



NOTIFICATION FOR SERVICE FOR THE
TOWN OF HUNTERSVILLE
LAND DEVELOPMENT ORDINANCES
ADVISORY BOARD

Please type or print in black ink

BACKGROUND INFORMATION

NAME Mark Godby HOME PHONE 908-303-6399
HOME ADDRESS 14804 Long Iron Dr Huntersville, NC CELL PHONE 908-303-6399
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Yes
PRESENT OCCUPATION Self employed project manager WORK PHONE 908-303-6399
PLACE OF EMPLOYMENT Home
EMAIL ADDRESS mgodby1@gmail.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 4-6

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY
SERVING ON:

EXPIRATION DATE _____
EXPIRATION DATE _____

EDUCATION Highschool

BUSINESS AND CIVIC EXPERIENCE Please see attached resume

AREAS OF EXPERTISE AND INTERESTS/SKILLS _____

I have spent a life time in the construction and property management business.

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

(Signature of Applicant)

(Date)



QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Land Development Ordinances Advisory Board ("Advisory Board"), please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview: The Advisory Board consists of eight (8) voting members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, or extraterritorial zoning jurisdiction ("ETJ").

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Please see attached resume.

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

Please see attached discription.

3. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

Please see attached comments.

OTHER COMMENTS:

Mark Godby
14804 Long Iron Dr.
Huntersville, NJ 28078
908-303-6399

January 6, 2016

Town of Huntersville
Att: Planning department
P.O. Box 664
Huntersville, NC 28078

Replies to Questionnaire

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

1. Volunteer for Habitat for Humanity Cornelius branch. 2015 to present.
2. Member of the Architectural Control Committee Sky Brook Parkside North (2014-present) Huntersville NC.
3. Membership Chairman and Building Grounds Coordinator for the Oak Hill Golf Club Board of Directors (2005-2008) in Milford NJ.
4. Holland Township NJ Planning Board Member (2003-2005)
5. President of the NJ Firemen's Relief Association for Holland Township (1995-2003)
6. President, Captain, Treasurer, and Secretary of the Holland Township Volunteer Fire Company (1989-2003)
7. Hunterdon County NJ YMCA Board of Directors (1987-1989)

2. Briefly describe your vision for Huntersville in the next 10-15 years. What factors during that time will shape the growth of our community.

I spent my entire life in Hunterdon County NJ, a very rural farming community that saw tremendous growth throughout the boom years of the 80s-90s and parts of the early 2000s. This area was very much like Huntersville, rolling hills, farms, lakes, rivers and streams. A community that had an interstate running through the center of it in both directions with a large city less than an hour in both directions. (NY and Philadelphia) It is why we chose to make our home here a year and a half ago. What happened to that beautiful community in NJ is not unlike what is happening here in Huntersville. The developers ran amuck, up until zoning laws could be changed to prevent the overdevelopment that ran rampant throughout NJ. I use my experience in NJ as a comparison because I believe a lot could be learned from other communities around the country that are similar and have experienced similar growth. I do not profess to know what the needs of the people are here in Huntersville. I can only take my experiences and make them relevant to what I see happening here now. This is a transient community. I live in Sky Brook Parkside North and find of the 80 or so homes here that very few neighbors are actually from the Charlotte area. Most seem to be from the north east and mid-west states. With such a diverse group of

people and many cultural differences, it is important to keep an open mind in shaping the growth of our community while not forgetting our past and keeping present in mind that living here is a choice made because of what Huntersville has to offer. My vision for Huntersville, would be to find a balance that maintains its rural character and still provide for the needs of its people.

3. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change and/ or anything you find particularly appropriate to Huntersville.

I no longer have children in school, but it does not mean that I do not have a concern for education. One of the biggest concerns for me is the poor education statistics coming out of NC and especially this Mecklenburg county area. In my small development of Sky Brook Parkside, better than 50 % of my neighbors send their children to private or charter school. That's a significant number and one that should bring attention to the need for improvement. Unfortunately it seems that the state legislature controls school spending, giving little to no say on a local level. As growth continues and more people move from other parts of the country where schools are rated top in the country, the demand for better education will become a part of change in the way schools are funded. When this happens, the shift from state funding to local funding will become the straw that breaks the camel's back here in Huntersville. Low taxes will quickly rise to levels unheard of and nothing will be able to change that except development control. We designed our Zoning in Holland Township NJ based on this factor as well as Water availability and water treatment availability. These factors allowed us to create zoning that deterred overdevelopment and encouraged open space. Something that would be an important thing to maintain here in Huntersville.

Infrastructure and especially roads are a growing problem and another thing caused by over development. Finding a balance is not easy, but forcing the developers to pay for infrastructure improvements would go a long way toward reducing future tax burdens and increase property values. This can only be done through zoning changes and having an engineer that understands how to best design entrances and exits to new projects that will not only satisfy the property owners, but also the traffic flow that passes that property every day. The longer we wait to make these improvements the greater the cost will be to the tax payers.

Other Comments:

I hope you consider my application for member of this advisory board. I would be very humbled to be a part of creating a vision for Huntersville's future.

Regards

Mark Godby

MARK GODBY

Huntersville North Carolina * (908)303-6399 * mgodby1@gmail.com

Professional Summary

Hands-on leader with extensive construction and customer service background. Experience spans from strategic problem solving to providing solutions to resolve changes in daily operations. Highly focused on project details and customer needs. Heavily skilled in project planning and providing profitability.

Experience

Project Manager/Construction Consultant, Tazergy Inc.

Woodstock, GA 2014-2015

- Design low voltage plans for assisted living facilities
- Meet with owners to review plan specifications and provide feedback and advice for final design
- Meet with contractors and obtain bid proposals for projects
- Provide cost analysis of overall project
- Facilitate low voltage meetings with contractor and management staff
- Maintain and provide weekly inspection reports and updates
- Manage all change orders
- Provide walk through punch list and completion review
- Develop and deliver final project analysis for team review

General Contractor/Owner, Mark Godby General Contracting LLC

Hunterdon, NJ 1983-2013

- Owned and operated business for residential remodeling, municipal, and commercial construction
- Managed licensing budgeting, advertising, and profitability
- Provided detailed designs and budgets for each project to stakeholders
- Handled all regulatory compliances and obtained all building permits
- Managed and scheduled employees and subcontractors for projects
- Provided insightful leadership, accountability, and quality management throughout the succession of each project
- Worked closely with each client to provide advice and assurance that their wants and needs were met
- Conducted daily projections and reviewed budget target goals, as well as evaluated on sight project progression

Part Owner/Operator, Viro Food Service Inc.

Hunterdon, NJ 1987-1990

- Part owner/operator of Blackwell Liquors, Sunnyside Deli, and Stewarts Root Beer Stand
- Developed marketing strategies to increase sales in all operations
- Managed all product inventories and ordering
- Designed and implemented new menus
- Managed employee scheduling and payroll
- Designed and implemented employee handbook to provide better customer service
- Implemented the first liquor coop in NJ which provided us with a larger buying power

Part Owner, Multiplex Investments Partnership

Hunterdon, NJ 1980-1990

- Investigated potential property purchases

- Provided long term projections on financial profitability
- Meet with banking institutions to obtained mortgages
- Managed closing details with attorneys and accountants
- Handled property maintenance and care of over 60 residential and commercial units in different locations
- Managed advertising and sales and routinely met with potential tenants
- Reviewed applications and did background checks to assure good, long-term relations.

Lead Operations Manager, *Godby & Son Building Inc.*

Hunterdon, NJ 1979-1983

- Oversaw day to day onsite operations
- Managed and scheduled all employees and sub-contractors
- Handled ordering of all building materials
- Routinely interacted with local municipalities to obtain permits and complete inspections

Education

Certifications

- Lead Safe Work Practices Certification, *Raritan Valley Community College*, 2012
- National Incident Command Certified, 1992-1998
- NJ/NY Hazardous Materials Emergency Response Level 1 Operational, 1991-1997
- Hunterdon County Rescue and Firefighter 1 Certified, 1990

Volunteer Work & Skills

- Member of the Architectural Control Committee Sky Brook Parkside North (2014-present)
- Membership Chairman and Building Grounds Coordinator for the Oak Hill Golf Club Board of Directors (2005-2008)
- Holland Township Planning Board Member (2003-2005)
- President of the NJ Firemen's Relief Association for Holland Township (1995-2003)
- President, Captain, Treasurer, and Secretary of the Holland Township Volunteer Fire Company (1989-2003)
- Hunterdon County YMCA Board of Directors (1987-1989)

References

- **Michael J. Rogers, Esq.** – 181 West High St., Somerville, NJ 08876 (908-722-7532)
- **Maura Poiesz** – Director, Branch Manager, UBS Financial Services, Short Hills, NJ (888-279-3343)
- **Jack Buehler**- President of the Air force Aid Society, Milford, NJ (908-995-2901)