

Economic Development, Business & Redevelopment Commission
Meeting Minutes January 25, 2024
Held in Council Chamber at Borough Hall

Meeting was called to order at 7:10

Attendance:

Present: Deana Gunn Joseph Rizzuto
 Jeff Kagan Cathy Zavorskas
 Steven Russell Linda Martin
 Dean Fazio

Guest: Alan Ao

Absent: Joel Pascua, Ryan Michelsen

Minutes of the June 29th and October 4th 2023 meetings were presented and approved
June 29th – Dean made motion, Jeff seconded – all approved
October 4 – Joe made motion to approve, Deana seconded – all approved

Schedule for Meetings for 2024 proposed to change to 3rd Monday of the month with a few exceptions – Approved schedule is attached

Events:

- Blues & Cruise Car Show – tentative date set for Wed., May 29th - Cathy to contact HotRod Mike
- Shark Run set for Sat., June 8th
- Matawan Day – Sat., October 5th, raindate October 6th

Deana to check with Chief on closing Main Street for Blues & Cruise Car Show and Shark Run
To be noted – Shutdown of Aberdeen Road to be earlier than planned – partial shutdown on February 5th, full shutdown in March for 18 months.

General Business Meeting – Monday, March 18th

Linda suggested that a representative from NJEDA come and speak about how the State of NJ can help businesses via grants, etc. similar to the presentation given to chamber members.

It was decided to table that until another time and go with original question and answer session.

Email list is up to date, Cathy to send questionnaire to businesses early February

Update on Local Businesses

- Candelaria open for business; Fernandes open for business;
- Mortgage broker possibly moving into 76 Main St (up to Zoning Board);
- Key Food Express looks ready to go- Deana to call owner to find out what is the hold up
- Cozy Corner up for sale
- Peter Conte's spot is overpriced for lease

- Quik Chek approved for retail cannabis

- Wine Chateau to be occupied soon

Brochure – updated and will look at next month

Opening Guide distributed – to be reviewed and discussed next month

Historic Sites Commission – create official historic Preservation District – State needs to approve
– will be eligible for federal aid

Main Street Grant – State of NJ – Deana received email and will review

Commission Vacancies – 1 or 2 resident vacancies to be filled

Open Floor - Alan Ao of Vigor Dispensary expressed concerns on the number of dispensaries in town now that Quik Chek was approved and there was another one hoping to open .4 miles away from him. As a business owner of a controlled substance, he is subject to the 280E Tax Laws and cannot deduct business expenses. For example, he is required to put in a \$70K security system and is hesitant to spend so much money if there is no limit on the number of dispensaries in Matawan. There is a 5-year waiting period on the ordinance regarding the cap and it can be revisited after 5 years. Alan expressed that he thought there was a moratorium on the 5-year waiting period in Jersey City. Deana recognizes the challenge and will bring this matter to the Council's attention

Meeting adjourned at 8:15

Respectfully Submitted,

Linda Martin

Recording Secretary

Economic Development Business & Redevelopment Commission of Matawan