

TOWN OF NEWTON
ECONOMIC DEVELOPMENT COMMISSION
January 10, 2017
MINUTES

Chairman Hayek called the meeting to order at 6:35 p.m. Ms. Walker called the roll: Mr. Hayek, Mr. Prendergast, Mr. McKernan, Mr. Krasnomowitz, Mr. Maruska, and Dr. Clark were present. Ms. Butterfield was absent. Deputy Mayor Levante was also present.

Ms. Walker stated the Open Public Meetings Act had been complied with.

Mr. Krasnomowitz nominated Mr. Prendergast for Chairman of the Commission. Mr. Maruska seconded the nomination. Nomination was approved by a unanimous "aye" vote.

Chairman Prendergast moved to approval of minutes. Mr. Krasnomowitz made a motion to approve the minutes from September 13, 2016 and was seconded by Mr. Maruska. Minutes were approved by a unanimous "aye" vote.

Old Business - None

New Business –

1. Parking rates – Deputy Mayor Levante updated the Commission on the parking rates that went into effect on January 1, 2017.
2. Kroghs – Deputy Mayor Levante explained that the Town is working on a sewer capacity ordinance because there is potentially more output than we can afford to process. We are working on a fee structure to have Krogh's pay for the overage.

Discussion ensued.

3. Newton Town Centre (RPM) – Deputy Mayor Levante informed the Commission that construction has begun on the site. The new parking lot is being utilized. We don't know what retail will go in the ground floor unit yet. The building is slated to open in October of 2017.
4. Style Shop – It is progressing nicely. Nothing new to report.
5. Armory – State is working on funding for demolition of existing buildings on-site. Nothing else to report.
6. McGuire's – Deputy Mayor Levante explained that the Town has had several meetings with the developer, Woodmont. In fact, they met last Thursday in Parsippany and Woodmont presented two draft plans for the McGuire location.

The first draft was more extensive and included a parking deck, 175 units, and a central garden area. The second, and more likely, plan is for an L shaped building which would include 100 units, a fitness center on street level, and no parking deck. The parking garage would be \$21,000 per spot. It's not out of the question for later if warranted. Woodmont has successfully redeveloped areas in other towns, such as Red Bank, NJ and the Council are very impressed with them.

Dr. Clark asked about rental rates. Deputy Mayor Levante explained that they are not sure yet. But likely will be comparable to The Aberlour at \$1500 to \$1600 monthly. Aberlour is close to full capacity with approximately 2 units left. There seems to be a demand for upscale/luxury apartments.

Mr. Hayek asked about the hotel. Deputy Mayor Levante explained that Woodmont did not think this was a viable option. Dr. Clark thinks there is a high demand for a hotel.

Mr. Krasnomowitz asked if we can get them to make an "anchor" retail store front. However, at this point it looks like it would be a fitness center.

7. New Business Guide was mentioned.
8. Several Marketing Videos have been done. Continuing to work on this project with local businesses and the SCCC Film Club.
9. 4 Chicks Cafe is moving to Plates.
10. There is a developer working on the Clinton/Water Street location. Could be a Wendy's or Starbucks.
11. G&H – No contract signed yet. Commission speculated that it could be a CVS?
12. Hicks Avenue Redevelopment – same party still interested in the site. It is contingent on the County installing a traffic light at Hicks/Sparta Avenues. County wants to wait until the new Freeholder Board is in place before they look into it. Commission discussed cost. It would be \$700,000 for the light. The Town would likely pay for a percentage of it. Perhaps a letter could be put in the local newspaper explaining the need for the light. It has helped sway the DOT in the past. Might work with the County?

Discussion - Thorlabs demo is moving along quickly. They will make it look very presentable. Newton Pizza is moving to the Train Station Plaza. A&G is moving to Max's Station House in Andover. They will have a liquor license there. The Theatre is doing a radio station in Town.

Mr. Maruska asked if there has been feedback on Spring Street One-way. Deputy Mayor Levante replied that it has been good and only getting better as time goes on.

Commission also wondered if there is still interest in a Special Improvement District possibly headed up by Jim Ceravello from Kudzu.

There being no other business to discuss Mr. Maruska made a motion to adjourn and was seconded by Chairman Prendergast. The meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Kathryn Walker
Administrative Clerk