

HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT COMMITTEE

Minutes of the Workshop Meeting of October 22, 2001

The meeting was called to order by Chairman Miller at 7:30 p.m. A roll call of the membership indicated the following: Present - Carl Miller, Frank Cicerale, and Greg Eisenecker. The Honorable Mayor Bill Lasinski, Marianne Smith, Deputy Manager, Robert P. Guerin, P.E., P.P., and Anne-Marie Wilhelm, Secretary, were also present.

MINUTES OF JULY 9, 2001: The July 9, 2001, minutes of the meeting of the Hardyston Township Economic Development Committee were reviewed. A motion to approve the minutes was made by Frank Cicerale and seconded by Greg Eisenecker. All were in favor. The motion carried.

NEW BUSINESS

Brittashan Enterprise Corporation, North Church Technical Center, Block 62, Lot 18.04:

Ed Rembish, President and CEO of Brittashan Enterprise Corporation, Kurt Gewecke of KG Builders, L.L.C., and Douwe Dykstra, P.E., P.L.S., P.P., of Dykstra Engineering, Inc., presented a two-phase development plan to construct a 6000 sq. ft. warehouse, with 30% of the structure designated as office space. Mr. Rembish stated that the company is presently staffed with 34 employees. Most of the companies work will take place off-site at job locations where work trailers serve as a base for the majority of the employees. Mr. Rembish stated the business consists of contracts to perform industrial electrical work in the tri-state area.

The proposed warehouse will store electrical parts for company use only. The company will utilize parking spaces for parking four to six trucks at the proposed warehouse site and parking for four to six employees. It was noted that the Ordinance, specific to warehouse parking, requires one parking space per 800 sq. ft. Mr. Guerin stated that parking spaces located in front of the building are permitted in the zone. He noted they must be located at least 10 ft. from the street line.

EIS requirements were discussed. It was noted that a full EIS would not be required in this case. Requirements for operation of the facility would include the installation of a hook-up to the fire protection system and sanitary sewer line. A detention basin built to twenty-five-year storm standards that would tie into the existing sewer line would also need to be constructed. It was noted that the owners could drill a well for a potable water supply or construct a filtration system that would produce water acceptable by state standards. Mr. Guerin stated that the water is not potable due to the presence of iron in high concentrations. With reference to water pressure, it was noted that the present system is set up for fire protection and consequently, the pressure is very high. Mr. Dykstra requested information concerning costs for hook-up to the systems. Marianne Smith agreed to provide same. It was noted that the establishment of an escrow account to permit meetings with the Township engineer,

prior to submitting an application to the Planning Board, is an option available to potential applicants. Mr. Rembish stated that he would like to break ground in the Spring of 2002.

Committee members stated that they saw no obvious variances or problems with the proposed plan. They encouraged the parties to proceed with their development plan.

High Ridge Properties, L.L.C., Block 63 Lot 1.02, Hardyston Park Plaza:

The developer, High Ridge Properties, L.L.C., presented a phased conceptual plan for a 53.831 acre shopping center covering 255,000 sq. ft. and a hotel on 15.491 acres. The proposed shopping center shows 1300 parking spaces, a Home Depot, Walgreen's Supermarket, retail stores, and a 25-acre park. The hotel will consist of 192 units, one three-story main building and 48 two-story buildings. Later phases of the hotel project include a conference center and banquet facilities. Full development of the plan is contingent upon the success of the initial phases. It was noted by High Ridge Properties President, Ron Grant, that feasibility studies have not been conducted. Further, Mr. Grant indicated that his company will not manage the property.

Stephen Roseman, Esq., and David Minno, AIA, presented the conceptual plan for the hotel — Phase I, TownePlace. Photo and design board exhibits were posted for the committee's review. The first phase illustrated a check-in and club facility with an exercise room. Mr. Minno stated that the development is designed to have a townhouse development look and feel. Amenities include fully equipped kitchens, guest laundry, and separate living and sleeping areas. Studios, one-bedroom, and two-bedroom models will be constructed. The design is targeted at the extended-stay rental market. The stated objective is to provide economical long-term rentals to families and the corporate market. Robert P. Guerin, P.E., P.P., for the Township, stated that the proposal does not appear to be a permitted use in the zone as the Ordinance reads that there shall be no more than two rooms per unit. He suggested that the developer submit an application for an interpretation to the Zoning Board of Adjustment.

Water availability was discussed and it was noted that a well on the property has been tested and produces 500 gal./minute. It was noted that the developer is attempting to purchase sewer allocation and intends to bid on same at a Sussex Borough auction on November 5, 2001.

With reference to drainage and grading issues, Kenneth A. Wentink, P.E., for the developer, stated that a new topographical map will be prepared. Mr. Guerin recommended that the group conduct soil borings.

With reference to a time-line of development, Mr. Grant stated that completion of the first phase of development would take approximately two years. Subsequent development would depend on the outcome of the initial phase.

David M. Watkins, Esq., representing Rose Grant, presented the conceptual plan for the shopping center. He stated that the shopping center is a separate project and will navigate through the approval process independent of the hotel. The first phase of the shopping center will be the construction of the areas anchored by a Home Depot and a KMart. Subsequent construction of retail space will be in response to demand. He presented that the developer has over compensated for parking with a 1300 car parking-space design. He acknowledged the client's need for a full site plan and acknowledged the challenges presented by water and sewer issues. He stated that the client will have enough gallonage, particularly if they obtain additional gallonage from Sussex Borough.

Mr. Guerin stated that the client also has a zoning problem as shopping centers are not permitted in the industrial zone. He indicated a use variance or zoning change is needed.

When asked for Committee endorsement of the project, it was noted that committee members cannot endorse a project prior to a resolution of zoning, water, and sewer issues.

Timon Lee: The representatives of Timon Lee postponed their appearance before the committee.

It was noted that Mr. Mickey Braffet of Hamburg expressed interest in serving the Township on the EDC. Mr. Braffet was introduced to the members and given an overview of the procedures.

OLD BUSINESS:

Board members reviewed a prototype of the business brochure. Marianne Smith, Community Planning/Development Director, explained that she is working with Terry Johnson to revise the narrative. It was noted that the color scheme was modified as suggested by the Mayor and Council.

A letter forwarded to Township Manager John Eskilson on September 7, 2001, by Tammie A. Horsfield, President of the Sussex County Economic Development Partnership, Inc., was reviewed. A motion was made to endorse the \$500 contribution to the SCEDP by Frank Cicerale and seconded by Mayor Lasinski. All were in favor. The motion carried.

DEPUTY MANAGER'S REPORT

Marianne Smith, Deputy Manager, presented information on the Township's participation in the Strategic Growth Analysis Study and the County GIS mapping being performed by T & M Associates, Inc. She presented that once completed, the overlays will enable the EDC to see the buildable areas left in Hardyston Township. The overlays will also include zoning information and a mapping of environmentally sensitive areas, water, sewer districts, and conservation areas. It was noted that this information may be utilized by the EDC and the Planning Board during the Master Plan Re-examination process.

ADJOURNMENT

Having no further business, a motion to adjourn was made by Mr. Cicerale and seconded by Mr. Eisenecker. All were in favor. The motion carried. The meeting was adjourned at 9:30 p.m.

Minutes prepared by:

Anne-Marie Wilhelm

