

**Borough of Watchung  
Special Meeting of the Planning Board  
October 13<sup>th</sup> , 2015 Minutes**

Chairwoman Schaefer called the meeting to order at 7:30 p.m. The Chair called for a roll. Present at the call of the roll were:

(X)Chairwoman Schaefer (X)Mr. Boyd (X)Mr. Desnoyers (A)Mr. Ellis (X)Mr. Haveson  
(A)Councilwoman Joren (X)Mrs. Pennett (A)Mayor Pote (X)Mr. Speeney  
(X)Mr. Hartmann (A)Ms. Spingler.

Linnus (X) Herits (X)

Chairwoman Schaefer indicated that there was a quorum to conduct business and stated that notice of this special meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made.

The Chair thanked everyone for coming out tonight. We have been asked to do a study of Block 5701 Lot 6.01, also called the East Drive study area, and determine if it qualifies as non-condemnation redevelopment area. Because of C.O.A.H. and the discrepancies of units required we need to address our housing element and fair share plan. We called this special meeting to order due to the time constraint.

Marcia Shiffman from MASER Consulting has been working closely with the Watchung Housing Committee in researching and advising the Borough. Mr. Speeney read the Ad-Hoc-East Drive non-condemnation affordable housing site report into the record. Based on our findings and review of Ms. Schiffman's report, the Committee offers support to the Board for their consideration of a Non-condemnation Redevelopment recommendation to the Borough Council.

Ms. Shiffman was sworn in and highlighted the findings of her report. If the Planning Board recommends the area be designated, the Borough Council will then take action and the next step would be to prepare a redevelopment plan for the property. It doesn't have wet lands, there's no rare endangered species, and there's no flood plain on the site. The site has public water and sewer and electric available. It meets criteria for an appropriate site to be developed. The study area zoning is part of two zoning districts, H-D "Highway Development Zone" and R-R Rural Single Family Residential Zone. It's one of the few remaining sites that can be developed for affordable housing. Meeting one of the criteria under Section 5 of the LRHL is required and this site meets two of the eight. For those reasons, I would recommend that the Planning Board find the study area qualifies for designation as an area in need of non-condemnation redevelopment.

Mr. Haveson asked for clarification on application of a P.I.L.O.T. Payment In-lieu of Taxes and where the money comes from. P.I.L.O.T comes from the developer. It may be negotiated with the Borough. They are done different ways. It may or may not include school taxes, it may include reduced taxes because it's all 100% affordable. In order to get funding through the NJ Mortgage Finance Agency, they require that a P.I.L.O.T. be issued to give those funds. This kind of 100% affordable development will need their funding. Mr. Linnus added further by

stating a P.I.L.O.T. is negotiated between the developer and the municipality. There are statutory variations, all of which are regulated by state statute and there are different forms of P.I.L.O.T.

Mr. Speeney said the borough will not be the owner of the buildings or the site itself. In essence the Borough contributes the land toward the project, but doesn't own it. Ms. Shiffman stated it was important to start this process so the Borough can move forward with this site. It will show that the Borough is taking action to implement their housing plan. Mr. Speeney asked Ms. Shiffman how the multi-zone of the site fits into this process as it is now. She said it didn't matter right now. The Chair asked for an explanation of 46 units. Does that literally mean 46 individual units? What is the 46 based on? Forty-six was the maximum that we thought could be developed on the site. They would be individual housing units in a 3 story building. Forty-six individual homes, individual apartments. Under C.O.A.H. you have a certain number of units that are one bedroom or studio, 2 bedroom and 3 bedroom. There are minimum and maximum percentages that you have to meet. The Ness property obligation will be transferred to East Drive.

Tonight is only a recommendation to the Borough Council to declare this an area in need of redevelopment. What follows is the actual affordable housing plan that the Planning Board will participate in reviewing. The Chair asked for other questions from the board hearing none, she opened it up to the public for questions. Hearing none, the public portion was closed. It was noted that no one from the public was present. The Chair made motion to support the findings that the East Drive property meets non-condemnation re-development criteria. It was moved by Mr. Haveson, seconded by Mr. Speeney. Hearing no discussion, the Chair called for a roll: Mr. Boyd [yes], Mr. Desnoyers [yes], Mr. Haveson [yes], Mrs. Pennett [yes], Mr. Speeney, [yes], Mr. Hartmann [yes], Chairwoman Schaefer [yes]. Mr. Desnoyers to read the resolution and findings of fact into the record, recommending Block 5701 Lot 6.01 qualifies as an area in need of non-condemnation redevelopment pursuant to N.J.S.A. 48:12A-5. Having read resolution PB-R-10 into the record the Chair made a motion to accept, so moved by Mr. Speeney, and seconded by Mr. Haveson. Hearing no discussion, the Chair called for a roll: Mr. Boyd [yes], Mr. Desnoyers [yes], Mr. Haveson [yes], Mrs. Pennett [yes], Mr. Speeney [yes], Mr. Hartmann [yes], Chairwoman Schaefer [yes] and motion carried.

Chairwoman Schaefer said that once she receives the aerial photos from Weldon, she will get groups together to go out to the site. October's regular meeting on the 20<sup>th</sup> is cancelled. The next regularly scheduled meeting is November 17<sup>th</sup>. Meeting was adjourned 8:15p.m.

Respectfully Submitted,

*Maryann Amiano*

Maryann Amiano  
Planning Board Clerk