

MORRIS TOWNSHIP
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
ORGANIZATION/REGULAR MEETING MINUTES
MONDAY, FEBRUARY 4, 2019- 6:00 P.M.

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CALL TO ORDER

The February 4, 2019 Organization/Regular Meeting of the Economic Development Advisory Committee was called to order by Cathy Wilson, 6:10 P.M., in the Municipal Building, 50 Woodland Avenue, Morris Township, New Jersey.

* * *

ATTENDANCE

Mr. Ara Barsamian
Mr. Edward Burwell
Mr. Paul DeNoon
Mr. Liam Gallagher
Ms. Kathleen G. Hyland
Mr. Jason Navarino
Ms. Pamela Watson

ABSENT MEMBER

Mr. Ken Bariahtaris

APPOINTED OFFICERS

Cathy Wilson, Township Committee
Timothy F. Quinn, Township Administrator
Kathryn Viarengo, Tax Assessor

* * *

PRESIDING OFFICER'S STATEMENT RE: ADEQUATE NOTICE – O.P.M.A. – (RECORD INSERT)

Cathy Wilson issued the following statement of adequate notice:

“Adequate Notice” of this meeting of the Township Committee of the Township of Morris was given as required and defined by the Open Public Meetings Act, as follows:

Written Notice was given on January 16, 2019 to the official newspapers, Morris County Daily Record, by email at least 48 hours prior to the date of this meeting, and a copy of the Notice was posted on the Bulletin Board in the Municipal Building of the Township of Morris by the Township Administrator, and a copy of the Notice was likewise filed in the Township Clerk's Office. Copies of this Notice were mailed by Certified Mail to all persons who have requested individual notice, pursuant to N.J.S.A. 10:4-19, all of which Notices were given at least 48 hours prior to the date of this meeting, and said notice will be retained in the Office of the Township Clerk.

PLEDGE OF ALLEGIANCE

Cathy Wilson led the Pledge of Allegiance

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OATHS OF - ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEMBERS

The Oath of Office and Oath of Allegiance were administered to the following Economic Development Advisory Committee Members:

Mr. Ara Barsamian
Mr. Paul DeNoon
Mr. Liam Gallagher
Mr. Jason Navarino
Ms. Pamela Watson

APPROVAL OF MINUTES- Minutes from the March 4, 2018 & June 4, 2018 meeting were approved by Mr. Edward Burwell and Ms. Kathleen G. Hyland

ELECTION OF CHAIRMAN

With standard selection procedures being observed, Cathy Wilson was elected by a vote of 7-0 as Chairman for the ensuing year.

ELECTION OF VICE CHAIRMAN

With standard selection procedures being observed, Jason Navarino was elected by a vote of 7-0 as Vice-Chairman for the ensuing year.

RESOLUTIONS:

In the next matter of business, the following resolutions were duly offered, seconded, and adopted by the vote as indicated at the end of the text of the resolution:

1-19 RE: RESOLUTION SETTING MEETING DATES FOR 2019

RESOLVED, that meetings of the Economic Development Advisory Committee for 2019 shall be held at 6:00 PM on the following dates at the Township of Morris Municipal Building, 50 Woodland Avenue, Morris Township, New Jersey:

| | |
|---------|--------------|
| March 4 | Sept 16 |
| April 1 | Oct 21 |
| May 6 | Nov 18 |
| June 17 | Jan 13, 2020 |

GENERAL BUSINESS

Introductions (members introduce themselves: who you are; what you do; why you're interested in EDAC; any initial thoughts, hopes, dreams about what you'd like to see EDAC accomplish in 2019)

- Ara Barsamian: Engineer, taught Engineering, and worked for Exxon, responsible for the well refining engineering technology. After Exxon, started a Company with a few Exxon Colleagues, the Company was then acquired by another multinational company, ABV. Was with ABV for 25 years before Ara left to start an Engineering Consulting Company and run a non-profit Nuclear Energy organization. Ara submitted idea's for the Strategic Plan.

- Jason Navarino: Resident since 2013, partner at Riker Danzig, specialty is corporate and tax law with a little non-profit work. Interested in business, a resident, and a tax payer, which Jason expressed motivates him in making sure Morris Township is economically efficient and prosperous. It creates jobs and additional tax revenue, which benefits us all and happy to be a part of that for his wife and two year old son.

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GENERAL BUSINESS (continued)

- Kathy Viarengo: Tax Assessor, has been with the Township since 2004. Kathy's background is in Real Estate Appraisal and has a career dating back to 1985, which included working for a bank, Appraisal Companies, and the Appraisal Institute. Here to advise, not a voting EDAC member.

- Ed Burwell: Resident since 1994, long background in IT, has been an independent consultant for many years, supports business, and currently works at CIT Group in Livingston. Ed gave a side note: CIT Group is moving.

- Tim Quinn: Grew up in Morris Township, worked for Morris Township for 40 years, has been Township Administrator for the past 8 years, and here to serve the Board in any capacity.

- Pamela Watson: Moved to Morris Township in 1994 and immediately became involved in her Neighborhood Association and started a food share program for the seniors. Very interested in the Community and bringing families together. Pamela worked for JCP&L for 19 years before becoming a Banker and now she is currently working for a non-profit organization for the City of Orange. She was always interested in how the Town operates and she said "in order to learn I need to get involved and hopefully I can contribute to the goals of this Committee".

-Kathleen Hyland: Resident since 1939, was a Township Committee Woman for 18 years(also served as mayor during her tenure), was on the Morris County Vocational School Board for 30 years, and started Teen Pride(400 teens being counseled this yr.), which is her pride and joy and the best kept secret. She loves Morris Township and is concerned about where the growth is going. The Committee briefly discussed past Mayors, whose pictures are represented on the wall in Conf. Rm 1 after Kathleen talked about her family's history/involvement/ dedication to the Township.

- Paul DeNoon: Resident since 1994, just like Ed and Pamela, raised three children in Morris Township, the youngest now a junior in college. Works in Manhattan at an Asset Mgt. firm and takes NJ Transit. Paul emphasized access to public transportation being one of the things that will draw young people to the Township. Paul said he spent his career investing in fixed income markets with a focus on emerging markets, so he thinks about growth and what drives growth all the time. He hopes to receive, with the Tax Assessor's help, some data so we can bench- mark where we are today and where we think we want to go. Also, Paul said we need to do right by the children who have grown up in Morris Township and now want to start families in Morris Township.

-Liam Gallagher: Resident since 2016 and Cathy's neighbor. One of things that attracted Liam and his wife to Morris Township was the Open Space, both are runners. Works at Goldman Saks in Jersey City on the Environmental Social and Governance Team, the Goldman owned and operated real estate firm operating globally; responsible for their environmental footprint and reducing litigating any of those impacts. Liam said he can contribute his professional prospective to the Committee because one aspect of his job is reaching out to the neighbors to ensure Goldman Saks spaces are not impacting them.

-Cathy Wilson: Cathy's parents lived in Morris Township before she permanently moved to the Township in 2005, so loved the Township even before she moved here. Very Interested in Economic Development and has attended every EDAC meeting since its inception. Thrilled to serve on the board and work with this group.

Review Ordinance #7-14 (9-41, Duties and Responsibilities and 9-42 Limitation of Duties)

Highlighted a few things in the Ordinance before Jason Navarino's Ordinance revisions were disseminated.

- Very briefly went over the Purpose (9-39): draw in new business and retain existing business.

Reviewed 9-41, Duties and Responsibilities, A-K:

- C, D, & E. Cathy emphasized the Strategic Plan
- F. [EDAC Brochure](#) was briefly explained, including the circle logo (circle around Morristown)
- G. Cathy Wilson asked Kathy Viarengo to comment. Kathy mentioned not only is the Master Plan a great resource, but she can identify commercial, industrial, or vacant property for the Committee. Also, in the 14 years she has been with the Township she has never seen the Township's office buildings in better shape.
 - Kathy Viarengo advised the Committee to keep in mind that the majority of Office Buildings in Morris Township are multi-tenanted and leased so if you ever wanted to get in contact with a multi-tenanted, leased office building contact both the owner(s) and the tenant(s). They share a few questions and/ or concerns but most likely have different questions and/ or concerns.

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GENERAL BUSINESS (continued)

- Kathy informed the Committee that the Township only has two blocks left (Township's at a 10% vacancy rate). All too familiar with one: 340 Mt. Kemble Avenue. Vacant since 2014 (old AT&T building) and sold at auction in 2016 to a company that specializes in turning properties around. The second one that has significant vacancy is 60 Columbia Rd., 83 thousand sq. feet vacant.
- Kathy said we are very fortunate to have Atlantic Health in Morris Township, very important component.
- Lengthier discussion on the Honeywell property, Tim gave the Committee an overview:
 - Vision Real Estate Partners is looking for one Company for the block
 - Their other properties have amenities so most likely looking to do the same on the Honeywell Property / Partners did not propose the We Work Model (We Work Model was explained and brief discussion (Paul, Liam, and Jason contributed)
 - Zoned for Office Space/ Commercial
- Ara asked if there was an organized data base to view businesses. Kathy explained a few outlets and would be happy to provide the Committee with information, but keep in mind its Tax Appeal season and free time is scarce, so be patient. Cathy asked for a list of the Morris Township businesses, which she might have. Tax list is available to the public but it does not include the tenants, just the owners and the tenant listing is confidential.
- Very briefly touched on what attributed to filling vacancies and if these tenants filling vacancies will stay. Conclusion, leases are generally a min of 5 years and max 10 yrs. With the amount of space being leased, these tenants most likely signed a 10 yr. lease. Bayer recently bought out their ground lease.
- Jason asked about the industrial properties, it was answered there is one (1) on Cory Road. Briefly discussed Cory Road Associates.
- H. Cathy recommended a guide and a checklist for potential businesses looking to relocate to Morris Township. Add to the list of things to accomplish and include completing an annual report (letter k).
- Jason read 9-42, Limitation of Duties, and disseminated his revisions for the Committee's review; he is looking to enhance the ordinance. Jason told the Committee to please review it at home and at the next meeting bring your comments, questions, and suggestions.
- Cathy explained the relationship between the Planning Board (planning regulation) and Township Committee (adopting regulation) and the Planning Board & Board of Adjustment (implementing regulation).
- Ara asked about the Planning Board, and Tim briefly explained the Planning Board's function. Jason highlighted, "this Committee should not be focused on a particular application but overall strategy".
- Master Plan discussion, great resource. https://www.morristwp.com/DocumentCenter/View/4075/MP-Reexamination_adopted-and-revised_08_14_2017_v1-Land-Use-Page-?bidId=

Gianna Delcolle's Idea (highlighting local businesses on Facebook)

- Cathy explained Gianna's idea, which is periodically highlighting a Morris Township business on Facebook. Paul asked what types of businesses, it was answered retail. Also suggested a trial run with questions that ultimately answers why they might like doing business in Morris Township. Ed gave a summary of what his company does for highlighting employees. In conclusion, she should focus on retail (b to c), compile questions, and do a test run.

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Morris County Chamber of Commerce (EDAC members' access to MCCC communications and participation in MCCC events)

Tim gave a quick overview of the MC Chamber of Commerce, <https://www.morrischamber.org/> . EDAC secretary will email the Committee their events, encouraged to attend, but most events are during working hours so obviously optional.

- Tim reminded the Committee do not “reply all” to the emails; we do not want to violate OPMA. Make subcommittees. Also, all emails are subject to OPRA.

Cathy has some articles she wants the Committee to read because she finds them very informative and those articles will be sent with next meeting's Agenda.

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ADJOURNMENT

The February 4, 2019 meeting, with no further business, was adjourned at 7:30 P.M., next to convene at 6:00 P.M., March 4, 2019 in the Municipal Building, 50 Woodland Avenue, Township of Morris.

Virginia Murphy
EDAC Secretary