

**Regional Center Partnership of Somerset County
Approved
Wednesday, July 17, 2019 Meeting Minutes**

Name/Organization

Voting Members

Troy Fischer, Chair, Regional Center Partnership (RCP)
Jason Dameo, Vice-Chair, RCP
Victoria Allen, RWJBarnabas Health
Anthony Tufaro, Ethicon Somerville
Daniel Hayes, Mayor, Bridgewater
Filipe Pedroso, Bridgewater Twp. Council
Scarlett Doyle, Bridgewater Planner
Chuck McMullin, Mayor, Raritan Borough
Zachary Bray, Raritan Borough Council
Angela Knowles, Raritan Borough Planner
Dennis Sullivan, Mayor, Somerville
Jane Kobuta, Somerville Borough Council
Richard St. Pierre, Somerville
Brian Gallagher, Somerset County (SC) Board of Chosen Freeholders
Walter Lane, SC Planning Division
Geoffrey Soriano, SC Park Commission
Cindie Sullivan, SC Park Commission (Alternate)
Michael Kerwin, SC Business Partnership

Non-voting County Support Staff

James Ruggieri, SC Planning Division

Non-Voting Guests

Kyle Clonan , NJ Water Supply Authority (NJWSA)
Phil Decker, Somerville Resident
Rich Reitman, The Reitman Group

The meeting commenced at 5:00 PM

Business Items

Call to Order

RCP Chair Troy Fischer called the meeting to order.

Attendance Roll Call

Principal Planner James Ruggieri read through the roll call and noted for the record the voting members that were in attendance.

Chair's Remarks

Chair Fischer welcomed everyone to the meeting.

Adoption of Meeting Minutes

Chair Fischer asked if there were any corrections to the meeting minutes; there being none, Chair Fischer asked for a motion to approve the May 15, 2019 meeting minutes; Somerset County Planning Director Walter Lane moved and the motion was seconded by Vicky Allen, VP, Strategic Marketing, Southern Region, RWJBarnabas Health.

A voice vote was taken resulting in the following voting record:

Ayes: 15
Nays: 0
Abstentions: Somerville Mayor Dennis Sullivan.

The motion to approve the minutes was approved.

Treasurer's Report for July 17, 2019

Mr. Ruggieri noted that the Treasurer's Report for July 17, 2019 was previously forwarded to the voting members as an attachment with the meeting reminder. There being no questions or comments regarding the Treasurer Report, Mr. Ruggieri reported that Suplee Clooney & Company completed the audit report for the year ending December 31, 2018. Mr. Ruggieri and Mr. Lane noted that there were no issues and that the audit report indicates everything is in order. Mr. Ruggieri added that copies of the audit report are available for anyone interested in reviewing it. Mr. Ruggieri further reported that IRS Form 990 and NJ Form CRI-200 have been filed for 2018. Mr. Ruggieri concluded his remarks by noting the 2019 Budget and Workplan is now fully funded thanks to Somerset County and the three Regional Center municipalities who have fulfilled their funding commitment for 2019.

Chair Fischer asked for a motion to approve the Treasurer's Report for July 17, 2019. Somerset County Freeholder Brian Gallagher moved and Mr. Lane seconded the motion.

A roll call vote was taken resulting in the following voting record:

Ayes: Troy Fischer, Jason Dameo, Vicky Allen, Tony Tufaro, Dan Hayes, Filipe Pedroso, Scarlett Doyle, Chuck McMullin, Zachary Bray, Dennis Sullivan, Jane Kobuta, Rick St. Pierre, Brian Gallagher, Walter Lane, Cindie Sullivan and Mike Kerwin.
Nays: none
Abstentions: none

The motion was approved.

Public Comment Period

Chair Fischer noted that there were no action items on the agenda and asked if anyone from the public had any comments for the meeting; there were no public comments.

Information Items

Strategic Economic Development Activities (Suburban Disadvantage) Phase 2 Update

Somerset County Business Partnership President & CEO Mike Kerwin reported that the Grow-NJ economic development incentives program expired July 1. Political fighting at the state level has ensued regarding what will emerge from this. In light of all this, Mr. Kerwin, Somerset County Business Partnership Vice-President for Economic Development John Maddocks, Mr. Lane, Chair Fischer and consultant Chris Murphy of the Murphy Partners, LLP had a conference call meeting to determine the best course of action to take from this point which led to the conclusion that we should craft our own draft legislation. Mr. Kerwin explained that the basis for this legislation is premised on that economic development incentives are necessary to keep competitive, on the importance of job creation and private sector investment, and on good state planning principals as established in the State of New Jersey so that everyone gets treated fairly by eliminating the “suburban disadvantage.” Pursuant to this, they are now strategizing how to get this legislation drafted and posted.

Discussion followed. It was noted that letters of support from the towns, the RCP, and the business community will be needed at the appropriate time to endorse the legislation. The importance of vetting the draft legislation through business and industry leaders such as Sanofi was also discussed given their familiarity and experience with economic development in New Jersey. Mr. Lane and Chair Fischer noted that the Business Partnership has engaged with the National Association of Industrial & Office Parks (NAIOP). Mr. Lane added that the approach being taken seeks to address concerns from both sides of the argument by trying to be aligned with the polices of the State Development & Redevelopment Plan which takes into consideration the entire state so that the end result will be fairness among all areas.

Website Design/Development & Implementation Update

Mr. Ruggieri reported on the status of the website design/development and implementation project since the last meeting on May 15 when RCP awarded the contract to Park Circle Technologies of Short Hills, NJ. On July 3, members of the Marketing Committee and County staff had a kick-off meeting with the CEO of Park Circle Technologies to discuss the goals for the website and the initial steps towards creating the navigation structure of the website pursuant to the scope of work tasks. Since the kick-off meeting staff has had at least two web conference meetings with the vendor to discuss the structure for the home page and consolidation of the website’s long list of menu items. Once the overall navigation structure has been determined, the next phase will be development of the visual aspects of the website. The intended timeframe is that we will have a streamlined beta-version ready by mid-August.

Marketing Update

Marketing consultant Rich Reitman reported he finalized and distributed the July Newsletter, issued the Suburban Disadvantage press release, prepared an ad for Central Jersey Jazz Fest program, provided weekly Analytics reports, issued several rain barrel press releases, the draft 2018 Annual Achievements report continues to be refined, regular website updates are being provided, and work has begun on the draft September newsletter.

Municipal and Other Reports:

Bridgewater Mayor Dan Hayes reported the Bridgewater Hills mixed-use land development application on Frontier Road was approved for two hotels, a restaurant, banquet hall, and adult care center. The approved Heritage Inn at Bridgewater project that includes two proposed hotels on Route 22 at the former Days Inn is moving through the compliance stage. On July 22 the Bridgewater Choice/Goddard School development application will be heard for a proposed hotel and a child care center (Goddard School) adjacent to the existing Houlihan’s restaurant on Route 22 east and Morgan Lane. Trader Joe’s is moving into the former Golfsmith store in the Bridgewater Promenade; opening date to be determined. The former LaCatina restaurant on Route

22 is being rebuilt into a pediatrics facility which should open shortly. Uncle Julio's Mexican Restaurant will occupy the former McCormick & Schmick's space at the Bridgewater Commons. Lifetime Fitness completed their construction at the Somerset Corporate Center with a grand opening; the restaurant atop the new hotel will feature a tapas bar.

Somerville Mayor Dennis Sullivan reported the Borough is pleased to have had numerous occasions for ribbon-cutting ceremonies including most recently the opening of the Earth, Surf & Turf restaurant on East Main Street. A home improvement center is relocating from West End Avenue to the corner of North Gaston Avenue and William Street to occupy a former bicycle store. The Hungry Hound relocated to the south side of West Main Street into a larger space. Mayor Sullivan noted this all relocation activity illustrates that not only is Somerville attracting new businesses but also that existing businesses are choosing to stay in town as they pursue larger spaces to expand their business. Mayor Sullivan highlighted the importance of developer Somerset Station, LLC closing on the NJ TRANSIT train station property allowing the developer to proceed with construction of their transit-oriented development; the project will feature owner-occupied units, an access road to Route 206 and will be a regional destination for the area. Mayor Sullivan also noted the Borough is updating their Master Plan which they hope to adopt by year's end. Mayor Sullivan also lauded Verve Restaurant for being crowned best bar in New Jersey; Somerville Local private/institutional sector representative Rick St. Pierre noted they competed against 500 other bar establishments in the state.

Raritan Mayor Chuck McMullin reported that with the demolition of the Washington School on First Avenue the Borough is now able to move forward to implement the plan to provide much-needed space for Raritan's emergency services operations; pursuant to this the Borough is currently awaiting architectural reports and cost estimates for the new emergency services facility. Mayor McMullin added that the transit-oriented residential development known as Block 81 on First Avenue and Third Street not only enhances the development activity in town but will also offset the cost of the aforementioned emergency management facility. Mayor McMullin also reported that the Raritan Land Use Board (LUB) and governing body are looking for some direction at the state level regarding medical marijuana while the Borough analyzes land use zoning and site location aspects in relation to a pending medical marijuana facility.

Mayor McMullin noted that the Borough has adopted a series of ordinances in compliance with a court settlement with Fair Share Housing relative to affordable housing. Mayor McMullin also reported the Raritan LUB denied the residential/retail redevelopment application involving the site of the now demolished United Dye factory on Orlando Drive. Mayor McMullin noted the Borough hopes to have a linear park along the Raritan River essentially from Route 206 to the Nevius Street bridge; pursuant to this, the Borough has entered into a 99-year lease with the County parkland which enhances the ability to connect with downtown, the Raritan River, Duke Farms, etc. Mayor McMullin also noted how the importance of extending Orlando Drive across Route 206 to connect with the planned redevelopment of the Somerville Landfill will provide greater access control and foster greater economic interest in the former Stop & Shop property; Somerville Mayor Sullivan echoed the importance of the Orlando Drive connection with the Somerville Landfill redevelopment.

Mayor McMullin reported on the status of the Wayfinding and Streetscape Improvement project that is being funded by the North Jersey Transportation Planning Authority (NJTPA). To date the Borough met with the consultant to identify ways to better connect Raritan's neighborhoods with downtown and the Raritan River. Mayor McMullin then asked if Raritan Councilman Zachary Bray would report on his work on the downtown economic development component of the Comprehensive Downtown Revitalization and Redevelopment Strategy being funded by an NJTPA Planning for Emerging Centers Program grant. Councilman Bray reported that he has been working over the past several months to reignite relationships with business owners and downtown businesses in connection with the reestablishment of the Raritan Borough Economic Development Committee (EDC). The EDC will be launching a new website www.MakeRaritanYours.com and are planning on having monthly business spotlights about Raritan's businesses. On August 10, a street fair with live music and food will be held on Somerset Street where local businesses will be selling their ware on the street. Mayor McMullin added that Raritan received a letter from NJTPA advising that NJTPA is soliciting consultants to be retained to work with the Raritan EDC as part of the Emerging Centers grant.

Raritan Borough Planner Angela Knowles reported on the Raritan Bicycle and Pedestrian Safety project. They held four (4) walk and bike audits in all four quadrants in town involving approximately 50 attendees. RideWise TMA has been instrumental in helping Raritan with this project and will be assembling all the comments.

Councilman Bray added the Borough Council approved purchasing four bicycle racks for placement downtown. Councilman Bray also noted Espo's Restaurant and Bar will be reopening.

Somerset County Business Partnership Mr. Kerwin reported on a recent discussion he had with NJ TRANSIT Executive Director Kevin Corbett about restoring one-seat ride service along the Raritan Valley Line. According to Mr. Corbett, the supply of NJ TRANSIT dual locomotives cannot be divided amongst different lines such that for the Raritan Valley Line to have one-seat ride service "all" of the dual locomotives currently in operation on the Jersey Shore Line would have to be switched to the Raritan Valley Line. Mr. Kerwin added that he made it very clear that if that is the only option then Somerset County wants "all" of the dual locomotives because the issue is about getting the Core of the New York metropolitan region direct access to all the jobs available in Somerset County. Mr. Kerwin also reported that the Business Partnership has invited Christopher Paladino, President of New Brunswick Development Corporation (DEVCO), to speak about public/private project funding.

Discussion followed about the Gateway Tunnel, the return of discretionary federal funding, and one-seat ride service along the Raritan Valley Line.

Somerset County Board of Chosen Freeholders Freeholder Brian Gallagher lauded Somerset County Director of Planning Walter Lane for being awarded the Sustainable Raritan River Award in the Leadership category for his outstanding contribution towards the collective effort to revitalize, restore and protect the Raritan River's resources. Mr. Lane was among six individuals in the state to earn the 2019 Sustainable Raritan River Awards. <http://raritan.rutgers.edu/events/raritan-awards/>

Public Comment Period

There were no public comments regarding any items not on the agenda.

Adjournment

There being no further discussion, the meeting was adjourned.

Regional Center Partnership of Somerset County

**Treasurer's Report for
May 1 thru June 30, 2019**

page 1 of 4

Business Checking		
5/1/19 thru 6/30/19		
Starting Bal. as of 5/1/2019:		\$22,738.62
less expenses:		
<u>Date</u>	<u>Item</u>	<u>Amount</u>
5/15/19	The Reitman Group	\$1,500.00
6/17/19	The Reitman Group	\$1,500.00
6/18/19	Suplee Clooney & Co.	\$3,400.00

Money Market Account		
5/1/19 thru 6/30/19		
Starting Bal. as of 5/1/2019:		\$167,000.93
<u>Date*</u>	<u>Item</u>	<u>Amount</u>
5/31/2019	interest	\$5.67
6/4/2019	dep- Raritan Boro	\$10,890.00
6/13/2019	dep-Somerville Boro	\$10,890.00
6/30/2019	interest	\$6.00
ending bal as of 6/30/19		\$188,792.60

subtotal of expenses: **\$6,400.00**

Deposits 5/1/19 thru 6/30/19

subtotal of deposits **\$0.00**

**Ending Balance (checking)
after expenses and deposits: **\$16,338.62****

Sum of checking and money market
accounts: **\$205,131.22**

Less total Committed But Not Expend: **\$152,125.00**

Uncommitted Funds **\$53,006.22**

**interest earned in the money
market account is not reported
by bank until after the end of
the previous month*

Regional Center Partnership of Somerset County

**Treasurer's Report for
May 1 thru June 30, 2019**

page 2 of 4

Table Showing Amounts Committed but Not Expended

<u>Budget</u> <u>Year</u>	<u>Project</u> <u>Initiation</u> <u>Year</u>	<u>Munic</u> <u>or RC</u>	<u>Committed Account Name</u>	<u>Current</u> <u>Balance</u>
2017		BW	(reserved for Bridgewater Creative Placemakg Grant)	\$15,000.00
2017	2018	RT	Raritan Creative Placemaking Challenge Grants	\$7,500.00
2017	2019	SV	Somerville Creative Placemaking Challenge Grant	\$7,500.00
2017	2018	BW	Bridgewater Pedestrian Safety Challenge Grant	\$7,500.00
2017	2018	RT	Raritan Ped Safety Chall Grant StreetSmart Campaign	\$5,375.00
2017	2018	RT	Raritan Ped Safety Chall Grant Traffic Striping Imp	\$4,250.00
2018	2019	RC	Allocation for Website Upgrade	\$17,500.00
2018		RC	Strategic Marketing Plan & Implementation Activities	\$30,000.00
2018	2019	RC	Strategic Initiatives	\$20,000.00
2018		BW	Phase 2 Pedestrian Safety Enhancmt Challenge Grants	\$7,500.00
2018	2019	RT	Phase 2 Pedestrian Safety Enhancmt Challenge Grants	\$7,500.00
2018	2019	SV	Phase 2 Pedestrian Safety Enhancmt Challenge Grants	\$7,500.00
2019	2019	RC	Principal Marketing Services (contract Year 2)	\$15,000.00
TOTAL:				\$152,125.00

Regional Center Partnership of Somerset County

**Treasurer's Report for
May 1 thru June 30, 2019**

page 3 of 4

Anticipated Revenue for 2019
(excluding interest payments from Money Mkt acct)

Somerset Co	\$65,792.25
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Total Anticipated Revenue	\$65,792.25
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Regional Center Partnership of Somerset County
Treasurer's Report for
May 1 thru June 30, 2019
 page 4 of 4

Raritan River Rain Barrel Rebate Program
 5/1/19 thru 6/30/19

Starting Bal. as of 5/1/2019:

\$4,177.35

<u>Date</u>	<u>Item</u>	<u>Amount of Deductions</u>
5/30/2019	rebate	\$50.00
5/30/2019	rebate	\$50.00
5/30/2019	rebate	\$50.00
6/3/2019	rebate	\$50.00
6/3/2019	rebate	\$50.00

subtotal of deductions: \$250.00

ending balance after deductions **\$3,927.35**

Deposit (if any)

subtotal of any Deposits \$0.00

ending Balance after any Deposits: **\$3,927.35**

REGIONAL CENTER PARTNERSHIP OF SOMERSET COUNTY, INC.

Business Meeting of July 17, 2019

AGENDA

BUSINESS ITEMS

1. Call to Order
2. Roll Call
3. Chair's Remarks
4. Adoption of Meeting Minutes: May 15, 2019
5. Adoption of Treasurer's Report for July 17, 2019

ACTION ITEMS

"Public comments will be entertained at this time regarding any action item. All comments shall be directed to the Chair and limited to three (3) minutes per speaker."

INFORMATION ITEMS

6. Strategic Economic Development Activities (Suburban Disadvantage) Phase 2 Update
7. Website Design/Development & Implementation Update
8. Marketing Update
9. Municipal and Other Reports

PUBLIC COMMENT PERIOD

Public comments will be entertained at this time regarding any items not on the agenda. All comments shall be directed to the Chair and limited to three (3) minutes per speaker.

Next Meeting Date: Wednesday, September 18, 2019 at 5:00PM in County Engineering Conference Room