

**GROWTH & REDEVELOPMENT COMMITTEE MEETING MINUTES**  
July 12, 2016

The following are the minutes of the Growth & Redevelopment Committee Meeting, which was held on Tuesday, July 12, 2016, at 6:36 p.m., in the Lawrence Township Municipal Building, Lower Level Conference Room.

**Statement of Proper Notice**

Adequate notice of the regular meeting of the Lawrence Township Growth & Redevelopment Committee has been provided by filing an annual meeting schedule with the Municipal Clerk, and by filing the agenda with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times and the Trentonian.

The roll was called as follows at 6:37 p.m.:

**Present:** Ryan Kennedy; Tushar Patel; Charles Lavine; John Conroy, Chairperson; John Schloesser; Joan Brame; Maria Connelly; John Odalen; Jeffrey Lang

**Excused Absence:** Lovette Love-Stevens; Teresita Bastides-Heron

**Absent:** Danielle Delprato; Boynton R. Weekes; Andrew Bedryk; Max Ramos, Board of Education Liaison

**Also Present:** Andrew Link, Liaison; Pam Mount; Susan Snook, Recording Secretary

**Approval of Minutes:**

The June 14, 2016 minutes were unanimously approved.

**Public Comment:**

None

**Awards Program:**

Chairperson Conroy stated that Mr. Odalen will be helping with the awards ceremony. The Board members discussed the date which is usually the day after Columbus Day; however, Yom Kippur starts on October 11, 2016. The second choice was October 19, 2016 and it was mentioned about holding it on Thursday, October 13, 2016. Chairperson Conroy stated Thursday, October 13, 2016 or Wednesday, October 19, 2016 as back-up days.

Chairperson Conroy also mentioned the locations are Chauncey Center as first choice; Collaboration Core will be second and backup will be Greenacres. Mr. Lavine wanted to know what is our relationship with Mid Jersey and Chairperson Conroy stated we will be reaching out to them to confirm that they want to be a part of this and give them a couple of dates with the venue. This will also depend upon the Mid-Jersey's calendar. The other date, just in case will be Wednesday, October 5, 2016 per Chairperson Conroy.

Mr. Lavine spoke about CollaborationCore and stated he would like to shy away from this type of organization because of the experience at last year's venue was not good; attendance usually better at a Greenacres type venue, Chauncey or at Leonardo's. Ms. Brame stated her problem with CollaborationCore is the location, very confusing. Mr. Kennedy stated Greenacres is too expensive. Mr. Lavine stated the Chamber does this to make money and an event at Greenacres was \$12.95 or \$13.95 a person with a very elaborate breakfast menu.

## GROWTH & REDEVELOPMENT COMMITTEE MEETING MINUTES

July 12, 2016

Page 2

The members spoke about the CollaborationCore and we are here to promote businesses in Town. However, Mr. Lavine stated the hardest thing is getting in and is not a bad location and see how the Chamber views it.

The Board members spoke about speakers and suggestions were: Jeff from Main Street could get a speaker; however, he needs to know what the theme is. The theme is whatever the Board wants it be like Lawrence, it should be a 15 minute speech, someone who draws a crowd and understanding business in Mercer County. It was suggested the Lt. Governor; Michelle Siekerka could give suggestions; BMS on Princeton Pike will be open this fall and might be interested to speak about their new building. Mr. Link stated Costco will be opening in August; Mr. Kennedy has a contact at Costco; Ms. Connelly suggested a State person from the New Jersey Redevelopment Authority; Commissioner of DCA but not relevant to Lawrence. Mr. Kennedy suggested someone from DOT about the Route 1 development.

### **Sign Ordinance:**

Ms. Connolly has nothing new to report; but she is meeting with Mr. Parvesse and Mr. Krawczun on Monday morning. Mr. Parvesse reviewed it and talked it over it with Mr. Krawczun to discuss the changes. She also spoke to Mr. Parvesse about the Lawrence Shopping Center and he stated he has not received any communication from anybody.

### **Redevelopment of Lawrence Shopping Center:**

Ms. Brame stated she still did not get the name of the listing agent and read a response on the questions that she asked her from our last meeting. "We are still involved in the center but we are not the company assigned to sell or market it. The current landlord does not have any plans for capital enhancements as I told you before. Once the answer does convey I am sure the new entity will development a marketing enhancement plan. On a more positive note the old Shahi Palace is under new ownership and signed a lease".

Ms. Brame was supposed to be in touch with the managing director of Colliers and no one has contacted her yet and does not know the listing agent that it is for sale. Ms. Brame stated that she has observed Scott Plapinger has been in the Shopping Center with other guys in suits but does not have any information on why. Mr. Lavine called the number on the Colliers sign and had a conversation with a man and stated he is only concerned with leasing space there. Mr. Lavine continued the conversation stating that the Board would like to help you and see what we can do. There is a rumor that the Acme in a couple of years will be moving and no response. He has not heard back from this man yet.

The Board spoke about Council talking to the Planning Board to have it redeveloped; making a housing development next to where Burlington Coat factory is; however, there is a flood plain issue. Ms. Connolly stated in her professional opinion it does not qualify for redevelopment because of all the litigation that is happening and it is difficult to get, if it is falling apart, not a blighted area and is an expensive process. The Board members discussed condemnation, redevelopment, or rezoning it, the small vacant stores, and the flood plain of the property (which might give us what the potential really is). Ms. Brame stated they had wonderful plans and changed the name to the "Shops at Lawrence".

### **Other Business:**

Mr. Lavine asked about grand openings beside Costco and BMS is there anything else. Chairperson Conroy commented on the nomination form and most of the nominations come from this Board and would like to see the past list of the award winners.

GROWTH & REDEVELOPMENT COMMITTEE MEETING MINUTES

July 12, 2016

Page 3

Chairperson Conroy stated the vote will be at the August meeting so it is important to have a quorum for this meeting. Mr. Link will e-mail the list to the Board members.

There being no further business, the meeting was adjourned at 7:26 p.m.

Digital audio file of this meeting is available upon request.



Susan Snook, Secretary  
Growth & Redevelopment Committee