

**MINUTES OF THE FRANKLIN BOROUGH
ECONOMIC DEVELOPMENT COMMITTEE
AND
HARDYSTON TOWNSHIP
ECONOMIC DEVELOPMENT ADVISORY COMMISSION
HELD JULY 12, 2007
AT
FRANKLIN BOROUGH MUNICIPAL BUILDING**

CALL TO ORDER: The meeting was called to order at 7:33pm by Acting Chairman Mayor Douglas Kistle.

STATEMENT OF COMPLIANCE: Acting Chairman Mayor Kistle read the 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 posted on the Bulletin Board at the Franklin Borough Municipal Building and the Hardyston Township Municipal Building."

ROLL CALL: Mayor Kistle asked for a roll call. Upon roll call by Mr. Kilduff, the following members were present:

Franklin Borough

Mayor Doug Kistle
Ms. Betty Allen
Vice Chairperson, Renee Smith
Freeholder Steve Oroho (arrived at
7:35pm)

Hardyston Township

Chairman Carl Miller
Michael Aratingi
Stanley Kula
Nick Elyash
Donna Holden
Kelly Ann Hart

Unable to attend:

Chairman, Commissioner Bill Hodas
Councilman Pat Barton
Councilman John Sowden

Sina Brehmer-Songer

Also present were Ms. Anne-Marie Wilhelm, Secretary to Hardyston Township EDC and Mr. James Kilduff, Secretary to Franklin EDC.

Mr. Kilduff said he spoke to Commissioner Hodas today, who had been out of town and he sent regrets that he was unable to attend.

Under old business, the 2008 business breakfast was discussed. Mr. Kilduff suggested the next joint meeting be used to begin planning for the breakfast next year. It would be helpful to establish the location, date, format and assignments. Early November seems to

be the preferred date. Possible locations might be Crystal Springs, Black Bear or Ballyowen.

NEW BUSINESS: 2008 Meeting Dates:

April 10th, Thursday at Franklin, 7:30pm

July 10th, Thursday at Hardyston, 7:30pm

October 9th, Thursday at Franklin, 7:30pm

Mr. Kilduff said the 2 EDC's traditionally held 3 joint meetings a year and the proposed meeting dates and locations followed the pattern established in prior years. Mr. Kilduff said the meeting day was always Thursday and the time was 7:30pm. He said there is a lot of demand on building usage and other meetings and these days seemed to work best. Mr. Miller said he had no issue with the proposed dates for 2008. Mr. Kilduff said it was important to agree on these dates so that calanders could be set for 2008.

Status Reports: Business Development Projects

Mayor Kistle spoke about Franklin projects: The Irish Cottage Restaurant will open at the end of the month. Freeholder Oroho said he had been there and the building looks beautiful.

Westwind Hall is on Main Street and is going to reopen under new ownership. He said they are doing a nice job and the building is coming along very well.

The USA Environmental building on Munsonhurst Road has recently been approved by the Zoning Board and will become a Broyhill Furniture Store.

Mayor Kistle said Miner's Cove, a 19 unit townhouse condominium project on Main Street is under construction. He said the owner had to work on other projects to get money to return to this one. They had found a lot of rock that cost a lot to remove. He said the units were very nice and prices range from \$359,000 for inside units to \$375,000 for end units. Features include tray ceilings and a large finished space downstairs.

Starbucks will probably be started in the fall. Mr. Kilduff said they were progressing very well and completing easements and paperwork to begin the project.

Mayor Kistle said Rumors II Hair Salon will be moving across the street onto Rutherford Avenue. He said they had encountered rock as well but the driveway was progressing very well.

The hospital site will have an application for 111 townhouse units. They will be in front of the Planning Board on Monday for completeness. Ms. Smith asked if there will be more than one entrance. Mr. Kilduff explained they are proposing a boulevard entrance from Hospital Road in accordance with R.S.I.S. standards.

Mayor Kistle said Allied Building Products will be expanding retail sales. Wallkill Valley First Aid Squad had just received approval to put up a new building on their site.

Mayor Kistle said Franklin Senior Housing had a meeting for their project today. They want to get their permitting so they will be ready to go in a month or so.

The quarry on Cork Hill is running. He said they notified everyone when blasting is done. Ms. Smith said they always called at least an hour before any blast.

Mayor Kistle said he told Mr. Patire and Mr. Prol they have to get going on the mine site.

On Rt. 517, the area zoned for 500 units will be getting a Master Plan amendment by the Planning Board in August. He said they would need to do Plan endorsement next and he wanted to get that done by the end of the year.

Chairman Miller addressed the joint EDC's on Hardyston projects. Mr. Miller said they have been working with Crystal Springs on the town center plan for over 2 years. They had presented a concept and specific theme and a significant amount of time and effort were spent on a comprehensive town center ordinance. On July 2nd the Council approved the center. Approximately 900 some odd additional housing units and about 150,000sf of commercial, and parkland would be developed in a village center that will be pedestrian friendly. Most of the center is located in the planning area. The area on the north side of 94 is designated open space/farmland. Chairman Miller said many meetings with the Highlands Council had also been done. They have concentrated their development based on a smart growth center.

Mr. Miller said in front of Indian fields there is a section that is available for commercial space. A commercial phasing plan is in place for 15,000sf in the first phase and potentially as much as 100,000sf. They also have looked at a possible Home Depot on the Pilz tract. There is a 100' elevation difference on the property and they had several meetings on the project. They had some sewer allocation, and preliminary talks with the D.O.T.

Mr. Miller said the town center is a huge project, great for the town and it will be done right. Ms. Wilhelm said a form base ordinance establishing standards will ensure the look and function are determined by the code. The concept for development would be established around the new form base code.

Freeholder Oroho addressed the EDC's on the proposed C-1 designation. Mr. Oroho said one of the biggest issues was that tributaries are included in the designation and when you overlay that on a map, it's everything. A meeting will be held on the 26th.

Freeholder Oroho said we are the first county to have its strategic growth plan approved by the State Planning Commission (SPC). The Highland Council is on their 3rd director. Equity issues still remain. Any talk of users paying is a non starter. He asked, is there a way to get the Wallkill out of the C-1 designation? The Senator said the 300' should be rolled back. They will be meeting with Gary Rhodes, the Governor's economic advisor to see if they can get some assistance. We have done a good job on waste water

management. How can we carve out what we need? Freeholder Oroho said it is a negotiation.

Mr. Oroho talked about Vision 20/20, which he said is an economic development strategy. Vision 20/20 had looked at the types of industries that do well here, scientific, photo optics, research, finance, insurance. We are looking with our GIS system for access to star sites. Housing is great but it should not be the only thing we think about.

Freeholder Oroho said Chris Crew, deputy for Gary Rhodes came here and agreed we are doing right by way of economic development. Freeholder Oroho suggested it is important to do provide comments on the C-1 waters.

Chairman Miller said they are swamped with applications because everyone is trying to get in before it too late.

Donna Holden and Kelly Ann Hart left the meeting at 8:42pm

Chairman Miller said behind the Hayloft was a soil removal application but discovery of a bog turtle habitat killed the project. Mayor Kistle said bog turtles were given crossings over by the landfill in order to make it happen. Freeholder Oroho said bog turtles are covered by the federal endangered species act.

Mayor Kistle said the state DEP has changed regulations pertaining to phosphorus levels. Ms. Wilhelm said they can work to find ways to mitigate issues like phosphorus that involve educating the public.

Freeholder Oroho said that the Senator has got 13 amendments put into the Highlands legislation. We need a sunset provision for the legislation because he did not think it would be done in a reasonable amount of time. The comment period has been extended on the C-1 designation. The deadline may be as early as September. Public comment is important, Mr. Oroho said.

Mr. Kilduff discussed the ongoing corridor study in Franklin and advised the joint EDC's that a stakeholders meeting would be held on August 8th at 1pm.

There being no further business, a motion to adjourn the meeting was made by Ms. Renee Smith. The motion was seconded by Ms. Betty Allen. The motion was unanimously carried by members present and the meeting adjourned at 9:42pm.

Minutes prepared by J. Kilduff, Franklin Borough Community Development Director