

**MAURICE RIVER TOWNSHIP
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, August 1, 2017 – 2:00 P.M.**

This meeting has been advertised in accordance with the statutes of the State of New Jersey.

Call to Order

Mr. Whildin called the meeting to order.

Pledge of Alliance

The Pledge of Alliance was led by Mr. Whildin.

Present:

Ken Whildin
J. Roy Oliver
Brian Griffiths
Wade Sjogren
Denise Peterson, Municipal Clerk

Approval of minutes from prior meetings – May 10, 2016, August 9, 2016, November 1, 2016 and February 7, 2017.

Mr. Oliver made a motion to approve the minutes of all listed prior meetings; seconded by Mr. Sjogren.

Discussion Items

Dunkin Donut update

Mr. Whildin explained that the project is still moving forward. The owner and his professionals made presentation to the Land Use Board (informational only). Drawings were presented showing the project site with the Dunkin Donuts and two additional store fronts. Communications with Pinelands have been favorable. The septic system has been the holdup but it is workable; acreage offset is needed by Pinelands. It appears that Pinelands will be requesting around 40 acres of offset. The township has property that is deed restricted that will meet Pinelands requirement. Mr. Whildin stated that there is concern that ‘corporate’ Dunkin Donuts will pull-the-plug; they general permit 3 years to complete a project and this time-limit will be up in January 2018. The other concern is that ‘corporate’ Dunkin is scaling back. The owner however sees the potential of placing a Dunkin Donuts in this location and has already invested over \$100,000 in the project. Mr. Oliver offered that mention may want to be made to ‘corporate’ that this Wawa has

consistently been ranked #1 or #2 in profits for many years. Mr. Whildin added that Pinelands is requesting a 700 gallon a day septic system; the owner has stated that he checked his other locations and they never use 700 gallons a day. At this time it is unknown 'what' will be located in the other two store fronts. Mr. Sjogren suggested that the owner get septic approval ASAP as with the November election regulations may change.

Redevelopment Zone

The Redevelopment zoning was done to streamline the Dunkin Donuts project and the requested offset request by Pinelands. A letter was received from NJDCA approving.

CCIA Assistance

Mr. Whildin explained that CCIA is starting a program to identify sites for potential businesses in all municipalities and there is potential for businesses to be located here. This is a good step in the right direction. Mr. Whildin added that CDC is working on a similar project. The township will need to look at properties available and zoned for business. Mr. Whildin is meeting with CDC to discuss. For the CCIA the information there is a website and the contact information will be combined for CCIA and CDC for the advertised sites.

Prospecting letters

Mr. Whildin stated that Tony suggested waiting until the groundbreaking on Dunkin Donuts. Mr. Whildin asked the EDC members present for suggestions of businesses they would like to see in the township. Mr. Whildin read a list of suggestions already received which included a Dollar store of some kind, and a hardware store (Ace Hardware). Suggestions from EDC members were an Aldi's, aquaculture. Mr. Sjogren added that recently inquiry was made regarding a salmon processing location; aquaculture and food processing. It was discussed that one of the downfalls Maurice River Township has is the lack of city water and septic.

It was briefly discussed that the Matts Landing Marina swap is ongoing.

ACE Energy Discounts For Growing Enterprises

ACE program to provide discounts to new and expanding businesses at a rate up to 20% for 5 years. Copies of brochures and applications were provided to the members present.

Comments:

Mr. Griffiths asked about the DeCarlo lots and history. Mr. Oliver provided a synopsis of the many sites that were sold by DeCarlo and that most are located in Pinelands. The

amount of acreage needed to build there now; none of these lots meet the requirement. Property owners have been paying taxes for many years but decide to quit claim the properties to the township because the properties (individually) are not buildable. It was discussed that should the township acquire several of these properties contingent to one another possibly NJDEP will agree to use as recreation; potential for motorcycle paths; fundraisers, etc. Pinelands standards must also be met.

Re-address to CCIA Assistance was made indicating the sites must be 'shovel-ready'. It was further discussed that utilities must be available to the sites: electric, cable and gas.

Further discussion regarding the 'old railroad bed' took place. If the railroad were operational in the area between Port Elizabeth and Millville it would provide a business opportunity. There may be federal funding available to get the railroad back in service.

Mr. Sjogren offered that he will look at Whibco properties that are shovel ready for the business opportunity CCIA and CDC. Mr. Whildin offered that the old Port-O-Call restaurant would be a good prospect for a hardware store which sells additional items based on seasonal needs.

Adjourn

Mr. Whildin made a motion to adjourn; seconded by Mr. Oliver.

Denise L. Peterson, Municipal Clerk