

Vision Committee Meeting

5/8/14, 6pm-7:15pm

Members Present: Peter O'Neill, Bruce Meringolo, Jerry Aroneo, Brendan Rae, Neil Henry, Lisa Scanlon

This is the first meeting of this newly formed committee formed under the direction on the Township Committee to create a vision for "Central Park", aka; the Kurz Property.

Discussion regarding whether or not we should be involving DEP or Open Space consultants to help in creating this vision. The committee spoke about Michael Cattagna who is currently involved with Duke Farms and the development of that property. Jerry Aroneo called him, and he is not in a position at this time where he can help. He suggests we speak with Bob Betina though. Michael Cattagna has worked with him a lot, and then Bob Betina went out on his own as a consultant—knows a lot about DEP regulations.

Per Jerry Aroneo—there are a minimum of 18 usable acres on the Kurz property. He knows we need more sports fields. He recounted a story about the sports teams coming in in front of the Open Space Committee screaming for more athletic fields 6 years ago.

Per Bruce Meringolo—Craig Tuma has asked to be informed of what will be happening with the property going forward.

Per Brendan Rae—we should have information posted on the website about what we are doing with the property.

Discussions ensued regarding the 44 acres the township currently owns—commonly referred to as "Railroad Avenue", and the possibilities for connecting the Kurz property to the Railroad Ave property. The Romano family currently owns the Mario property now adjacent to the Railroad Ave property. Phase I of the environmental study was done with PK Environmental. Phase II, bore samples, was never completed. Michael Romano, son of the property owner, lives on the adjacent property now and is making topsoil. The Romano property is currently on the market for sale, listed as a commercial property at \$2mm.

For Central Park, some considerations for development of the property:

- *water retention
- *natural amphitheater
- *wood chipped trails
- *bolt-on connection to Railroad Ave property

Per Peter O'Neill—there are a lot of issues with this property. It is a long-term development project. We need to get a DEP liaison in here to meet with us.

We need to get a copy of James Luke's application to buy the Kurz property and get the LOI from it.

Next steps: We need to have a work session and review all of the areas. In addition, we need to bring in a consultant and see what we can do; how much it will cost. Neil Henry will make some phone calls and line this up for our next meeting.