

Greenwich Township Land Use Board  
JANUARY 14, 2015

The January 14, 2015 Reorganization Meeting of the Greenwich Township Land Use Board was called to order by Secretary Barbara Margolese at 7:30 p.m.

Adequate notice of this meeting was sent to the Express Times and Star Ledger and posted on the municipal bulletin board.

Members present: Bruce Williams, Tim Gale, Elaine Emiliani, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Joseph Tauriello, Cathie Cullen, Peter Grenyo, Frank Winters  
Absent: Steve Babula, Michael Black

Others present: Attorney Jon Drill, Planner Elizabeth McManus, Clerk Barbara Margolese

It was noted that Mr. Black (Class II), Ms. Cullen (Class IV) and Mr. Tauriello (Class I) had been reappointed and that Mr. Grenyo and Mr. Detore had been appointed as alternates and that their Oaths of Office had been administered prior to the start of the meeting.

**ELECTION OF OFFICERS**

a. Chairman

Ms. Emiliani made a motion to nominate Mr. Tom Bolger as Chairman for 2015, seconded by Mr. Tauriello.

Mr. Williams made a motion to close nominations for chairman, seconded by Mr. Gale. A voice vote was taken and all were in favor and nominations for chairman were closed.

A roll call vote was taken on the motion and was carried.

Ayes: Bruce Williams, Tim Gale, Elaine Emiliani, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Joseph Tauriello, Cathie Cullen, Peter Grenyo, Frank Winters

Nays: None Abstentions: None

The meeting was turned over to Chairman Bolger.

b. Vice Chairman

Mr. Tauriello nominated Mr. Tim Gale as Vice Chairman for 2015, seconded by Ms. Pasquarelli.

Mr. Tauriello made a motion to close nominations, seconded by Ms. Emiliani. A voice vote was taken; all were in favor and nominations were closed for Vice Chairman.

A roll call vote was taken on the motion and was carried.

Ayes: Bruce Williams, Tim Gale, Elaine Emiliani, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Joseph Tauriello, Cathie Cullen, Peter Grenyo, Frank Winters

Nays: None Abstentions: None

c. Attorney

Mr. Tauriello made a motion to appoint Mr. Jonathan Drill as the Board's Attorney for 2015, seconded by Ms. Pasquarelli. A voice vote was taken on the motion and the motion carried.

d. Engineer

Mr. Gale made a motion to appoint Mr. Michael Finelli as the Board's Engineer for 2015, seconded by Mr. Detore. A voice vote was taken; all were in favor and the motion carried.

e. Planner

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Ms. Emiliani made a motion to appoint Ms. Elizabeth McManus as the Board's Planner for 2015, seconded by Mr. Tauriello. A voice vote was taken; all were in favor and the motion carried.

f. Secretary

Mr. Tauriello made a motion to appoint Ms. Barbara Margolese as Secretary of the Board for 2015, seconded by Mr. Gale. A voice vote was taken; all were in favor and the motion carried.

g. Selection of newspapers for publication of legal notice for 2015

Mr. Tauriello made a motion to officially have the Express Times and the Star Ledger as the official newspapers for publication of legal notices for the board in 2015, seconded by Ms. Emiliani. A voice vote was taken; all were in favor and the motion carried.

h. Approval of Meeting Calendar for 2015

Mr. Detore made a motion to approve the calendar of meetings for 2015, seconded by Mr. Tauriello. A voice vote was taken; all were in favor and the motion carried.

i. Authorization to charge for meeting minutes, agendas, and meeting notices

Mr. Williams made a motion to authorize the charging for minutes and agendas and meeting notices for 2015, seconded by Mr. Emiliani. A voice vote was taken; all were in favor and the motion carried.

j. Adoption of Rules of Procedure for 2015

It was noted that no changes were proposed for the rules for 2015.

Mr. Williams made a motion to adopt the rules for 2015, seconded by Ms. Emiliani.

A voice vote was taken; all were in favor and the motion carried.

Minutes

A motion was made by Mr. Williams, seconded by Ms. Pasquarelli to approve the September 10, 2014 minutes as presented. A voice vote was taken on the motion and was carried.

Ayes: Bruce Williams, Tim Gale, Dan Detore, Deborah Pasquarelli, Tom Bolger, Cathie Cullen, Peter Grenyo, Frank Winters Nays: None Abstentions: Joseph Tauriello, Frank Marchetta, Elaine Emiliani

A motion was made by Mr. Tauriello, seconded by Mr. Gale to approve the October 8, 2014 minutes as corrected. Correction: On page 1, first paragraph under New business, the words Highland Plan Conformance is to be noted as being struck out of the minutes and that the letter being sent to the Township Committee is to be amended to state that the Land use Board is asking for funding for Green ordinances and Sustainability ordinances and not include Highlands Plan Conformance. A voice vote was taken on the motion and was carried.

Ayes: Tim Gale, Dan Detore, Deborah Pasquarelli, Joseph Tauriello, Tom Bolger, Cathie Cullen, Peter Grenyo, Frank Winters Nays: None Abstentions: Bruce Williams, Frank Marchetta, Elaine Emiliani

A motion was made by Mr. Grenyo, seconded by Ms. Pasquarelli to approve the December 10, 2014 minutes as presented. A voice vote was taken; all were in favor and the motion carried.

Ayes: Tim Gale, Dan Detore, Deborah Pasquarelli, Joseph Tauriello, Tom Bolger, Cathie Cullen, Peter Grenyo, Frank Winters Nays: None Abstentions: Dan Detore, Joseph Tauriello, Frank Marchetta, Elaine Emiliani

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Mr. Tauriello noted that he abstained from voting on the minutes because he is a Class I member of the board and could not hear certain applications because of his position. Mr. Bolger noted that a member who recuses themselves from hearing an application also would have to abstain from voting on the minutes from that meeting.

OLD BUSINESS

A. AWTP REALTY (PHILLIPSBURG-EASTON HYUNDAI) - Application No. 2014-03 - Block 39, Lot 4 & Block 40.01, Lot 1 - 164 Route 173 - B-2 Zone – Preliminary & Final Major Site Plan application

Mr. Bolger and Mr. Williams recused themselves for this application. Mr. Gale took over as Chairman. Attorney Drill announced for the record that the applicant has asked for the application to be carried indefinitely and that the time hear the application would be given an indefinite extension and that when the applicant returns before the Board they will have to renote. A roll call vote was taken on the motion and was carried.

Ayes: Bruce Williams, Tim Gale, Elaine Emiliani, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Joseph Tauriello, Cathie Cullen, Peter Grenyo, Frank Winters  
Nays: None Abstentions: None

B. 2014 PERMIT EXTENSION ACT

Ms. McManus informed the Board that the permit Extension Act would extend approvals with an exception being those properties in the Highlands preservation Area and Planning Area 4 & 5. She said that this would exclude the Route 22 corridor. She stated that most of the township is in Planning Area 4B.

A motion was made by Ms. Cullen, seconded by Ms. Pasquarelli to have Engineer Finelli give list of all approved applications that have not been built. A voice vote was taken on the motion and was carried.

Ayes: Bruce Williams, Tim Gale, Elaine Emiliani, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Joseph Tauriello, Cathie Cullen, Peter Grenyo, Frank Winters  
Nays: None Abstentions: None

The Board discussed the need for Board Member training for those members who transferred over to the Land Use Board from the Board of Adjustment. The following members will need to go for training: Mr. Babula, Mr. Marchetta, Mr. Detore, Mr. Grenyo, and Mr. Winters. Ms. Cullen asked to be included for the training. Attorney drill informed the Board that he is teaching the February 25<sup>th</sup> class in Bergen County.

NEW BUSINESS

A. GREENWICH TOWNSHIP HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

A motion was made by Mr. Tauriello, seconded by Ms. Emiliani to open the public hearing on the Greenwich Township Housing Plan Element and Fair Share Plan. A voice vote was taken on the motion and was carried.

Ayes: Bruce Williams, Tim Gale, Elaine Emiliani, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Joseph Tauriello, Cathie Cullen, Peter Grenyo, Frank Winters  
Nays: None Abstentions: None

It was noted for the record that there was no public in attendance for this public hearing. Ms. McManus stated that in 2004, Greenwich Township's affordable housing subcommittee proposed third round substantive rules. She stated that in October, 2014 COAH had met to adopt the Third Round rules. Ms. McManus stated that the April 2014 draft rules were used to determine how the Township's Housing Plan Element and Fair Share Plan should be amended. She stated that a total of 123 units of affordable housing are to be provided and that no rehabilitation is being proposed in the plan.

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Ms. McManus stated that COAH has recognized 78 of the Greenwich Chase units as affordable. She stated that this amended plan asks for these units to be recognized as well. Ms. McManus stated that the property located at the corner of Dumont Street and Greenwich Street which is an undeveloped farm field has been designated as the location for a fully developable and municipally funded and sponsored project which is to have 144 family rental units. She stated that this is to be 100% affordable housing and that the concept plan was done to meet COAH requirements. She noted that the project will have sewer and public water and will be able to support the density being proposed for this site. She also noted that the project will be built to RSIS standards.

Ms. McManus stated that the Housing Element Plan and Fair Share Plan is based upon the latest COAH information and that the proposed project site is under Township control and is suitable for this development and that there is money available in the Trust Fund for the project.

Ms. McManus noted that all of the units in the affordable housing plan are to be rental housing. It was noted that there will be a mix of one, two, and three bedroom units. It was also noted that 20% of the units have to be three bedroom units and that 50% of the units must be for low income families.

Mr. Tauriello noted that the COAH Task Force has been working on this plan for the last two years and that they have looked at the design and the buffers for the project.

A motion was made by Ms. Pasquarelli, seconded by Mr. Gale to adopt the Resolution of the Land Use Board of the Township of Greenwich Adopting an Amendment to the 2008 Amended Third Round Housing Element and Fair Share Plan, dated January 14, 2015 and to recommend the adoption of the 2015 Amendment to the Third Round Housing Element Plan and Fair Share Plan by the Greenwich Township Committee at their January 22, 2015 meeting. A roll call vote was taken on the motion and was carried.  
Ayes: Bruce Williams, Tim Gale, Elaine Emiliani, Frank Marchetta, Dan Detore, Deborah Pasquarelli, Tom Bolger, Joseph Tauriello, Cathie Cullen, Peter Grenyo, Frank Winters  
Nays: None     Abstentions: None

A motion was made by Ms. Emiliani, seconded by Mr. Grenyo to adjourn the meeting at 9:40 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary