

MINUTES OF THE HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT COMMISSION MEETING HELD FEBRUARY 13, 2006

CALL THE MEETING TO ORDER: Chairman Miller called the meeting to order at 7:30 p.m.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 P.L. 1975 has been made to the New Jersey Herald and is posted on the Bulletin Board at the Hardyston Township Municipal Building.

ROLL CALL:

Michael Aratingi – Present
Stanley Kula – Present
Donna Holden – Excused
Nick Elyash – Present
Michael L. Hallacker, D.C., – Present
Carl Miller – Present

OTHERS PRESENT: Mr. William Lasinski, Council Liaison, Ms. Betty Allen, Franklin Borough Economic Development Committee, James Kilduff, Franklin Borough Community Development Director, and Anne-Marie Wilhelm, Secretary.

PRESENTATION: Crystal Springs Builders, L.L.C., Town Center Concept:

Commission members reviewed a document titled *Village Center Presentation, Economic Development Committee, Hardyston Township, February 13, 2006*, submitted by Crystal Springs Builders, L.L.C. Referencing a display titled *Master Plan, The Village at Crystal Place, Hardyston, Newton, NJ, 07860*, dated June 1, 2005, prepared by Street Works, L.L.C., Mr. A. Mulvihill presented an overview of the town center beginning with a description of the location noting that the town center would also serve as an entrance to Crystal Springs. He stated that Crystal Springs contains over 1200 acres, which would allow the development of two (2) units per acre or 2500 homes under current zoning.

Referencing a display titled *Site Plan, The Village at Crystal Place, Hardyston, NJ*, prepared by Street-Works, LLC, dated June 1, 2005, Mr. A. Mulvihill stated that development of a “Main Street” is an important amenity that would complement Crystal Springs. He stated he is trying to attract the second home market or resort-oriented housing market, which he defined as a higher-end market. He noted that retirement homes and resort housing do not tax town services, comparatively speaking. He stated that Crystal Springs is a great tax ratable. He noted that Crystal Springs is now getting into the hotel business and the Grand Cascades is

expected to open in the summer of 2007. He identified existing amenities such as LaTour restaurant, the golf and ski resorts, and the spa. He stated that a town center with neo-traditional style and a "Main Street" complies with the state plan. He noted that the retailers want highway frontage and this is a challenge.

Referencing a display titled *Design Principles*, prepared by Street-Works, L.L.C., Mr. A. Mulvihill explained the layout of the center. He stated that a museum would get people involved in the area. He stated he wants to convert the ice rink area to a farmers' market in the summer and fall. Mr. A. Mulvihill described the development of mixed-use areas and Main Street redevelopment projects. He stated that an old-time garden area with chess sets provided by a retailers' association, which sponsors daily events, interested him. He stated pedestrian friendly centers are becoming popular. He stated he was also approached by a vendor who wanted to create a winery, featuring a winemaking school and vineyards. He also stated that he would be interested in establishing a cooking school where people could take classes. He presented that he preferred small specialty stores and boutiques to chain stores. He stated he wants to move the Crystal Springs real estate office out to Route 94 as soon as possible. Mr. A. Mulvihill also discussed a multi-plex theater and explained that a smaller theater may only be what can be provided. He stated that Crystal Springs might subsidize such an operation to attract the business. He stated the demographics are not strong to attract a larger theater. With reference to restaurants, he stated that the developers of Crystal Springs are supporting a pending bill that will enable the procurement of liquor licenses.

Mr. A. Mulvihill addressed the town center's potential visual impacts using renderings of various views from Route 94. He stated that the hotel and center would block the view of the present housing development and create an entry into Crystal Springs. He stated that they do not want to build anything over six stories. He stated the taller buildings would be located in the lower areas and would be mixed in with different housing types.

Referencing a display titled *Phasing Plan, the Village at Crystal Place, Hardyston, New Jersey, June 1, 2005*, prepared by Street-Works, L.L.C., Mr. A. Mulvihill addressed affordable housing. He stated that he could get started almost right away on this type of housing and that it would be located in the area marked Phase III. He stated he would like to use the affordable housing to attract artists who cannot afford the high-end homes. He stated this might attract art galleries and studios. He stated that this type of development would also serve as an amenity.

Mr. Kula asked if the proposal is a regional center or specifically a center for Crystal Spring's residents. He asked about marketing. Mr. A. Mulvihill stated that locals, hotel guests, Crystal Spring's residents, and patrons of Mountain Creek are needed to make the center work. He stated that the center would not thrive on one market alone. He stated that varieties of restaurants are needed and access must be easy. Mr. Kula stated he liked the idea of involving local businesses.

Mr. Aratingi asked how the cross over on Route 94 would work. Mr. A. Mulvihill stated this challenge would probably create a two-sided development at this time and that he is working with the DOT on the issue. He stated a light would probably be installed there.

Mr. Miller asked about the time line of development. Mr. A. Mulvihill stated the water issue has been addressed and sewer allocation is under review. He stated the build-out would take ten years. He explained a phasing plan stating that as soon as the Grand Cascades is sold out he would begin the next hotel. He stated that what is presented today will change. He stated he needs approvals to be able to work with retailers.

Mr. Miller stated that the Planning Board is presently reviewing a draft ordinance and is working in conjunction with Crystal Springs on design standards. He asked what could be done without DOT approval. Mr. A. Mulvihill stated that the state wants four lanes in the center area and that he will work with the DOT.

Mr. Aratingi asked if parking would be an issue. Mr. A. Mulvihill stated that he would locate some of the parking behind the buildings.

Ms. Betty Allen questioned if transportation would be provided. Mr. A. Mulvihill stated that shuttles are part of the future.

Ms. Betty Allen inquired if there was an architectural theme. Mr. A. Mulvihill stated he wanted to do a mix of styles. He stated he wants great architecture with natural materials including a lot of stone, details, big timber beams, some Appalachian design elements, wrought-iron railings, and signage that speaks to value and quality. He stated he has a passion for creating a place for people to come to. He noted that Minerals is doing well and Ballyowen is doing well. He stated that people respond to quality and Crystal Springs Builders, L.L.C., is well capitalized. He stated that he has invested a lot of money into studies already. He stated that Hardyston Township has limited opportunities to create ratables. He stated the center offers such an opportunity.

Mr. Miller thanked Mr. Mulvihill and stated that the HEDC would recommend the proposal to the Planning Board. He provided the group with an overview of current Planning Board actions concerning Town Center Concept review.

Chairman Miller called a recess at 8:15 p.m. The meeting resumed at 8:30 p.m.

APPROVAL OF MINUTES:

Minutes of the Hardyston Township Economic Development Commission Reorganization Meeting Held January 9, 2006: A motion to approve was made by Stanley Kula and seconded by Michael Aratingi. Roll Call: Michael Aratingi – yes, Stanley Kula – yes, Nick Elyash – yes, Michael L. Hallacker – yes, Carl Miller – yes. The motion carried.

Minutes of the Hardyston Township Economic Development Commission Meeting Held January 9, 2006: A motion to approve was made by Michael Hallacker, D.C. and seconded by Stanley Kula. Roll Call: Michael Aratingi – yes, Stanley Kula – yes, Nick Elyash – yes, Michael L. Hallacker – yes, Carl Miller – yes. The motion carried.

OLD BUSINESS:

Business Map Brochure: Mr. Kilduff stated that Marianne Smith, Township Manager, informed him that there have been many complaints made against Mr. Craig in Pennsylvania. He noted that the matter is being addressed by counsel. He stated the Borough and Town might be able to finish the project using an older version on a pdf file he has. Mr. Miller requested an e-mail of the document. Mr. Elyash volunteered to obtain publishing costs of the document. It was agreed that further review would commence upon receipt of information from counsel.

Business Listing - Data Base: Mr. Elyash distributed an updated database. Members agreed to review it and provide corrections as necessary.

Bylaws Review: The matter was carried to the next meeting.

2006 Business Appreciation Breakfast: Chairman Miller informed participants that Betty Allen and Jim Kilduff were invited to review items discussed by the HEDC on January 9, 2006, concerning the breakfast. Meeting attendees reviewed the tentative assignments. Mr. Kilduff acknowledged same and agreed to further review them at the next meeting of the Franklin Borough EDC. It was agreed that Black Bear Clubhouse might be a good facility to host the business breakfast event. It was noted that the invitation letter would need to be reviewed. It was further noted that Michael Aratingi would also work on the questionnaires.

BILLS: There were no bills to review.

CORRESPONDENCE: There was no general correspondence to review.

DISCUSSION: Chairman Miller provided an overview of an informal concept review for development in the town-shopping center zone.

Mr. Miller announced that Mr. Vallone pursued TRI-Co, Inc., and that he, Marianne Smith, Township Manager, and Mr. Valone would meet with TRI-Co, Inc, representatives to discuss their potential location in Hardyston Township.

Mr. Miller also announced that developers of the Indian Fields project have been directed by the Planning Board to address the commercial portion of that development.

Mr. Miller inquired about development in Franklin Borough and the new Staples.

Mr. Kilduff stated that Staples' developer is trying to get the correct tenant for the office area located inside the new Staples. Several members commented that they had gone to Staples and liked the layout. With reference to other Franklin Borough developments,

Mr. Kilduff stated that Ronetco received an approval to expand, MacDonald's received an approval to tear down and reconstruct the restaurant, Sullivan's will be replaced by a Commerce Bank, and Hooters acquired the liquor license from the bowling alley. Chairman Miller thanked Mr. Kilduff for the overview.

PUBLIC PARTICIPATION: There were no members of the public present.

ADJOURNMENT: Having no further business to conduct, a motion to adjourn was made by Stanley Kula and seconded by Michael L. Hallacker, D.C. All were in favor. The motion carried. The meeting adjourned at 9:45 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm
Commission Secretary