

MORRIS TOWNSHIP
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
REGULAR MEETING MINUTES
MONDAY, APRIL 1, 2019- 6:00 P.M.

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CALL TO ORDER

The April 1, 2019 Regular Meeting of the Economic Development Advisory Committee was called to order by Chairman, Cathy Wilson, 6:04 P.M., in the Municipal Building, 50 Woodland Avenue, Morris Township, New Jersey.

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ATTENDANCE

Mr. Ara Barsamian
Mr. Ken Bariahtaris
Mr. Paul DeNoon
Mr. Liam Gallagher
Mr. Jason Navarino

ABSENT MEMBER

Mr. Edward Burwell
Ms. Kathleen G. Hyland
Ms. Pamela Watson

APPOINTED OFFICERS

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

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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 February 2, 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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APPROVAL OF MINUTES- On a motion duly made, seconded, and carried by the votes as indicated, the reading of the minutes of March 4 , 2019 were approved as circulated.

GENERAL BUSINESS

- Cathy introduced Beth Kujan, Project Coordinator for MCEDC (Morris County Economic Development Corporation).
 - County wants to coordinate and facilitate networking efforts with municipalities. The MCEDC wants Morris Township to co-host the May 8th, 5:30- 7:30 PM networking event at the Morris County School of Glass in Morris Township. Great opportunity for introductions and/or build rapport. Constructive if Morris Township decision makers were in attendance. Max 40 people/ informal, laid back event at \$35 per person. Beth explained the invite process. Lengthier discussion on who to invite.
 - MCEDC Small Cities Project, the County is working towards sourcing its own data/ cost of living data. Lengthier discussion on the cost of living, lifestyle, data resources, and further explanation of the project and its benefits.

- NJ Future Conference, Cathy attended a conference where she met a wide range of professionals, architects, planners, attorneys, elected officials... highly recommends attending.
- Strategic Plan, “where do we begin, where do we want to go, and how do we get there” is a great framework for discussion. Vision, Mission, Objectives, Strategies, and Action Plans is a great template for a written plan. Also, Ara’s plan that meshes well with the template.
- What information is needed for where do we begin. Paul wanted additional information on the vacancy rates. Kathy summarized her data: 9.5% vacancy rate (without 340 Mt. Kemble) large leased office buildings. 25.8% total non-owner occupied vacancy rate (with 340 Mt. Kemble Avenue). 16.8% total vacancy rate all large office buildings (including owner occupied and 340 Mt. Kemble). Brief discussion on Morris Township properties including 299 Madison Ave, Jacobs lease was up.
- Jason asked if the Twp. would consider a pilot and Tim answered, it’s certainly reviewed and considered.
- Paul was fascinated with the Master Plan after he read it. Covers changing housing preferences and access shifting for major corporations. Paul said the Township has a great starting point, now it’s about how do we evolve with the preferences and be flexible enough not to lose our character. Also, need to show the Township is an attractive place.
- Beth mentioned families from other Countries try to determine if their children will be at the same reading, math, & history level as their peers.
- Liam asked if the Twp. knows building lease dates and durations. Kathy said we have an idea after receiving annual request responses from the owners/landlord. Kathy also mentioned companies disclose as little as they think they can get away with. Brief discussion on how commercial realtors are very familiar with the Twp. properties, and if we were to have an event with commercial realtors, potential clients would have to be present.

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GENERAL BUSINESS (continued)

- Ken is questioning the direction the Committee is going. Ara suggested assigning homework so not every meeting is a discussion, so we can get to a resolution.
- Kathy was wondering why the company that's occupying the entire third floor of 44 Whippany Road decided on Morris Township. Perhaps ask the landlord. Paul asked who should we contact to ask them, why Morris Township and what are their future concerns. Tim said the first point of contact might be a PR/media representative.
- Beth mentioned the office trends, shared workspaces.
- Ken read his Vision which will be emailed to the Committee to build upon. Homework is to build off the vision and bring your thoughts and ideas to next month's meeting.
- Liam made the argument that we can throw out a lot of ideas, but we might be completely off base when it comes to the needs of businesses/ Twp. businesses.

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ADJOURNMENT

The April 1, 2019 meeting, with no further business, was adjourned at 7:30 P.M.; next to convene at 6:00 P.M., May 6, 2019 in the Municipal Building, 50 Woodland Avenue, Township of Morris.

Virginia Murphy
EDAC Secretary