

**GREENWICH TOWNSHIP PLANNING BOARD**

**PUBLIC MEETING MINUTES**

**May 10, 2010, 7:30 p.m.**

***CALL TO ORDER and PUBLIC NOTICE***

Chairman Tom Bolger called the meeting to order at 7:35 p.m. Ms. Oldford said this is a regular meeting of the Planning Board of the Township of Greenwich. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a Notice was published in *The Express Times*. Notice was posted on the municipal bulletin board in the Township Municipal Building in Greenwich Township, New Jersey, and notice was filed with the Township Clerk.

***FLAG SALUTE***

***ROLL CALL***

Present: Tom Bolger, Doris Rayna, James Adams, Michael Black, Tim Gale, Elaine Emiliani, Frank Marchetta, Deborah Pasquarelli, Cathie Cullen

Absent: Barry Glassman (excused), Charles Stillman (excused)

Professionals: Jonathan Drill, Esq.; Michael Finelli, P.E., Lisa Specca, P.P.

***APPROVAL OF MINUTES***

Motion to approve the minutes of April 12, 2010, was made by Doris Rayna and seconded by Elaine Emiliani.

Members in favor: Tom Bolger, Doris Rayna, James Adams, Michael Black, Tim Gale, Elaine Emiliani, Frank Marchetta, Deborah Pasquarelli

***MASTER PLAN AMENDMENT***

**Introduction of 2010 Housing Plan Element and Fair Share Plan**

Stuart Koenig, Esq., noted it is time to put together the Fair Share Plan to comply with the June 8 deadline. This is required because Greenwich is part of the Highlands. He noted discussion about changing the rules for COAH at the State level. The agency has recognized the need for changes. The case with other municipalities currently in Court has not yet been decided. Permission has been granted to phase the build out should there be growth.

The plan must satisfy the actual growth share. He emphasized that the municipality must act on the rules currently in effect. He observed once a property is within the plan, it is difficult to remove it.

Beth McManus, P.P., of Clarke Caton Hintz, introduced herself and described the Housing Element and Fair Share Plan.

Ms. McManus said each town must consider 3 components: rehabilitation, prior round obligation (the sum of 1<sup>st</sup> and 2<sup>nd</sup> rounds), third round obligation. The plan comprises 2004 through December 31, 2018. The actual obligation is based on actual growth according to a formula provided by COAH.

Growth projections through 2008: 17 new residential units (pg. 32), 222 jobs created from non-residential growth. Second component projection is that 165 additional units can be created as well as 4 jobs. The third round obligation is calculated as 53 units.

Mr. Koenig clarified the job creation is calculated with COAH formulas for non-residential building. He noted this is currently a matter of litigation.

Rehabilitation (pg. 32) obligation is calculated as 20. Greenwich Township is involved with a Warren County program. Five units have been handled to date. All rehab units must be open to rental properties.

As to prior round obligations, COAH has assigned 41 units to be created. Ms. McManus observed this has been handled by Greenwich Chase where there are 29 units which can be carried over to the third round obligation.

Ms. McManus noted there are components within the third round obligations which must be satisfied, i.e., rental units – 14 one/two families, 7 family housing, and 13 age restricted, 3 very low income households, and maximum bonus credits of 13.

Ms. McManus referenced a table on page 35. She explained how this plan will work. No new construction is required. Units have been fully integrated within the community. A site for future construction can be identified for future building.

Ms. McManus explained the implementation schedule. The dates are flexible based upon the actual need.

Mr. Koenig contended COAH numbers are grossly inadequate, but those are what we must work with at this time.

Ms. McManus observed the Fair Share Plan appendices support the Fair Share Plan and Housing Element.

Mr. Bolger asked when the ordinances are adopted. Ms. McManus confirmed the ordinances are adopted subsequent to the COAH substantive certification.

Mr. Koenig clarified a chart within the appendices referencing COAH projections, which are different from Highlands numbers. Revised plan must be prepared to meet the higher COAH numbers.

Mr. Bolger asked for explanation of builder's remedy lawsuit. Mr. Koenig explained initially the ordinances are set aside. Typically, the builder then comes in with a huge density to provide the requisite units.

Mr. Koenig observed that he makes no recommendation as to complying with Highlands regulations.

Ms. McManus explained the spending plan identified as appendix I. She referred Board members to the summary. Rehab – average of \$10,000 per unit; Market to affordable -- \$750,000; \$1,000,000,000 for municipal construction. For administration \$504,000 is allowed. There remains \$60,000 extra. The total amount in the spending plan is \$2,500,000.

Public hearing will be scheduled for May 25.

Plans will be available for viewing.

Beth McManus will send a copy to the County.

Mike Finelli will not need to attend.

***OLD BUSINESS***

***NEW BUSINESS***

***ADJOURNMENT***

The meeting was adjourned at 9:15 p.m.

These minutes were approved 5/25/10.

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Alice Oldford, Acting Secretary

