

**BOROUGH OF BERLIN ECONOMIC DEVELOPMENT
COMMITTEE MINUTES**

May 13th, 2014

Call to Order:

Flag Salute:

Roll Call:

Councilman Nick Maccaroni	Absent
Kevin McHugh	Present
Rick Miller	Absent
Bob Suchowierski	Absent
James Knight	Present
Councilman Jim Bilella	Present
Chairman Drew Straub	Present
Nick Guerere	Present
Carl Canfield Jr.	Present
Roger Strong	Present
Kellie Myers	Absent

MINUTES:

Minutes from March 11th, 2014

A motion to approve the minutes from March 11th, 2014 was made by Kevin McHugh, and seconded by Jim Knight. Those eligible to vote all voted aye.

DISCUSSION:

Drew asked about the Community activity regarding the Nexus project application. Councilman Bilella commented that the Borough has made settlement, and created 2 zones. After the agreements were done, it took the applicant 6 months to come to Site Plan Review to move forward. Since then information has gotten out to the public regarding the application the size of the proposed development, etc. This will be on the June 9th agenda. With Kmart, there are some property maintenance issues that are left undone. The public feels that they are left un-informed.

Nick Guerere mentioned that the public came to the school board, but what can they do? Councilman Bilella commented that there is a percentage that is low to moderate income. The developer took the Borough to court regarding their COAH compliance. We now have a COAH administrator that will keep us COAH compliant. 71 of the proposed 472 units are required to be COAH. The traffic and school systems seems to be the biggest

issue. Minimal of 2 to 3 kids, however the applicant calculates 1 ½ kids. Jim Knight mentioned that he thought the previous property owner Sandros donated the property to Berlin Hospital. Councilman Bilella stated they had the first right of refusal, and Nexus paid for that first right.

Drew stated he feels this will help generate economic activity. WE can maret the businesses. Jim Knight asked why not just build the minimum. Drew were there impact studies done, what units can be guilt, and they would be coming in with variances for the Planning board. Chairman Bilella commented that the town is not fully developed there is a lot of available property like the Simone Farm.

There was discussion regarding the summer activities, like 4th of July, and the Fall Fest in October. Drew and Roger will get together regarding summer/fall concerts, and Roger will canvass the local businesses to get ideas for their variety of music, keep them onboard, offer specials, etc. Carl mentioned getting a sponsorship.

Drew mentioned the Borough has a budget now, but Economic Development was not included in that. Drew will meet with Mayor Armano regarding that. There is some money in the budget, not enough to cover everything. We need to prioritize where to spend the money, but it would be more helpful to come to a council meeting in January or February. Drew asked that everyone come up with ideas for a budget to present to Council. Most of the budget is prescriptive. Not many people outside of this committee recognizes the committee and hasn't given us priority. Investments could happen, and people could be given tax abatements that could create revenue. Jim Knight mentioned that we have tried to do something, and nothing happened. Councilman Bilella mentioned it is much better to have a group there.

Nick Guerera asked if the new sign is up at the billboard? It is there, it's a smaller banner that has been attached to a billboard on Route 73.

CORRESPONDENCE:

None

ADJOURNMENT:

Jim Knight made a motion to adjourn the meeting, Carl Canfield seconded the motion.

Respectfully Submitted,

Debbie Simone

Cc: Charleen Santora, RMC, Business Administrator