

CHESTERFIELD TOWNSHIP
ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
Minutes
June 07, 2022
7:10 PM – 9:30 PM
IN PERSON MEETING

1. ROLL CALL – Belinda Blazic, Chad Plotkin, Vibhor Batra, Frank Angelucci, Herb Ames, and Tom Sahol

2. GUEST – Robert Kasuba

Mr. Kasuba, Director of Active Acquisitions attended the EDAC to talk about the OYCC project and economic development opportunities that may benefit the township. Below is an outline of the presentation:

Presentation:

Project –

- 1,134,000 sq. ft. warehouse
- Set-backs: 1,080 ft. from Old York & 1,970 ft. from Bordentown-Georgetown Road
- Building coverage 15% (1/2 of what is typical for warehousing)
- Solar Array on Rooftop & possible additional ground mounted
- Impervious coverage 38% (1/2 of what is typical for warehousing)
- Total size of property 177 acres allows warehouse to be well-buffered

Traffic -

- Restricted Truck Access Old Your Rd.
 - No left in for Trucks and no right out for trucks
- Estimated 567 Employees (running 24 x 7 facility) for fully employed warehouse. Based on 8-hour shifts, at any one time there will be 190 individuals so arguably the same magnitude in vehicles.
- Employees will be able to turn left or right out of facility
 - *How many parking spots on site plan?*
 - *How much traffic that can turn right?*
 - *Response will be forthcoming for the above.*

Historic Home – Black House:

- Would like to preserve and use as offices.
- Not listed in the historic district
- Could be torn down if seller chose to do so

Economics –

- No Pilot – will be paying full property taxes
- Permit fees (amount TBD by township) would be additive to surplus
- Significant tax ratable for the township
 - \$88,000,000 - \$96,000,000 Value

- Estimated Taxes = \$2,986.911 (*Estimation based upon highest value*)
- Increases town's ratable base by approximately 10%

Where does the money go? (Estimations based upon highest value)

- Municipality \$372M
- Local school District \$1,112M (Net after school funding deduction as per BOE)
- Regional School District \$750M
- Fire District \$123M
- County 388M

Open discussion on municipal costs:

- Police - We don't anticipate any more police; would not add another man to a shift because of a warehouse.
- Fire – Regional approach. We respond to Bordentown, Mansfield, and the Base. Modern buildings equipped with sprinklers etc. No additional drain on resources. We have the ability to respond with the resources that they have.
- EMS - Don't anticipate any additional costs to the community
- No significant impact on municipal services identified. Some element of cost should be considered.

EDAC Recommendation:

While the personal views of the committee members may differ, the Economic Development Advisory Committee is objectively looking at the economics of the proposed warehouse.

The economics of the project relative to what we know today as potential economic impacts to the community certainly suggests that the committee should continue its assessment of this project in the context of providing new commercial ratables to the township – all while ensuring the integrity and character of the town are preserved.

Points of discussion/consideration:

1. The Township Committee should direct the Planning Board and Engineer to assess the overall impact to the township to ensure the increase in vehicles (not just trucks), employees etc. is appropriately quantified. As an example, the volume of personal vehicles at any one time may not be too far removed from what OYCC had at its peak, the impact to the town could be different especially if traffic moves through different areas of the town and even drives volume (positively) to the Shops if businesses emerge. And obviously this is 24/7 and 365 days per year. The recommendation is for the township to assess this to ensure there are no unintended consequences or unforeseen costs which could emerge as a result.

2. In order to maximize the revenue gains for the town, administration should work with AA to understand the feasibility of expanding the use of the OYCC property beyond just the warehouse.
3. While the event of a referendum in 2025 is critical in town's financial decision making, the projections there need to be prepared for both the best- and worst-case scenarios.

Note: An independent Financial Analysis was conducted to provide an outlook of our financial future. The 10-year financial analysis confirmed inevitable budgetary constraints and substantial tax increases coming our way. The draft documents include an alternate scenario which will be made public once the drafts are reviewed and finalized. This was discussed during May 26th, 2022 township meeting.

4. Administration should present realistic proposed tax savings to the residents. The OYCC project might slow down the rate of increase in residents' property taxes, it is unlikely to reduce their tax burden.

Note: The financial analysis noted above includes a "10-year projection taxpayer impacts" document that charts the years from 2022 to 2031 so you can see how they vary based on all things being the same as today versus development of OYCC.

Rather than looking at each project as a way to reduce our tax burden, I think a more realistic approach is to look at how each project can help stabilize taxes while giving the township the ability to continue investing in amenities and providing services.

5. Town attorney should certify the town's standing with respect to tax liens in case of a default by the property owner.
6. All efforts should be made to preserve the rural and farming character of Chesterfield. Though there are short term gains to be had from the proposal, they should not be compromised for long term health, safety and attractiveness of the town and its people.