

TOWN OF PHILLIPSBURG
Special Meeting Minutes
March 30, 2015

The Phillipsburg Town Council conducted its Special meeting on Tuesday, March 31, 2015 at 3:00 pm in the Council Chambers of the Municipal Building located at 675 Corliss Avenue.

The required Open Public Meeting Act Statement was read by Council Vice President Tersigni.

PLEDGE

by the Assembly

ROLL CALL

PRESENT:

Council President

Lynn

Council Members

Fey, Piazza, Stettner, Tersigni

TOWN OFFICIALS PRESENT:

Mayor Wyant, Acting Clerk Kleiner,
Attorney Wenner

DISCUSSION AND PRESENTATION:

PHILLIPSBURG COMMERCE PARK REDEVELOPMENT

Council President Lynn welcomes everyone to the special Meeting

Mayor Wyant welcomes Dan Gural from the OPUS Investment Group, Joe Baumann. Tom McGraw of Chester Ploussas & Lisowsky. Dean Cederquist and Erin Murphy.

Mr. Joe Baumann stated that this is exciting and we are going to turn this site into something spectacular and create jobs. So Opus investments have spent a lot of time trying to get a hold on this project, infrastructure, and cleanup there is a lot to do.

We are early in the process so in this public session we wanted to unveil what we're beginning to see in keeping the transparency, it is a difficult site to develop but hand in hand I think we can get it done. We have to consider some tweaking to the Redevelopment plan, and we have to acquire the property, with a fair price and closing date.

We must work together, this group has the experience and is a team of professionals that knows what needs to be done, and we want to move quickly. We spoke to the County, were talking with the neighboring town, the planning board, and the DEP. We are here to talk about the plan to the tax payers and steak holders. This is an opportunity and to make it a ratable and job producing in this area. Our goal in to have a redevelopment agreement by April 21st, to have something to present to you. In 30 days signing agreement working with the State, County and property owners. I will let the planning and engineering team walk through this concept plan we must be flexible and the access road and buildings some things may change.

Tom McGrath, of Chester Ploussas & Lisowsky, introducing the photo of the aerial site of 300 acres which consist of office in manufacturing vacant offices business storage. The East Point center Green needs to be cleared foundation also. The Roseberry Street foundation removed there are four (4) access points route 22 by the bridge Roseberry Street, Center Street and emergency access at the South end of the site. We need to demo and wipe clean so we can expand on what we see rather than build on what's there. Starting with a clean site we can improve it 4.5 million square ft. of warehouse off logistics.

Rob Larsen the land planner gives more detail. The proposed plan point to access an intersection across from Lopat with the flyover at Roseberry Street also have access off and onto the highway to the divert traffic away from the residential community.

Mr. Larson spoke about the 4,600,000 square ft., seven buildings there will be trucks, rail and large vehicles, we also want to have a point of access. Also, a small building with a nature trail it's important to have space dedicated to that, with bathrooms and a soccer field we have to grade demo and clean up so we have future opportunities.

Joe Baumann stated that the April 7 or 21st meeting will have something documented we want to move quickly will answer questions From the Mayor and Council we want to be open.

Council Vice President Tersigni question have you done all the due diligence?
Mr. Baumann answered we are 85% there environmentally today and by April 21 we should be done.

Council Vice President Tersigni how many years will till you build out?

Mr. Baumann stated 5 to 8 years but the faster the better.

Council Vice President Tersigni question is your equity and financing intact?

Mr. Baumann responded we have a big partner and you'll get due diligence.

Council Vice President Tersigni question how many jobs do you anticipate?

Mr. Baumann responded he wasn't quite sure, but he would look into it and get back to him.

Council Vice President Tersigni stated that we will be business friendly and thank you for coming in.

Mr. Gural stated that this is a concept plan your engineer our engineer drew the layout for you so you would understand we feel comfortable with this if asked from a tenant a longer parcel, we will try to accommodate. We have some interest the tenants range from some small and some large similar to the Amazon type facility. We will fit in as the market dictates.

Councilman Fey stated that we will be friendly and work hand-in-hand and modify what's necessary to get the job done.

Councilman Stettner stayed in the redevelopment plan originally was written 12 years ago and there have not been a whole lot of changes.

Mr. Baumann said maybe a half a dozen.

Councilman Stettner hope so, due diligence, impacts on the track will be significant to the project.

Mr. Gural we are twerking the rail heads, discussions with Norfolk Southern, and the regulatory agency is very attractive for the end-user. Service entire development by rail and we have done research everyone is extremely positive.

Councilman Stettner asked about the acquisition of the railhead he asked about the connector road and also the small bridge in Lopat.

Mr. Baumann stated it's a challenge; it impacts a couple of property owners. The track has a lot to do between here and Route 78 the bridge doesn't have the capacity. The flyover would be much better and our client is working to acquire these properties.

Councilman Stettner stated that the council will do anything in our power to get all three entities involved, Lopatcong, the center core and Phillipsburg. Thank you for having Phillipsburg in your vision.

Mr. Gural stated yes we've had nothing but positive feedback; we are far along with all three and contractually in place. The entire 367 acres to be redeveloped.

Councilman Stettner thank you and looking forward to working with you.

Councilman Piazza it's a good concept when I see you putting a buffer on Green Street and Valley View by keeping the residence in mind. Please don't hesitate to contact the planning board chair Bill Duffy.

Council president Lynn asked what should happen if Lopatcong becomes a problem?

Mr. Baumann stated we would have to review changes keep everyone involved and we won't give up.

Mr. Gural stated Ingersoll Rand is working diligent with us, the LSRP go back to the real estate department and are finally working together we owe people a quality development and we need to get this done.

Council president Lynn we are passionate I'm glad to know someone else is passionate about this project.

Mayor Wyant we met with Dan Gural and the team I am very very excited to bring this to Council because they act as the redevelopment entity, we will have move quick. Retables and jobs and this group will get it done with my help and yours.

I spoke with Lopatcong Mayor and rolled this out hopefully get the cooperation from Lopatcong they would like to get retables too. Anytime you need to reach out my doors always open, or my cell phone I know will get this done.
Thank you.

ADJOURNMENT

Councilman Tersigni moved to adjourn the meeting. The motion was seconded by Councilman Fey.

VOTE: YEAS: Fey, Lynn, Piazza, Tersigni, Stettner

NAYS: None