

**BOROUGH OF HIGH BRIDGE
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION PB-07

ADOPTED: June 25, 2018

WHEREAS, THE New Jersey Supreme Court determined that Affordable Housing in the State of New Jersey will no longer be administered by the Council on Affordable Housing (COAH) as a result of a decision on March 10, 2015, and

WHEREAS, the Supreme Court, as result of that decision, invited municipalities to participate in a litigative process to administer their Affordable Housing obligations, and

WHEREAS, the Borough of High Bridge caused a Declaratory Judgment action to be filed on July 7, 2015; and

WHEREAS, as a result of mediation with the Court and the Fair Share Housing Center, a Settlement Agreement was executed by the Borough Council on December 15, 2017, which included the requirement for the Borough and its Land Use Board to adopt a Housing Element and Fair Share Plan, which incorporated appropriate ordinances for the implementation of the various mechanisms in the Settlement Agreement; and

WHEREAS, the Borough of High Bridge Land Use Board (hereinafter known as the "Land Use Board") conducted a hearing pursuant to the requirements of the Municipal Land Use Law by way of Notice (N.J.S.A. 40:55D-13) on June 25, 2018 at the Borough Hall Building in High Bridge, and

WHEREAS, the Borough Planner, Ms. Darlene Green of Maser Consulting reviewed the Housing Element and Fair Share Plan and advised the Land Use Board and the members of the public that the Borough has agreed, pursuant to negotiations, to an Affordable Housing obligation as follows: a Rehabilitation Obligation of 4, a Prior Round obligation of 27, and a Third Round obligation of 90, and

WHEREAS, Ms. Green advised the Land Use Board and members of the public that the Borough has satisfied 27 of the 27 Prior Round obligation and has 6 existing credits to apply against the 90-unit Third Round obligation. However, the Borough is seeking both a vacant land adjustment and a durational adjustment which reduces the 90-unit Third Round obligation to a durationally-adjusted realistic development potential of 11 units. This leaves the Borough with a 79-unit unmet need;

WHEREAS, Ms. Green further outlined the balance of the Housing Element and Fair Share Plan including the appropriate ordinances, a Development fee Ordinance, Affordable Housing Ordinance, Mixed-use Corridor Ordinance and, Spending Plan, and

WHEREAS, the meeting was open to the public and public comment was taken into account, and

WHEREAS, the Land Use Board reviewed the Housing Element and Fair Share Plan prepared by Maser Consulting and took into account the presentation made by Ms. Green and the comments made by the public and finds that it satisfies the Settlement Agreement entered into between the Borough of High Bridge and the Fair Share Housing Center and approved by Court.

NOW, THEREFORE, BE IT RESOLVED that the Land Use Board of the Borough of High Bridge does hereby adopt the Housing Element and Fair Share Plan dated June 6, 2018 which Plan included as Appendices, the Affordable Housing Ordinance, the Development Fee Ordinance, and

FURTHER, the Board specifically endorses the Spending Plan which is attached to the Housing Element and Fair Share Plan, as specifically endorsed herein, and

FURTHER, authorizes this approval to be transmitted to the governing body of the Borough of High Bridge for its endorsement in furtherance of its obligation under the Settlement Agreement and authorizes the Secretary to take other actions as may be necessary to satisfy the Affordable Housing obligation pursuant to the executed Settlement Agreement.

Attest:

Board Chairman, Steve Dhein

Board Secretary, Barbara Kinsky

**MEETING MINUTES OF
PLANNING BOARD/BOARD OF ADJUSTMENT
OF HIGH BRIDGE BOROUGH**

Meeting Date: May 21st, 2018

Meeting Time: 7:30 P.M.

Meeting Location: High Bridge Rescue Squad, 95 West Main St, High Bridge, NJ 08829

1. CALL TO ORDER:

This is a regular meeting of the Planning/Zoning Board of the Borough of High Bridge. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in the Hunterdon County Democrat on November 23rd, 2017 and the notice of and agenda for this meeting were posted on the bulletin board in the Borough Hall.

2. FLAG SALUTE: Led presiding officer.

3. ROLL CALL: P = Present, A=Absent

Don Howell, absent; Keith Milne, present; Coleen Conroy, present; John Moskway, present; William Giordano, present; Coleen Conroy, present; Chris Zappa, present; Steve Dhein, present; Mark Desire, present; Mike Darmstadt, present.

There were zero members of the public including press in attendance at this meeting. Also present was Board Secretary, Barbara Kinsky.

4. PUBLIC COMMENTS:

It is the policy of the Borough Council that all public comments on an issue shall be limited to one (5) minutes per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Borough issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to the Chairman and the Board. NONE

5. READING AND APPROVAL OF MINUTES: February 26, 2018 and March 19, 2018.

Motion to dispense with the reading of prior meetings minutes:

Motion: Moskway, Second: Giordano Voice vote: Nine ayes, motion passed.

Motion to approve the February 26, 2018 and March 19, 2018 meetings minutes:

Motion: Giordano, Second: Moskway Voice vote: Nine ayes, motion passed.

6. NEW BUSINESS:

A. ORDINANCE 2018-018, an Ordinance of the Borough of High Bridge adopting the amended 100 West Main Street Development Plan, dated April 2018.

Comments: Mark Desire explained the process of the approval of this ordinance and that the next step would be that the Ordinance will go back to Council.

Motion to find **Ordinance 2018-018** consistent with the Master Plan: Giordano, Second: Milne Don Howell, absent; Keith Milne, yes; Coleen Conroy, yes; John Moskway, yes; William Giordano, yes; Chris Zappa, yes; Steve Dhein, yes; Mike Darmstadt, yes; Mark Desire, yes. Nine ayes, motion passed.

B. Possible June meeting date change.

Chairman Dhein canvassed the Board regarding a possible June meeting change to June 25, 2018. The consensus was that most member would be able to attend.

7. PUBLIC COMMENTS:

It is the policy of the Planning Board that all public comments on an issue shall be limited to (1) minute per person and no person may make more than one (1) comment per subject. Comments may be made on any subject pertaining to Board issues. Comments pertaining to Public Hearings should be saved for that section of the agenda. No debating between residents. Comments should be addressed to Chairman and Board members at the public microphone. NONE

8. ADJOURNMENT: Motion to adjourn: Moskway; Second: Giordano Voice vote: 9 ayes, motion passed.

Next Meeting Date: June 25th, 2018

Meeting Location: High Bridge Borough Hall , 97 West Main St, High Bridge, NJ 08829

Meeting Time: 7:30 P.M.