

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

Meeting Date: June 25th, 2018

Meeting Time: 7:30 P.M.

Meeting Location: High Bridge Borough Hall, 97 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, present; Keith Milne, present; John Moskway, present; William Giordano, present; Coleen Conroy, present; Chris Zappa, absent; Steve Dhein, present; Mark Desire, absent.

Mayor Desire arrived at 8:33pm, also present were Planning Board alternates Mike Darmstadt, Pablo Delgado, Tom Wescoe, Borough Planner, Darlene Green and Board Secretary, Barbara Kinsky. Pablo Delgado and Mike Darmstadt sat on the Board until Mayor Desire entered at 8:33 and at which time Mr.Darmstadt stepped down. There was no public present at this meeting.

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: May 21, 2018.

Motion to dispense with the reading of prior meetings minutes:

Motion: Giordano, Second: Darmstadt Voice vote: All ayes, Motion passed.

Motion to approve the May 21, 2018 meetings minutes:

Motion: Howell, Second: Giordano Voice vote: All ayes, Motion passed.

6. NEW BUSINESS:

A.

1. Master Plan Hearing, Housing Element and Fair Share Plan Presentation
2. Questions from Board and Public
3. Resolution PB-07-2018

Motion to approve Planning Board Resolution PB-07-2018 with the amendments discussed: Milne

Second: Giordano

Don Howell, aye; Keith Milne, aye; John Moskway, aye; William Giordano, aye; Coleen Conroy, aye; Chris Zappa, absent; Steve Dhein, aye; Pablo Delgado, aye; Mark Desire, aye. Eight ayes, one absent, Motion passed.

Comments:

Borough planner Darlene Green explained the current situation in the State of New Jersey in regards to Affordable Housing. She told the Board that Judge Miller resides over our vicinage which is in Hunterdon/Warren and Somerset Counties. Darlene explained the timeline of events leading up to this meeting. She stated that most recently in February of 2018, Judge Miller deemed the Borough's Fair Share and Housing Plan settlement fair and signed the order and told the Borough that they had 120 days to write all the documents and adopt all the ordinances that implement the settlement agreement. The Borough is scheduled to appear back in front of the judge in July, the goal being to get a judgement of Repose and Compliance, approving the Housing Plan and

the ordinances and resolutions stating that we are constitutionally complainant. This will give the Borough protection from lawsuits until the third rounds ends in 2025. Darlene then gave a brief overview of the highlights of the Housing plan. First she reviewed the three part obligation that is outlined in the plan. Ms. Green explained that some properties in the Borough are classified as vacant and some that are classified as farmland. She also explained that properties are also classified as properties that are free from environmental constraints. Once all the negotiations were complete and all of the necessary criteria for the Borough's properties were assessed, Ms. Green stated that the final number of affordable housing units that the Borough is responsible for in the third round is eleven. She also explained that this does not mean that all 11 units must be built by 2025 it simply means that the Borough must provide the opportunity for these units to be able to be constructed through zoning ordinances. The Borough is not held liable if the units are not constructed. Darlene also confirmed that there is sewage capacity available for these possible units and then explained in detail how the Borough has been able to meet all the prior round requirements.

Darlene reviewed the rehabilitation program to the Board. The Board asked for clarification regarding how the rehabilitation works. Ms. Green explained that this money is provided to the homeowner if they have a major issue with the home that needs to be repaired. The requirement for obtaining these funds is the owner would place a 10 year lien on the property. If the house was sold before the ten years had passed, the owner would have a penalty of \$1,000 applied. Darlene also explained how much of the money is available each year. She explained how the rehabilitation works and how homeowners will be informed about the program. Darlene stated that the Borough is not able to advertise this program until after the compliance hearing. She also explained that there is a matrix that would determine which homes would be considered for rehabilitation. Darlene then explained in detail the unmet need and the remaining mechanisms that are required in the fair share housing plan. She then summarized the Borough's existing and proposed credits. Darlene also reviewed the Borough's Spending Plan. She explained that the Board must endorse the spending plan before the Borough can spend any money in the affordable housing trust fund. She also reviewed the current funds in the bank account and what is projected to go into the trust fund based on fees and interest. Darlene then explained how the monies in the trust fund get spent and allocated.

The following amendments to the plan will also be included in Resolution PB07-2018.

- On page 1 of the plan, the date in section one on that page will be changed from December 31, 2017 to March 31, 2018.
- On page 30 of the plan the amounts of money will be changed from \$32,000 to \$40,000 and from \$8,000 to \$10,000
- The current updated zoning map will also be included in the plan (map inserts do not reflect the current Downtown Business zone correctly)

B. ORDINANCE 2018-024, an Ordinance of the Borough of High Bridge amending Chapter 145 "LAND USE AND DEVELOPMENT ORDINANCE", ARTICLE 5 "AFFORDABLE HOUSING REGULATIONS TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Motion to find **Ordinance 2018-024** consistent with the Master Plan: Giordano Second: Howell Don Howell, aye; Keith Milne, aye; John Moskway, aye; William Giordano, aye; Coleen Conroy, aye; Chris Zappa, absent; Steve Dhein, aye; Mark Desire, aye; Pablo Delgado, aye. Eight ayes, Motion passed.

Comments: Darlene green responded to an earlier question asked by Chairman Dhein regarding fractions of affordable units required by builders. She explained that if a builder is required to build a number of affordable units that contains a fraction, if the fraction is .5 or above the builder is required to build said unit or make a payment in lieu of building it. That payment would be based on a fraction of \$100,000. Ms.Green also stated her opinion that she feels that this Ordinance is consistent with the Master Plan.

C. ORDINANCE 2018-026, an Ordinance of the Borough of High Bridge amending and supplementing Chapter 145, LAND USE AND DEVELOPMENT ORDINANCE" ATRICLE 4 "DISTRICT REGULATIONS" TO ADD CERTAIN CONDITIONALLY-PERMITTED USES TO THE MIXED-USE CORRIDOR ZONE AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

Comments: None

Motion to find **Ordinance 2018-026** consistent with the Master Plan: Giordano Second: Milne Don Howell, aye; Keith Milne, aye; John Moskway, aye; William Giordano, aye; Coleen Conroy, aye; Chris Zappa, absent; Steve Dhein, aye; Mark Desire, aye; Pablo Delgado, abstain.
Seven ayes, one abstention, Motion passed.

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: All ayes, motion passed.

Next Meeting Date: July 16th, 2018

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

Meeting Time: 7:30 P.M.