**Medford Township**

**Economic Development Advisory Commission**

**March 11, 2021 – 7:00 pm  
via ZOOM on-line Conference platform**

Present: Joe Burgoyne, Mike Pagnotta, Abbie Galie, Vittorio Anepete, Beth Portocalis, Councilman Frank Czekay

* Councilman Czekay: Budget introduced last week. Zero municipal increase for 9th year in a row. Twp. should be expecting some stimulus funding. Budget is a little over $21 Million. Includes money for downtown lights--issue is with PSE&G.
* Discussion of Transportation Alternative Program (TAP) Grants for downtown lighting and sidewalks.
* Mike: Rotary is still planning on Halloween Parade if possible. Councilman Czekay said approval would depend on CDC guidance.
* Motion to approve February 2021 Minutes

Motion Abbie, Second Mike  
Abstain: None

Approved

* Recap of MBA/EDC Summit. The event had a great turnout.
* Abbie: Downtown NJ. Discussion of requirement to pay prevailing wage for accepting public funding including PILOT projects. Downtown NJ is forming a coalition to oppose it. Asking if EDC could endorse the coalition <https://www.downtownnj.com/policy-watch-prevailing-wage/>
  + Beth: Any project using Municipal funds requires prevailing wage. Medford gets CDBG funding and is required to pay Federal prevailing wage rates.
  + Beth: We can reach out to the NJ League of Municipalities to see what their stance is.
* Beth: Asked about COVID funding for Main Street grantsas mentioned by Bob Wagner of Braddocks/Ott’s during the EDC/MBA Summit. Abbie to follow-up with Downtown NJ reps.
* Downtown NJ seminars.
  + Abbie learned about MasterCard gift card program for a local gift card program.
  + Suggestion that business leave lights on even if they are closed so people can see they are not abandoned.
* MBA is hosting “Get Lucky on Main Street” a St Patrick’s Day scavenger hunt. Sold 230 tickets
* Main Street Market Proposal by EAAC
  + DECA students possible source to help local farmers sell @ market
  + Alcohol Permit for beer & wine sales in review with ABC & Council
* Spreadsheet with vacant properties. Will be sending that to Beth soon.
* Guest speakers.
  + Beth suggested someone from Sharp’s Run.

**5 Commercial Districts (2021 champions)**

*Statistics of available properties and vacancy rates*

* Crossroads: Joe Burgoyne
  + Nothing new to report.
  + Beth: Quality Ice Cream shop will be purchased by the state through the Green Acres program. Looking to add to the Dr. Still site.
* Route 70 Corridor: Mike Pagnotta
  + Still an empty pad site near the CVS.
  + Discussion about Chick-Fil-A. Might be worth going back to them to see if they have any interest with all the new housing north of Route 70.
* Medford Village: Abbie Galie
  + New business where Sole Obsession was. Two Birds Salon.
  + Wonder World Toy’s former space is still open.
  + Vintage in the Village lost their lease and will be leaving. Said she will be coming back.
  + Scavenger Hunt on March 13th
  + Beth: Fabulous Fig Food Truck is interested in Harvest Coffee’s old site. It may not be available.
    - Kit from the Math Accelerator may want to partner with a food vendor or rent out space.
  + Beth: Dan’s Delicious Waffles Food Truck also wants a space on Main Street.
  + La Facia Bella is looking to open a café in the back
  + Potential new eatery of the type Medford has been looking for in the old house at the Kirby’s Feed Mill complex
  + Co-op like Berlin Market but more upscale in the industrial space behind the feed mill. Twp. looking at how to improve those alley’s back there for the additional parking & traffic.
* Shops on Stokes: Vittorio Anepete
  + Mathnasium closing, Dynamic Flooring re-locating
  + 338 Stokes at corner of Stokes/Himmelein still vacant & listed for sale. Beth: There will be new sewer service to the site after senior independent living facility is built across the street. The site is ready to go with Planning Board approval for office space.
* Tuckerton & Taunton: Jim Previti – no updates but Beth mentioned the Council’s Redevelopment Committee has had meetings for potential re-development projects.
* Councilman Czekay: Township office will move late May or June and library in the Fall.
* Beth: Friends Meeting House on South Street. Pinelands approved 17 parking spaces that could provide additional parking for that portion of South Main Street when the current Twp. owned library building is vacated. Could be some incentives offered for redevelopment.

Adjourn: Motion: Joe, Second Abbie Adjourned at 8:20 PM