



## **Minutes: Economic Development Advisory Committee July 17, 2023**

The regular meeting of the Middle Smithfield Township Economic Development Advisory Committee was held on July 17, 2023, with Joe Memoli (Chairperson) presiding.

**Board Members:** Jared Acosta, Beverly Brown, Ed Regina, Tom Marchesani and Deborah Emin in person.

**Absent:** Gina Bertucci

**Township Staff:** Annette Atkinson, Township Supervisor, and James Brechbiel, Economic Development Manager.

**Township Residents/Guests:** Vinny Bianchi and Andrea Loguidice

The meeting was called to order at 5:33 pm with Joe Memoli presiding.

### **Minutes and Agenda**

- Deborah Emin made a motion to approve the June Minutes. Jared Acosta seconded the motion. Motion passed 6-0.
- Beverly Brown made a motion to approve the July agenda. Deborah Emin seconded the motion. Motion passed 6-0.

### **Correspondence**

- James Brechbiel shared the testimony of Heather Gallia from Faded Lace regarding the effectiveness of the Shop Local Christmas in July campaign where she received her weekly revenue the day after the campaign started.

### **New Business:**

#### **Business Updates:**

- James Brechbiel reviewed the following updates on new businesses in the area:
  - LVHN opened on 7/5. There is a private ribbon cutting on Tuesday, 7/18/23, and an open house from 11 am to 1 pm on Saturday, 7/22/23.
  - Prospect hair salon in 232 Fox Run Ln.
  - The Book Lady Shop will be leaving Scotty's Plaza in the fall. There is a new tenant prospect for a thrift shop to go in the same location.
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#### **Community Updates:**

- James Brechbiel directed the committee to review the listed events at the bottom of the page of their agendas and spoke briefly about the following upcoming events:
  - Weekdays (July and August): ESASD Free Summer Meal Program (weekdays – 8:30 am – 12:30 pm)
  - 08/19: Memory Makers Luncheon at CCC @12 pm

### **Old Business:**

- **Revitalize 209 – Canvassing Updates**
  - Joe Memoli, Jared Acosta, and James Brechbiel discussed their feedback from canvassing over 90 businesses on Route 209.
  - Joe Memoli noted that the Price Chopper Complex does not include dumpster or garbage pickup for the tenants, as well as charges a reported additional \$300 to be listed on the signs. James Brechbiel noted that rent went from around \$2,100 / month back in October of 2022, to around \$2,600 / month by June of 2023.

- Jared Acosta noted that the Wicked Fireworks, Lesley’s Hair Salon, U-Haul location next to Richards Tree Farm, and the Pocono Go-Karts all seemed very interested in the Revitalize 209 Grant.
  - Joe Memoli noted that tenants at Scotty’s Plaza do not have air, heat, or running water and that there is a tree hanging on the electrical wires behind the buildings. Joe Memoli also noted that other businesses discussed with him and Jared that the conditions of Scotty’s Plaza are in need of repair. Annette Atkinson noted that Zoning confirmed having only one bathroom on the property - was brought up years ago, but since the businesses had been in operation and approved already, they were able to continue as long as all tenants had access at all times to the bathroom. Ed Regina noted that the Department of Agriculture, or Health Inspector should be contacted to make sure all else is up to code.
  - Joe Memoli noted that the small businesses in the Marshalls Square Plaza were very receptive to the Grant information.
  - Jared Acosta noted that the tenants in the Liberty Square Plaza have a big issue with stormwater collecting up to the door.
  - There was a discussion with how the Committee can bring to the Township’s attention any issues with properties and Annette Atkinson noted that a ”Request for Action” form is on the website under the Zoning tab and can be filled out by any member of the public and given to the Zoning Department. It could be kept anonymous. Ed Regina noted there should be a graduated fine structure and Annette Atkinson noted there is, however, it is up to the judge/District Magistrate to enforce fines. Beverly Brown asked if the complaints are logged and Annette Atkinson confirmed they are by Zoning and put in Traiser.
  - James Brechbiel noted that all tenants must have a letter of approval from their property owner when submitting a letter of interest/application for the Revitalize 209 Grant.
  - James Brechbiel noted that he received three inquiries since canvassing; Richards Tree Farm, Dr. Nails, and the Marshalls Square Complex.
- **Farmers Markets**
    - Deborah Emin noted that Tractor Supply is having a corporate farmers market on 8/19/23 and that she was in touch with the General Manager. The EDC discussed how they could help get vendors for the TS event.
    - Annette Atkinson noted that special events require an event permit, which can be issued up to four times a year per parcel from Zoning.
    - James Brechbiel noted that the tenants at the Marshalls Square Complex had also inquired regarding a farmers market and were conveyed the same information.

**Announcements:**

- Ed Regina inquired if Tractor Supply is aware of the Town’s ordinances regarding chickens/goats.
- Beverly Brown noted that many HOAs do not allow chickens/goats and TSC should be aware (although, it is not TS’s job to enforce HOA rules). EDC discussed bringing shelf talkers to TS for zoning information for shoppers.

**Public Comments:**

- Vinny Bianchi asked where Tractor Supply could hold the farmers market and it was discussed that there were a few locations, some requiring permits, and some that do not.

**Meeting adjournment:** Deborah Emin made a motion to adjourn the meeting at 6:54 pm, seconded by Jared Acosta. Motion passed 6-0.

The next meeting will be held on August 21, 2023, at 5:30 pm at the Township Municipal Center.

Respectfully Submitted,  
James Brechbiel, Middle Smithfield Township