

# TAVI Town Specials

*A community service of The Allentown Village Initiative*

May 13, 2024

Volume IV, Issue V

*This Weekend's "Best Bet" - -*

## The "ManalaPans" in Concert

*3 pm Saturday, May 18, 2024 behind Allentown Methodist Church*



TAVI is happy to welcome back the "ManalaPans," an 18-piece steel pan drum ensemble, for a free concert on Saturday, May 18, 2024 at 3 pm behind Allentown Methodist Church, 23 Church Street, Allentown, NJ. The ensemble will perform island favorites on the lawn behind the church – attendees are welcome to bring a picnic; TAVI will also have hotdogs and snacks available for purchase. **The concert's rain date is Saturday, June 1, 2024 at 3 pm in the same location.**

The ManalaPans, under the direction of David Geltch, showcase advanced high school music students from local school districts, including Upper Freehold Regional, on professional hand-hammered steel pan drums. TAVI is bringing the full ensemble to Allentown to celebrate the students' accomplishments as part of its "Allentown Arts" program, made possible through the generosity of our community as well as through a grant from Monmouth Arts, a partner of the New Jersey State Council on the Arts, and the Monmouth County Board of County Commissioners.



### **The concert is also TAVI's first-ever "Brearley's Birthday Bash"**

**celebrating the 279<sup>th</sup> birthday of David Brearley, an Allentown resident and attorney whose law office was located at 7 South Main St. Brearley was a fervent patriot and became a trusted advisor to George Washington during the Revolutionary War. Brearley later authored part of the U.S. Constitution and served as New Jersey's first chief justice.**

**Come to the concert & join in the celebration with  
Free Birthday Cake!**



*Please do not remove daffodil foliage after blooming.*

## “I am a Daffodil – Please don’t hurt me!”

We hope you enjoyed the “Spring Show” of thousands of daffodils planted by TAVI across town. With a little help from their friends, our daffodils will return next year bigger and better than ever. All we need you to do is:

**Nothing !!!**

Please don’t whack, pull, cut, step on or otherwise damage daffodil greenery. Let it die back naturally – it only takes a few weeks – so that the bulb will have plenty of energy for next year. You might notice TAVI volunteers weeding around the daffodils to keep the area neat during this process. **Thank you!**

## **71<sup>st</sup> Annual** **Allentown Lions Club** *Memorial Day Parade*

**Monday, May 27, 2024**  
**Beginning at 10:30 a.m.**

**Join the community to  
recognize, thank and  
remember those who served.**

The parade route will travel down Main Street to a left onto High Street, ending at the veterans’ memorial next to Newell Elementary School. Please stay after the parade for the memorial service.

*Happy Memorial Day!*



# The Stein Property Warehouse Development –

## What's Missing That Shouldn't Be



*Well, as Gomer Pyle (for those old enough to remember) used to say, “Surprise, Surprise, Surprise.”* Is there anything surprising about how the feasibility and appropriateness of the Stein property warehouse development is being assessed by Upper Freehold Township? It turns out there is, not least of which is the fact that the Township has neither required nor prepared (and, apparently, does not intend to prepare) a document that other municipalities, including Robbinsville Township, have used to evaluate whether a proposed warehouse development is, in fact, in its best interest. That document is often called a **Community**

**Impact Statement**, and its purpose is to attempt to reconcile the pros and the cons of development, which, in turn, allows for an informed decision to approve or deny a development application.

To that end, in September 2022, the NJ State Planning Commission issued a report recommending “best practices” specific to warehouse development (<https://nj.gov/state/planning/assets/pdf/warehouse-guidance.pdf>). Page 16 of the report states that:

*“Subdivision and land development ordinances should include requirements for impact studies so communities can make more informed decisions on warehouse proposals and to help ensure that residents and neighboring communities do not bear the brunt of costs and adverse impacts associated with the proposed development.”*

The report further states that

*“...towns should request or conduct their own cost-benefit analysis to weigh projected revenues against costs (e.g., municipal services) and impacts, including wages, benefits, and employment demand.”*

Barring preparation of these analyses, a decision on the part of a municipality is at best half-baked -- and likely biased.

As indicated above, the Community Impact Statement typically addresses a variety of issues, including financial, environmental, traffic/safety, and the character of the local community. Some of these issues are relatively easy to evaluate. Others are not. But, easy or not, an attempt should be made on the part of the municipality to prepare a thorough, unbiased assessment. When a municipality’s focus is on ratables (tax dollars, often considerable, received from development), for example, and less, or not at all, on what the potential cost to the municipality (and, so, its residents) could be if the ratables received do not cover all of the potential costs associated with development, then that municipality has failed in its duty to perform due diligence. When the drive for ratables ignores, or whitewashes, environmental concerns or the historic character of a neighboring community, then the due-diligence process has again been thwarted.

*Continued on next page –*



## Stein *(continued from previous page)*

Upper Freehold Municipal Code Section 35-806(B)(2) specifically requires a “Community Impact Fiscal Report describing the anticipated demographic, school and fiscal costs and benefits of the development, including a detailed projection of property tax revenues which will accrue to the Township, County and Board of Education” for “Commerce Park Planned Development and properties which are located in that zone.” According to the Township, the proposed Stein property warehouse development is located in another development zone (an HD Zone), and so, does not require that such an analysis be undertaken. That doesn’t seem to make sense, certainly not financial sense. The Township has required the developer to prepare another document, however, an Environmental Impact Statement, but that assessment appears to be incomplete and some of the conclusions appear unsupported (e.g., re the extent of potential diesel exhaust pollution). Even though it purports to be an Environmental Impact Statement, the report strangely opines – without evidence – on the purported economic benefits to the Township of the warehouse proposal.



**All this is not to say that, from a strictly technical standpoint, a warehouse is not suitable for the Stein property (it was long ago zoned for that purpose and various parties seem to be working to ensure that all the relevant technical requirements ultimately will be satisfied), but that is a different matter than whether, all things considered, a warehouse is appropriate for the Stein property. Only once all of the relevant information has been evaluated and the results communicated by means of formal documentation (read a Community Impact Statement or equivalent) can the public be assured that, whatever the outcome, the due-diligence process was followed and a reasonable decision was reached (even if not universally welcomed). In that regard, there is still more work to be done.**

**Next public hearing will be held in June --  
Stay tuned for more updates.**

### **Did you know----**

*According to a new report from the New Jersey Conservation Foundation, New Jersey consists of about 5 million acres and is home to over 9 million people, making it the most densely populated state in the nation. To date, 1.8 million acres have been developed and about 1.6 million acres have been preserved. That leaves 1.6 million acres. The State Planning Commission has identified Upper Freehold Township – including the Stein Property – as a “Rural Planning Area” from which it says warehouses should be “excluded.” Even with its proximity to I-195, the Stein property proposal still places warehouses within a rural planning area and much closer than the recommended 500 – 1,000 feet from the nearest residential development. <https://nj.gov/state/planning/assets/docs/quads/quad088map.pdf>*

**Save the Date ---**

**JOIN US AS WE CELEBRATE**

# **JUNETEENTH**

**A Celebration of Freedom**

**SATURDAY  
JUNE 15,  
2024**

**Union A.M.E. Church  
72 Church St.  
Allentown, NJ 08501  
11am-4pm**

**Enjoy: Music,  
Vendors, Food,  
and, Games**



**Rev. Crystal E. James  
Pastor**

[www.unionallentownnj.org](http://www.unionallentownnj.org)



# The Eagles Amongst Us –

## Allentown Troop 180A's long history of service

**Editor's Note:** The Boy Scouts of America were chartered by an Act of Congress in 1910 and it wasn't long before scouting found its way to the Allentown area. While exact dates are somewhat shrouded in history, records suggest over 100 years of boy scouts in our community, some of whom have attained scouting's highest rank – Eagle – through service and leadership. The Eagle Projects these scouts have completed continue to enrich our daily lives in countless ways. They range from bat nesting boxes in Heritage Park and the "USA" boxwoods growing along one of the Park's trails, to tree plantings at Stone Bridge Middle School, bookcases in Allentown Public Library, and even a volleyball court at Allentown High School. This month we begin a series of articles highlighting some of the many projects you may see, use and enjoy on a regular basis, but might not realize were built for us by Allentown's industrious scouts.



**Left:** Eagle Scout Thomas Woehr built and installed this beautiful U.S. Flag Retirement Box so that residents can deposit worn U.S. flags. The flags are then collected by current scouts and officially "retired" according to regulations and protocol. The box is located behind the Allentown Public Library.

**Below:** Jack Hannon designed and installed interpretive signage at the Old Burying Ground on Lakeview Drive. In the process, he led scouts in cleaning and maintaining the graves at the cemetery – some over 200 years old!

### Is there a future eagle in your family?

Troop 180A meets every Tuesday at 7:30 pm in Schulte Hall at Allentown

Presbyterian Church, 20 High Street, Allentown.

For more information, contact Shannon

Freiberger at

[smfreiberger@verizon.net](mailto:smfreiberger@verizon.net)





**The New Jersey  
Fire Museum & Firefighters  
Memorial Service**

**Saturday**

**June 1, 2024**

**Service starts at 1 PM**

Please try to arrive by 12:45 PM

**Please join us to honor  
the memory of  
our fallen heroes**

There will be light refreshments  
after the service and please feel  
free to tour the museum.

4 Polhemustown Rd,  
Allentown, NJ

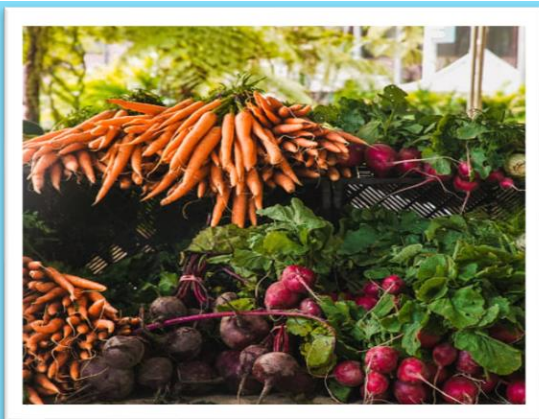
Swal Family Creamery Presents

# ALLENTOWN, NJ FARMERS MARKET

Sundays, June 2nd- September 29th

10am-3pm

**Pete Sensi Park Parking Lot**



**THE RODEO IS COMING TO TOWN!**

# RUSTIC RIVER

**43 HILL ROAD, ALLENTOWN, NJ**

**AMERICAN PROFESSIONAL  
RODEO ASSOCIATION**

**ACTION PACKED  
FUN FOR THE  
ENTIRE FAMILY!**

**DJ / LIVE MUSIC  
FOOD VENDORS  
KIDS ACTIVITIES  
PONY RIDES  
PETTING ZOO**

**BRONC RIDING | TEAM ROPING | TIE-DOWN  
BULL RIDING | STEER WRESTLING  
COWGIRLS BREAKAWAY | BARREL RACING**

**TICKETS AT  
THE GATE:  
ADULTS \$25  
KIDS \$10  
(12 & UNDER)**

# RODEO

**FRIDAY NIGHTS**



**GATES OPEN AT 6PM  
RODEO STARTS AT 7:30PM**

**JUNE 7  
JUNE 14  
JUNE 21  
JUNE 28**

**JULY 5  
JULY 12  
JULY 19**

**AUG 9  
AUG 16  
AUG 23  
AUG 30**

**SEPT 6  
SEPT 13  
SEPT 20  
SEPT 27**

**FOLLOW RUSTIC RIVER EVENTS ON FACEBOOK & INSTAGRAM**

**(609) 757-2531**



MILL POND MUSIC ACADEMY

# SUMMER CAMP

## SUMMER MUSIC SAFARI

9:30 AM – noon June 24-28  
Ages 4-7 \$129

## K-2 Musicals

9:30 AM – noon 2 Weeks \$229  
with a show each week!

## KID FLIX

Music and Drama from the Movies Kids Love \$229

Zootopia  
Moana

The Polar Express  
Spider-Man

Monsters Inc.  
Peanuts Movie

Grade 3-6 July 8-19  
12:30 pm – 3:30 pm

## ROCK Kids Musical

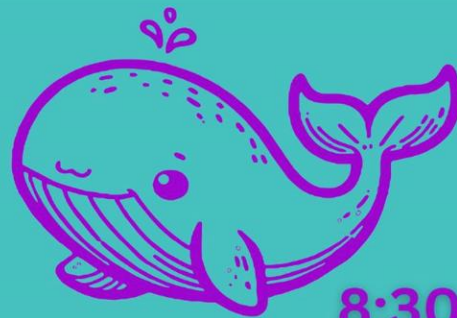
Allentown Presbyterian Church  
20 High St, Allentown, NJ

“Go, Go  
Jonah!”

All are  
welcome!

Free!

Friday  
5/17 7:30 pm



Sunday  
5/19  
8:30 and 11:00 am

The Allentown Village Initiative

