

MINUTES
HOPEWELL TOWNSHIP
REDEVELOPMENT AUTHORITY
February 15, 2024

Start Time: 6:30 p.m.

It should be noted that the Redevelopment Authority meeting started inside of the regular Township Committee meeting. Therefore, the **Sunshine Statement** had been read into the record and the **Flag Salute** had been conducted by Mayor Robin Freitag at the commencement of the Committee meeting.

Roll Call: Present: Chairman Robin Freitag, Tom Tedesco, Kelsey Bayzick, David Miller, Jeff Shimp. Also Present: John Hitchner, Admin/Economic Development Director; Jeannette Pace, Acting Clerk/Redevelopment Authority Clerk; Solicitor Matt Ritter, Esquire

- **Approval of Minutes:**

Approval of the Minutes from the October 19, 2023 Regular Meeting (there was no November or December meeting and the January meeting only covered Reorg.) Motion by Bayzick; Seconded by Miller. Voice Vote in Favor 4-0-1 with Shimp abstaining.

Approval of the Minutes from the January 2, 2024 Reorganization Meeting. Motion by Bayzick; Seconded by Tedesco. Voice Vote: All in favor (5-0).

DISCUSSION ITEMS:

- Purchase of Property by DMC Supplies at the Hopewell Business Park. Daniel Cheesman (Jr and Sr) both attended the meeting along with Michelle Mooney. Mooney advised the committee that DMC Supplies has been in business since 1982 and they would like to build a storefront/office type of building at the business park for the purposes of selling industrial janitorial supplies. She indicated they have a large number of walk-ins including crabbers, clammers, farm workers, etc. They would like to build a 3,000-4,000 square foot building and eventually expand to add warehouse space. They intend to keep with the aesthetics of the Amish Market. They believe they will only have two (2) employees to start and confirmed they may have one (1) tractor trailer deliver to the property. They intend to keep the South Avenue warehouse so most times it would be their own box truck that would make deliveries from the South Avenue warehouse to the store. Cheesman went through a large list of customers in multiple states. The committee is open to the idea of selling a portion of the land at the business park to DMC Supplies for the above purpose. Solicitor Ritter suggested they move ahead with engineering plans and cautioned the committee to work out the details of the other agreements currently in place for the surrounding lots.

- ESU/Dutchway Structures. Discussion was had regarding the current Memorandums of Understanding and agreements with both ESU and Dutchway Structures. Ritter gave an update on the status of the plane crash and indicated that some testing is scheduled for the upcoming weeks. Additional update to be provided at the next meeting.
- Block 52, Lot 22 – Designation as an Area in Need of Redevelopment. The Committee discussed redevelopment of this area and instructed Hitchner to get quotes from Clarke Caton and Hintz as well as Scheule Planning for this purpose.
- The Committee discussed the Redevelopment Plan and the advantages of the pilot program
- BH Greenery. Hitchner showed the Committee a letter from BH Greenery expressing interest in presenting a business model to sustain renewable energy through hemp biomass for location at the business park. After much discussion, the Committee directed Hitchner to reach out to BH Greenery for presentation at the first meeting in April.

MOTION TO ADJOURN made by Miller; Seconded by Bayzick. Voice Vote: All in favor (5-0).

End Time: 7:20 p.m.

Next Meeting Date: March 14, 2024 @ 6:15 pm

Respectfully submitted,

Jeannette Pace, Acting Clerk/Redevelopment Authority Clerk
cc: Township Administrator, Committee and Counsel