

September 20, 2018

A Special Joint meeting of the Town Council of the Town of Newton, Sussex County Board of Chosen Freeholders, Sussex County Community College Board of Trustees, and Sussex County Technical School Board of Education was held on the above date at 9:00 am. Present were Mr. Dickson, Deputy Mayor Flynn, Mayor Le Frois, Thomas S. Russo, Jr., Town Manager, Ursula Leo, Esq. Town Attorney and Lorraine A. Read, Municipal Clerk. Mrs. Diglio and Mr. Schlaffer were excused.

Present for the Sussex County Board of Chosen Freeholders were Freeholder Director Jonathan Rose, George Graham, Carl Lazzaro, Sylvia Petillo, Herb Yardley, County Administrator Greg Poff, County Counsel Kevin Kelly and Teresa Lyons, Clerk.

Present for the Sussex County Community College Board of Trustees were Judge Lorraine Parker, Chair, Jerry Scanlan, Vice Chair, Rachel Geraci, Secretary, Dr. Tyler Morgus, Treasurer, Dr. Bernard Andrews, Dr. Paul Crowley, William Curcio, Maryanne Fox, James Hofmann, Dr. Rosalie Lamonte, Michael Spekhardt, Dr. Jon Connolly- President/Ex-Officio Member, Glenn Keinz, Board Counsel, Ketan Gandhi, CFO and Vice President of Administration, Jason Fruge, Program Supervisor and Wendy Fullem, Executive Assistant.

Present for the Sussex County Technical School Board of Education were Jarrod Cofrancesco, John Miller, Dr. Rosalie Lamonte, Susan Shake, Diane Wexler and Gus Modla, Superintendent/Principal.

Mayor Le Frois made the following declaration that "in accordance with the Open Public Meetings Act, notice of this special meeting was given to the two newspapers of record and posted on the official bulletin board on September 10, 2018."

At this time, Freeholder Director Jonathan Rose opened the meeting to the public.

John Snyder, of Sandyston, addressed several concerns with the proposed project to be located in Newton. He is not in favor of the potential reassignment of funds, noting funds not used should be returned to reduce taxes.

Scott Clelland, Independent Auditor for SCCC, stated their company has worked for Sussex County Community College for the past seven years. His company has given "clean opinions" of SCCC and continues to see improvement of their funds each year.

Jason Boeam, of Stanhope, stated he supports the cost of all public education

and the Boards should do what's "best for the community".

Ati Shaw, of Newton, noted she fully supports the second SCCC Campus proposed at the McGuire property in the Town of Newton.

Lisa Carlson, of Lafayette, works at Sussex County Technical School, stated she believes the second campus proposed in Newton is not convenient to all County residents and does not support same.

Dr. Kevin Shaw, of Newton, stated he supports the second campus in Newton and will bring economic development to the Town of Newton.

Nancy Ready, Esq., of Newton, supports the second campus in Newton and hopes the Boards will make it work.

John Cuozzo, of Lafayette, stated he has been an educator for 52 years and feels this is a great opportunity and supports the second campus located in Newton.

Christine Quinn, of Sparta, serves as Deputy Mayor in Sparta, feels the return on investment in the community and students is tremendous and believes it is a wonderful opportunity.

Brian Ward, of Byram, Automotive Instructor at SC Technical School, proposed to have the SCCC work with SC Technical School and expand their successful auto program, which already exists. "Let's work together" and not expend funds on a second campus in Newton.

Deb Henegan, of Newton, employee at SCCC for 17 years and teaches an auto course. She stated it is a "brilliant idea" and fully supports the idea of a second campus in Newton.

Richard Kelsey, of Stillwater, stated the Boards should consider alternate ideas or plans for the McGuire's project. He believes there are other options which would be less expensive than the proposed second campus.

Jack L., Culinary teacher at SC Technical School, believes this school is a "gem" and should be properly funded, but is underfunded by the County. The Freeholders should continue to support this school and not provide funding to another source with the same trade.

Freeholder Director Jonathan Rose closed the meeting to the public.

Prior to the presentation, Jason Fruge, SCCC Automotive Program Supervisor, outlined the difference between technical courses at the High School and College

September 20, 2018

levels.

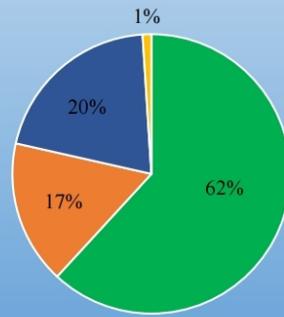
At this time, a PowerPoint Presentation was made by Judge Lorraine Parker, Chair and Jon Connelly, President of Sussex County Community College.



## General College Overview

## FY18 College Revenue Sources

Student Tuition & Fees	\$12,150,000.00
State Support	\$3,269,000.00
County Support	\$4,020,000.00
Other Revenues	\$200,000.00
<b>Total</b>	<b>\$19,639,000.00</b>



■ Student Tuition & Fees ■ State Support ■ County Support ■ Other Revenues

## County Funding of College Operations

- County appropriation of \$4,020,000.00 for FY18

**3.6%** of the total County Budget devoted to SCCC Operations



## Our Economic Contribution to the County



**\$4.5 BILLION**

COUNTY'S GROSS REGIONAL PRODUCT (GRP)

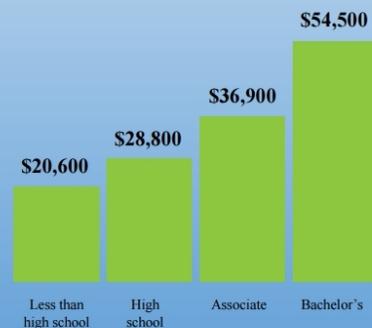
**\$92.1 MILLION**

SUSSEX COUNTY COMMUNITY COLLEGE TOTAL ADDED COUNTY INCOME

**2.1%**

OF TOTAL COUNTY GRP

AVERAGE EARNINGS BY EDUCATION LEVEL AT CAREER MIDPOINT IN SUSSEX COUNTY



Student Perspective	Taxpayer Perspective	Social Perspective
<b>\$118.9 MILLION</b>	<b>\$34.5 MILLION</b>	<b>\$371.2 MILLION</b>
<b>Benefit:</b> Higher future earnings	<b>Benefit:</b> Future tax revenue governmental savings	<b>Benefit:</b> Future Earnings, tax revenue, private savings
<b>\$39.5 MILLION</b>	<b>\$8.4 MILLION</b>	<b>\$56.7 MILLION</b>
<b>Cost:</b> Tuition, supplies, opportunity cost	<b>Cost:</b> State and local funding	<b>Cost:</b> Tuition, supplies, opportunity cost
<b>3.0</b>	<b>4.0</b>	<b>6.5</b>
BENEFIT/COST RATIO	BENEFIT/COST RATIO	BENEFIT/COST RATIO

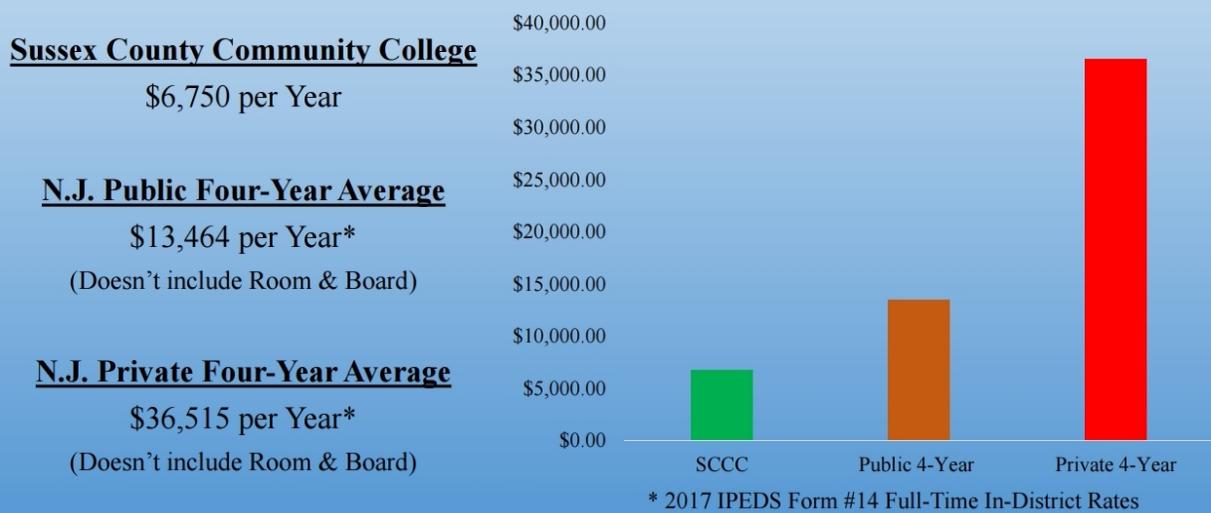
EMSI FY15 Economic Impact Report

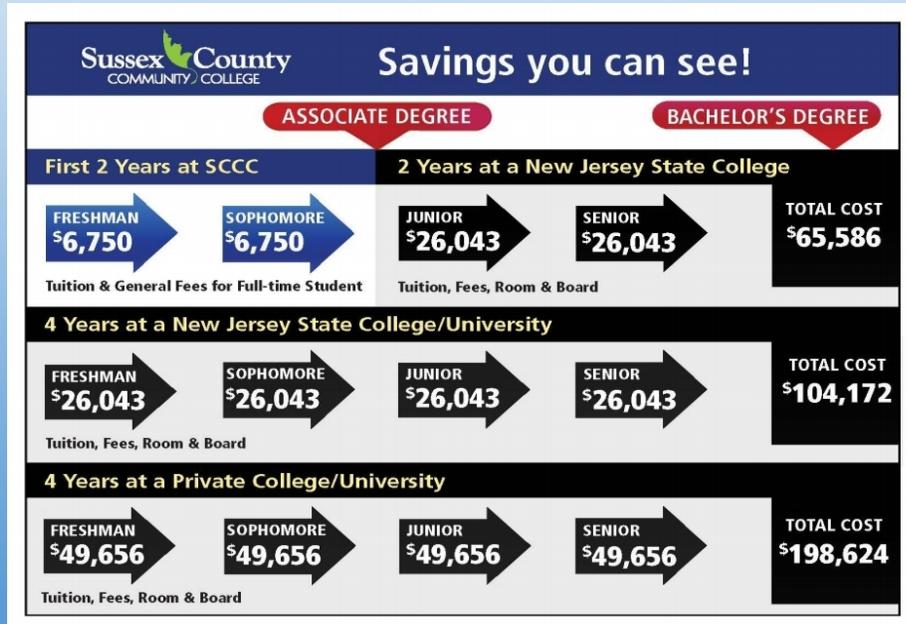
## Academic Programs

- 22 Degree Programs with over 40 Additional Degree Options
- 9 Professional Certificates
- 15 Certificates of Achievement
- New Programs starting Fall 2018:
  - Culinary Institute
  - Diesel Technology
  - Machine Tool Technology
  - Welding



## 2017-2018 Tuition & Fees Comparison





## Why College-Level Technical Programs?

### The Changing Nature of the Workplace is Geometric



## Differences in Teaching & Curriculum

College programs can offer training with advanced skill sets that **meet the specific needs of employers** while secondary schools are restricted by curriculum guidelines.

College curriculum is flexible allowing for more professional practice opportunities like **shadowing programs, internship and apprenticeship programs** in way a secondary school cannot.



## Differences in Teaching & Curriculum

College curriculum is designed with steep learning curves and requires long **uninterrupted periods of study** to master skills reinforced with professional practice.

College instructors have **academic freedom** to engage in the production, consumption and dissemination of knowledge.



## Differences in Teaching & Curriculum



Leadership in the cohort is different

Diversity of students makes cohorts Different.



## Better Facilitation of Education to Job-Attainment



The college is able to match students with a discipline-specific advisor to help students **become more effective decision-makers** concerning their career.

A college technical education enhances a graduate's ability to converse, **interact with community and business leaders** and participate more fully in the entire operation of an organization.

## College Degree versus No College Degree

College graduates, on average, **earned 56 percent more than high school grads in 2015**, according to data compiled by the Economic Policy Institute (EPI).

Lifting of high school graduate skill level is critical, given the many ways they are lagging behind their college-educated peers:

- Less likely to own a home
- Less likely to have a job
- Less likely to contribute to retirement



## College Degree versus No College Degree

2014 Pew Research Center Report found:

- **12.2%** unemployment rate for individuals 25-32 without a College Degree compared to 3.8% with a College Degree.
- **22%** of individuals 25-32 without a College Degree live in poverty compared to 6% with a College Degree.
- **41%** of individuals 25-32 without a College Degree feel they have the necessary skills to advance their education compared to 63% with a College Degree.





Figure 7: Median Income Relative to Population Median, College Graduate Families

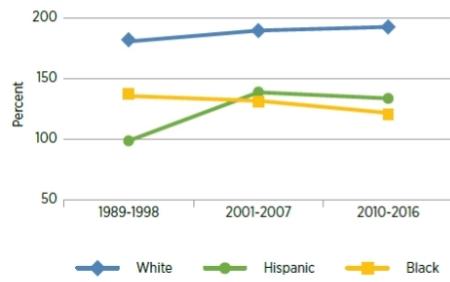
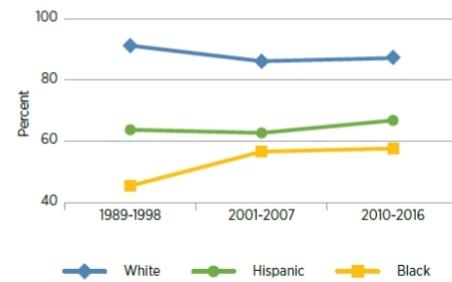


Figure 8: Median Income Relative to Population Median, Noncollege-Graduate Families



## College Degree versus No College Degree



Why expand these specific Career and Technical programs?

# Culinary Institute

## Sussex County Employers:

- Bon Chef
- 28<sup>th</sup> hole at Grant
- Gorge County Club
- Alice's
- Andover Diner
- Andre's Lakeside Dining
- Anthony Francos Pizza
- Bear Den Grille at Black Bear Country Club
- Crystal Tavern at Crystal Springs
- Dominick's Pizza
- Friendly's of Newton and Wantage
- Homestead Restaurant Inc.
- Kites Restaurant
- Krave Café & caterers LLC
- & Brew Pub
- Lafayette House
- Mohawk House
- Owen's Pub at Balloween Golf Course
- Pearson's
- Crawdaddy's
- Restaurant Latour at Crystal Springs
- Riviera Maya
- Roseline's Farm and Bakery
- St. Moritz Grill & Bar
- Texas Smoke Barbecue LLC
- The Carriage House Restaurant
- The Windlass
- WheelHouse Kitchen & Bar
- Yettters Diner

“The National Restaurant Association forecasts that New Jersey will have upwards of **335,200 positions in the restaurant industry by 2025**, compared to 318,800 in 2015.” (Tracey, 2016)



# Diesel Technology

## 40%

of diesel technicians in the United States are 50 years or older

“The American Society for Training and Development reported that **77 million Baby Boomers are slated to retire over the next 20 years**, with only 46 million new workers set to replace them.” (Penske Truck Leasing, 2018)



# Machine Tool Technology

“The volume of **new orders for manufacturing technology is a leading economic indicator of economic growth**, according to AMT, as manufacturers in various industries invest in capital equipment as they anticipate near-term production increases.” (Brooks, 2018)

## Sussex County Employers:

- Ames Rubber
- I & E Company
- Indemax Inc.
- J & S Tool
- Losma Inc
- Thorlabs, Inc.
- Colinear



“Many of New Jersey’s vocational schools, have created and invested in new career readiness programs via their Career and Technical Education (CTE) initiatives,” Staudinger notes, “**yet 17,000 interested students were turned away last year alone due to lack of space.**” (Pappas, 2015)

## Welding

“In 1988, there were about 570,000 welders compared to the 360,000 in 2012. Considering the manufacturing industry and others alike have boomed in recent years, this certainly spells trouble. **The American Welding Society estimates a 290,000 job deficit in welders by 2020.**

This shortage of workers is primarily due to the large number of welders hitting retirement age. **Since this career’s decrease in popularity from the 1980s, many have thought it to be a *dead end job*. Of course, this couldn’t be further from the truth in today’s economy.**” (RO Industries, 2015)

### Sussex County Employers:

- R.S Philips Steel Inc.
- Allasandra Metal Works
- Alpine Roofing LLC
- Broadfield Builders LLC
- Deacon Homes Inc.
- Morel Builders LLC
- Sphere Construction Group
- Tom Madsen LLC
- Walkkill Group



## Automotive Service Technology

“Workers **without postsecondary education often require more supervision** and on-the-job instruction than others. These untrained workers will face stronger competition for jobs because training is an **expensive and time-consuming** process for employers.” (U.S. Bureau of Labor Statistics, 2018)



**“Dealerships have been the backbone of their communities for decades and will continue contributing to the social and economic well-being of every town in which they operate.”**

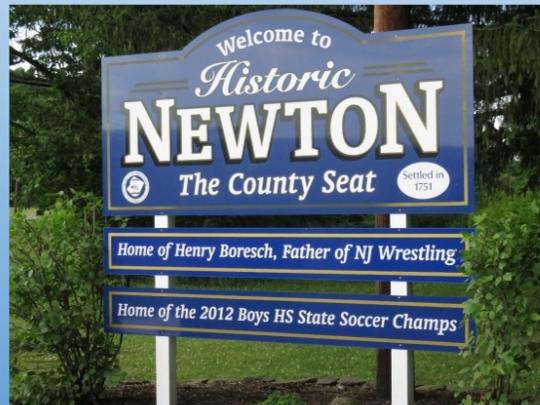
- Jim Appleton, President of NJ CAR

<https://www.opener.aero/>

## Why Downtown Newton?

### Benefits for the Town of Newton

- Projection of over **300 additional students** served at the McGuire location through the ability to offer new programs.
- Grady (2017) found that **college towns have a higher average wage and salary income than non-college towns** ( $p < 0.01$  Sig. Value).
- Analysis of 2014 Bureau of Labor Statistics **estimates almost \$1000 annual difference** (Brookings, 2014).



### Case Study #1 Northampton Community College

A \$5 million renovation to turn Bethlehem Steel plant offices into the Fowler Center for Northampton Community College.

“Having a **community college make a commitment to the revitalization, as the first entity, was a very big deal.** It's easy now, 10 years later, not to think much of it, but it was the first institution or company to take a leap of faith and was a catalyst to make things happen there.”

– Don Cunningham, President and CEO, Lehigh Valley Economic Development Corp.



## Case Study #1 Northampton Community College



## Case Study #1 Northampton Community College

“The changes **will create dynamic space for training and educating students** and community members to think entrepreneurially while providing them with the tools and support to launch new businesses.”

- Dr. Mark Erickson, President of NCC

30,000-square-foot Fowler Center includes:

- Hospitality Career and Leadership program
- Executive Development Institutes
- Public Safety Program
- Healthcare Program
- Adult Literacy and Workforce Training



## Case Study #2 South Piedmont Community College (SPCC)

Wadesboro, NC partnership with South Piedmont Community College (SPCC).

Unused portions of the building are used to meet other community needs, including a business incubator and a space for public meetings.

The Lockhart-Taylor Center is now **catalyzing economic development** in Wadesboro by providing training space, incubation for innovation and a public meeting space for the community.

(Lambe, 2008)



Photos provided by: Uptown Wadesboro, Inc.

## Case Study #2 South Piedmont Community College (SPCC)



## Case Study #2 South Piedmont Community College (SPCC)

Acquired the building in the summer of 1998.

Three story, 115,000 square foot building on 7.369 acres that included a 397-space parking lot.

The Ingram room can accommodate up to 600 people for banquets, meetings, and training seminars. This area also includes an accredited Community Kitchen for caterers.



## Case Study #3 Swarthmore College

**Swarthmore, PA had a need to increase foot traffic in downtown Swarthmore.**

In July 2017, the Philadelphia chapter of the Urban Land Institute recognized the college for the Town Center West development that includes the 40-room Swarthmore Inn, the Broad Table Tavern and an enlarged and relocated Campus and Community Store. (Urban Partners, 2017)



### Case Study #3 Swarthmore College



### Case Study #3 Swarthmore College

The new building includes:

- Swarthmore Campus + Community Store (6,300 square feet)
- 150-seat Broad Table Tavern
- 40-room Inn (43,000 square feet)
- Meeting Space (3,500 square feet)

In addition, due to the highly trafficked Route 320, the college, Swarthmore Borough and SEPTA in conjunction with state grants overhauled the roadway and created a roundabout for \$3.3 million.



### Case Study #4 Colby College

Colby College pledged to purchase five downtown properties in Waterville, Maine.

The property renovations will create a main Street hotel and mixed-use development, student apartments, and a regional center for CGI, a tech company that will provide 200 new jobs to the area.

**These projects created a spillover affect that led to other investors becoming interested in development in the town center.**



Mixed-use Residential and Retail Complex

## Case Study #4 Colby College



RENDERING 172 MAIN STREET / COURTESY COLBY COLLEGE



COLBY'S NEW PROJECT FOR A BOUTIQUE HOTEL

## Case Study #4 Colby College

Mixed-use Residential building includes:

- 52 apartments housing 212 Colby Students
- Community meeting space used for City Council, the Planning Board, and non-profit organizations
- 1 Colby classroom
- Study space
- A library

Colby College has contributed \$65 million in direct investments into downtown Waterville so far.



## Case Study #5 Rowan University

The Rowan Boulevard Redevelopment Project links the Rowan University Campus with downtown Glassboro.

“Through public/private partnerships between Rowan University, the Borough of Glassboro and private developers, the project seeks to create the **“quintessential college town”** that **promotes smart growth living** with mixed use buildings in a walkable community setting.”

- Nexus Properties



## Case Study #5 Rowan University



## Case Study #5 Rowan University

The development spans more than 336,000 square feet of new construction across four acres that houses commercial and classroom space, **550 beds for students, and three dozen private market-rate apartments.**

A3 is part of a larger project, Rowan Boulevard, that includes:

- 195,000-square-foot building with 413 student beds, a 17,700-square-foot fitness center, 30,000 square feet of office and classroom space and 14,600 square feet of ground-floor retail space
- 70,000-square-foot building with 144 student beds and 14,000 square feet of ground-floor retail space
- 934-space parking structure



## Downtown McGuire Campus



## SCCC McGuire Technical Studies Location

Through a partnership with the County, the Town of Newton, and private entities, the long term goal of the project is to develop additional ratables such as housing, retail, and parking.

### Programs for McGuire Location:

- Automotive Service Technology
- Culinary Arts
- Diesel Technology
- Machine Tool Technology
- Welding



## Culinary @ McGuire Location



CONCEPT IMAGE - CLASSROOM



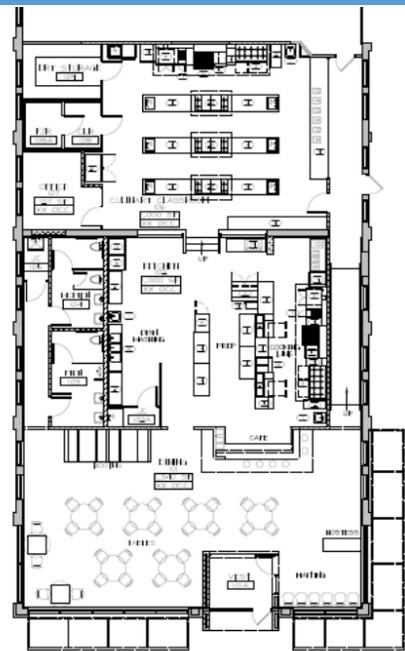
CONCEPT IMAGE - CLASSROOM



CONCEPT IMAGE - DINING



CONCEPT IMAGE - KITCHEN



KITCHEN PLAN

Thank you for your support.

Sussex County Community College  
One College Hill Road  
Newton, NJ 07860  
sussex.edu  
(973) 300-2100



## This Project has Shared Values with the Town of Newton

### **Sussex County Strategic Growth Plan 6.4:**

“Workforce preparedness is a key economic development issue for Sussex County’s private employers.”

### **Town of Newton Master Plan:**

“To enhance and strengthen Newton’s position as a Regional Center in Sussex County in such a way that it will fulfill the social, commercial, governmental, medical, and service needs of a growing County within the constraints of the Town’s existing resources.”

### **Town of Newton Economic Development Advisory Committee:**

“... to promote the potential offered by Newton’s geographical location, retail space, population concentration, and available workforce to new businesses or businesses seeking to relocate.”

Judge Parker outlined various aspects of the project during the presentation. Judge Parker indicated she cannot fully disclose the finance aspect of the project to the public but requested a meeting with the Sussex County Freeholders to “fully discuss the finances” of this project.

At this time, Mayor Le Frois advised she had to leave which only leaves two Councilmembers left and no quorum. It was noted Deputy Mayor Flynn and Councilman Dickson would stay to hear the rest of the presentation. Therefore upon motion of Deputy Mayor Flynn, seconded by Mr. Dickson and carried, the Newton Town Council adjourned at 11:05 am.

Respectfully submitted,



Lorraine A. Read, R.M.C.  
Municipal Clerk