

Economic Development Committee
 Borough of Hawthorne, New Jersey
 Municipal Building
 445 Lafayette Avenue
 Hawthorne, New Jersey 07506

Meeting Minutes: April 14, 2010

Attendance:

Carl Schmidt, Chairman	Present
Frank Coppola	Present
Daniel Dailey	Present
Evangeline Gomez	Present
Councilman John Lane, Council & Chamber rep	Absent
Anthony Spanedda	Present
Victor Terraglia	Absent
Mayor Richard Goldberg (optional)	Present

Agenda Items:

1. **Mayor Goldberg Discussion:**

Mayor Goldberg briefed the committee on continuing negotiations with Kohl's department store. Lease terms have been reached between the property owner and Kohl's and Kohl's is presently pursuing potential incentives such as Payment in Lieu of Taxes (PILOT). Mayor Goldberg also briefed the committee regarding a major convenience store interest in Hawthorne and a suggested location for the business.

2. **VRA Train Station Status:**

Carl Schmidt reported that the lease agreement between the railroad and the VRA is signed. The VRA has selected its contractor for the station relocation and will shortly have its plumbing and electrical contractors selected. John Lane provided the VRA with the necessary permit applications and will expedite the permit process for the VRA.

3. **Downtown Revitalization:**

a. DOT Grant Letters of Support:

Tony Spanedda led the grant letter campaign, reported on the status of the letters and provided the committee with a detailed breakout analysis of the letters received vs. the list of desired letters. In all 28 letters were received and sent to Capital Alternatives and included many prominent government officials, organizations and businesses. The campaign was extremely successful and thanks go out to the committee members and letter writers, especially given the short lead-time required by Capital Alternatives.

b. Capital Alternatives Status:

Capital Alternatives is expected to submit the Downtown Revitalization grant application to NJ DOT this week.

c. **Ordinances:**

Carl Schmidt reported that the council ordinance committee completed a draft of a revised signage ordinance that will be introduced at a future council meeting. Carl will meet with Gary Sinning to discuss the signage ordinance and any plans for revised lighting, awning, canopy, etc. ordinances.

4. **Vacant Properties:**

a. **Borough web site listing of vacant properties:**

Deferred until property owners are contacted for their assessment of the value of listing their properties on the borough web site.

b. **Vacant Properties Subcommittee:**

Frank Coppolla, Dan Dailey and Evangeline Gomez will lead an initiative to identify a best uses "vision" for a selected set of vacant properties, meet with property owners to agree on the best uses, and facilitate finding suitable purchasers/tenants. The first action is for the subcommittee to meet with a commercial realtor to discuss the most effective approach the committee should take. Dan Dailey will arrange for the commercial realtor meeting prior to the next EDC meeting.

New Business:

Dan Dailey provided the committee with a document from the NJ DOT Office of Bicycle and Pedestrian Programs that described a process whereby consultants are engaged to provide assistance to municipalities in various pedestrian and bicycle planning activities. Dan will meet with the NJ DOT representative to determine if/when Hawthorne could avail itself of this planning assistance. An essential element of the planning process is the alignment of the Hawthorne master plan with the DOT bicycle and pedestrian master plan objectives. Pending the outcome of Dan's meeting with DOT, the EDC committee will identify its next steps.

Carl Schmidt will be absent from the May 19 EDC meeting. Tony Spanedda will chair the May meeting.