 21, 2022 - 10:00 AM

CALL TO ORDER

ROLL CALL

Michael DeCicco	___Absent__
Bob Lange	_____X_____
William Laudien	___Absent__
Anthony Scuzo	___Absent__
Ken Baulderstone	___Absent__
Anthony Pellegrino	_____X_____
Mitch Bernstein	_____X_____
Lee Eagles	_____X_____

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

Approval of the Meeting Minutes: May 18, 2022

Anthony Pellegrino made a motion to approve the meeting minutes, from the May 18, 2022, meeting. The motion was seconded by Bob Lange.

Michael DeCicco	___Absent__
Bob Lange	_____X_____
William Laudien	___Absent__
Anthony Scuzo	___Absent__
Ken Baulderstone	___Absent__
Anthony Pellegrino	_____X_____
Mitch Bernstein	_____X_____
Lee Eagles	_____X_____

1. Chairman's Opening Remarks

Chairman Eagles officially welcomed everyone to the meeting. The committee held a discussion on the next meeting date for the committee, and determined the date, January 18, 2023 at 10:00 am, for the reorganization meeting.

2. Steve Milgrom Tour of Town/Company Referral

Chairman Eagles discussed that at the last meeting Stephen Milgrom, a representative from the Office of Business Advocacy for the state of New Jersey was in attendance. After the meeting Mitch Bernstein and Lee Eagles put together a complete tour package of the town and invited Stephen Milgrom to visit.

Stephen Milgrom visited the Township and was able to gain a sense of what the township offers. This was beneficial so that he could work to begin making connections between the town and businesses who may be looking to develop within the Township of Ocean.

Chairman Eagles discussed that Stephen Milgrom has already brought one company to the town, as a possible interest, and the Township is hopeful to make more worthwhile connections with other interested businesses.

3. Mackres Properties Update

Mitch Bernstein discussed that he held a conversation with Nick Mackres regarding the property they own in town: the strip mall. Mitch Bernstein discussed that there is a prominent interest in refacing the strip mall. Nick Mackres presented a proposal for the refacing to his parents who are the majority decision makers for the property. Mitch Bernstein has offered to assist the family with this project to get the strip mall refaced.

Ken Baulderstone joined the meeting at 10:20 am.

Chairman Eagles discussed that he introduced the Zell group to Stephen Milgrom as well. The plan is to use this state asset as effectively as the Township can.

Mitch Bernstein inquired on the status of the retail spaces available for lease below the apartments across from Shoprite.

Ken Baulderstone discussed that the spaces could be used for any commercial purposes. For example, an attorney or accounting office.

A discussion was held regarding the demand for in person retail not being as prominent as it once was prior to the COVID-19 pandemic. The drop in demand for in person retail stems from consumers shopping online coupled with the ability to receive items ordered online in as little as two hours, without virtually any wait.

Kevin Baulderstone discussed, and Diane Ambrosio agreed, that it would be beneficial for Lee Eagles and Mitch Bernstein to reach out to Sitar Realty Corporation who deal with these sorts of retail lease spaces.

4. Clayton Property/Mastercraft Update

Diane Ambrosio discussed that she spoke with the owner Darren, of Guire and Associates, who bought all the property that used to be owned by Claytons.

Diane Ambrosio discussed that John Guire Co. has plans to build another building, set up the yard the way they want it set, and reface the party of the property visible from Route 9.

Chairman Eagles inquired whether there was any update regarding Mastercraft.

Diane Ambrosio answered that there was no update, but that Mandrake sold his property. The individual buying the property is setting up a pre-construction meeting and wants to build the property exactly as Mandrake approvals granted.

5. Petty Motors Update

Bob Lange discussed that Petty Motorworks, Inc. is ready to move forward with his project, but is waiting for his professionals to complete their work so that he may submit the application to the Redevelopment Committee.

Diane Ambrosio discussed that Petty Motorworks, Inc. had a meeting ahead of filing with Redevelopment, and now he is working to get his application submitted to Redevelopment.

6. General Discussion

In closing, Chairman Eagles discussed that when you look at the overall picture with the Township it is very positive. For instance, the Cornerstone apartments, the Tradewinds apartments, and the Zell properties, have all seen great progress.

Diane Ambrosio discussed that the introduction of Stephen Milgrom to the Township, and the connections he has started to make, has also had a really positive impact on the Town.

Motion to Open for Public Comment:

No public was present at the meeting.

Motion to Adjourn

Chairman Eagles made a motion to adjourn. Mitch Bernstein seconded the motion.

All in Favor: _____X_____ Opposed ____NONE____

Meeting Dates 2023 – 10:00 am
January 18, 2023

Signed and Submitted:

Diane B. Ambrosio, Municipal Clerk

Date