



TOWNSHIP OF CHESTERFIELD
BURLINGTON COUNTY, NEW JERSEY

Memorandum

To: Township Committee
From: Committeewomen Denise Koetas-Dale and Belinda Blazic
Re: OYCC Subcommittee Meeting - June 15, 2022
Date: June 20, 2022

On June 15, 2022 we were joined by the Township's appointed professionals and staff professionals for a meeting with members of the Active Acquisitions team regarding the Old York Country Club proposal. This meeting was a recap and stepping off point from where the subcommittee left off last June. The subcommittee's initial focus during the meeting was to ensure there was full agreement that the project placement and use is appropriate. The subcommittee unanimously agreed the location is most appropriate for such a project and the proximity to the County and State Highway infrastructure is a key factor as to why this remote location in the community makes the most sense. Beyond the question of the location being appropriate for a project such as a warehouse, the subcommittee worked on determining potential community impacts and ways they can be mitigated to a point where the project benefit will outweigh any possible detriment.

During the meeting, the subcommittee analyzed the original draft redevelopment standards from last year and requested modifications related to the Township's new interest in the cannabis industry. The subcommittee also suggested some changes to the permitted uses and bulk standards of the draft redevelopment plan. These changes will aid in the possibility of cannabis uses at the site and will also ensure the best opportunity for the reuse of the "Black House" as an office.

The subcommittee also reviewed recent traffic information which was presented in a PowerPoint during the meeting. Everyone was pleased to learn there is new traffic study information which will be provided to the subcommittee very soon versus relying solely on information from last year. Though we did not have benefit of the traffic studies at the time of our meeting, we were also pleased to learn the standards being used for all traffic studies will be based on a more rigorous Institute of Traffic Engineers (ITE) design standard for the proposed OYCC facility. In fact, the standard for the OYCC proposal is using a higher standard than the one Bordentown Township applied to the Matrix warehouse across the street in their community.

Township Committee

Re: OYCC Subcommittee Meeting - June 15, 2022

June 20, 2022

Page 2 of 3

This rigorous standard is being used by Active Acquisitions so they can plan for the worst case potential traffic impacts which will be fully understood and which will allow for the best possible mitigation techniques to be applied. The subcommittee anticipates receiving the traffic studies soon at which time they will be reviewed by all subcommittee members with Chris Dochney being tasked with paying particular attention to the details and providing comments accordingly.

Most of our meeting involved designs and studies to find ways to avoid negative impacts and mitigate any which could occur. However, the subcommittee did have a discussion about the financial impacts; both positive and negative for the community. Any potential negative financial impacts will be studied by professionals who will need to consider municipal services, police, fire, EMS, quality of life, farmland interface, and whatever else the subcommittee comes up with in the near future. The inevitable positive financial impacts that will result from an increased ratable base have already been taken into consideration when the 10 year financial projects were studied by the auditor. Interestingly, the anticipated ratable increase our own staff predicted for the project which was used by the auditor is actually short of what the anticipated positive impact would be for the OYCC project. We all know the school has concerns about how the state funding will be reduced and how the net ratable base will offset those losses, but it is now apparent there will be a net savings since the school will be able to reduce their tax rate. The actual amount of the tax rate reduction is outside the scope of our research, but it is something we will learn soon when we meet with school officials.

At this point, the subcommittee is compiling comments and questions for Active Acquisitions so they can continue to provide reports, data, and even perform additional studies based on concerns. For instance, the point was made how two recent pedestrian fatalities occurred and there is fear bringing additional employees and deliveries to the town could result in accidents. In order to investigate this concern, employee projections and routes of travel will be investigated. There is also a discussion about staggering of shifts so employee travel times are spread over a longer period of time.

More research for some key points will be conducted in the following areas:

- Community Services Impacts related to Police, Fire, EMS, Public Works
- Resident impacts related to traffic from inbound/outbound freight and worker vehicles
- Possible impacts to farming operations – especially for the nearby preserved active farms
- Environmental impacts related to stormwater, air, sound, and light
- Financial impacts based on community valuation – including school funding and property values

Township Committee

Re: OYCC Subcommittee Meeting - June 15, 2022

June 20, 2022

Page 3 of 3

Individual members of the subcommittee will now be scheduling smaller meetings with Active Acquisitions related to their specific area of expertise. Joe Hirsh will focus on bulk standards and Chris Dochney will focus on planning compliance and reviewing traffic studies. John Gillespie will continue to investigate protections related to tax appeals, and the possibility of ensuring a steady stream of funding if there is a default by the owners. In particular, there is concern if the business were to default, how can the Township be protected and made whole for taxes lost in subsequent years. Glenn McMahon and Tom Sahol will continue investigating the tax values and how they relate to taxes paid to all entities and will also evaluate relevant taxation rules related to building valuation such that it does not rely on occupancy of the space. As Township Committee Members, we will focus on the impacts to the township operations including police, fire, EMS, and Public Works. We will also review the Community Impact Study that will be performed by Colliers Engineering and fully-funded by Active Acquisitions.

To conclude, we the Township Committee members on the subcommittee, feel the meeting was very productive and we were able to address many of the original concerns about the project and even some new concerns brought to the attention of the Township Committee.