

**READINGTON TOWNSHIP COMMITTEE
&
READINGTON TOWNSHIP PLANNING BOARD
JOINT MEETING
MINUTES
November 24, 2008**

A. Chairman Marygrace Flynn at 7:00p.m. announced that the special joint meeting of the Readington Township Planning Board and the Readington Township Committee was called to order and that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

B. Attendance for Planning Board:

Julia Allen	present
Jerry Cook	present
Elizabeth Duffy	present left the meeting @7:45 p.m.
Cheryl Filler	present
Dan Getz	present – arrived @7:15 p.m.
John Klotz	present
Ronald Monaco	present
Ben Smith	present
Marygrace Flynn	present

**Donald Moore, Esq., Kelleher & Moore
Joseph Modzelewski – Hatch, Mott & McDonald
Mary Beth Lonergan – Clark, Caton & Hintz
Michael Sullivan – Clark, Caton & Hintz**

C. Mayor Auriemma called the meeting to order at 7:00 p.m. and announced that the special joint meeting of the Readington Township Committee and the Readington Township Planning Board was called to order and that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

Flag salute

Attendance for Township Committee:

Mayor Thomas Auriemma	present
Frank Gatti	present
Beatrice Muir	present
Gerald Shamey	present

**Administrator/Clerk Vita Mekovetz
Sharon Dragan, Esq., Council for Township Committee**

D. NEW BUSINESS:

1. Housing/Fair Share Plan

Mary Beth Lonergan stated on the record that she is a senior associate with Clark, Caton & Hintz and a New Jersey Licensed Professional Planner. As a way of background, she informed everyone that three years ago the township previously adopted the initial third round housing element and fair share plans to address COAH's third round regulations. Ms. Lonergan described what has occurred since that initial plan was adopted in December 2005. Ms. Lonergan stated that the draft plan has been created to address COAH's minimum projected affordable housing obligation. As the years go by and once COAH certifies this plan, it will be the responsibility of the municipality to monitor growth.

Mr. Monaco asked what is the frequency that the plan has to be amended. Ms. Lonergan answered every two years after you receive certification. The first time that the township will have to tally up the growth versus affordable housing units produced will be approximately in the year 2011.

Ms. Duffy asked how the potential growth is quantified. In the poor economy, isn't it possible that there might not be net growth? Ms. Lonergan answered that COAH's third round began January 1, 2004. Even though the rules were revised in 2008, the period started in 2004. There is no offset for loss of jobs. The only credit would be if the building was demolished.

Ms. Flynn asked if a township would be penalized for no growth. Ms. Lonergan stated that townships will only have to produce affordable housing as they grow.

Mr. Smith asked if someone demolishes a home and rebuilds another home, would that incur growth share. Ms. Lonergan answered that COAH has received a lot of pressure on this topic. COAH might allow for a very small offset for demolition. This is only a proposal. It has not been adopted at this time.

Ms. Lonergan referred to her memo dated November 24, 2008. The Third Round Growth Share is 192 units. COAH anticipates that Readington will grow by 908 new housing units over the third round period. The third round period has been extended out to the end of 2018. The township had 16 surplus units to go forward to help address the third round obligation.

Ms. Lonergan established that the 2005 Township adopted plan consisted of 152 units and the 2008 COAH Growth Projection listed 192 units. The removal of the 76 RCA units in the 2008 COAH plan made a significant impact on the township's obligations. She spoke about the proposed retail/rental variance application that is currently before the Board of Adjustment. If approved, it would yield 12 units. She addressed the Cal-Lime site that is township owned. It has a small commercial building located on the property. This is a recent addition to the township's affordable housing plan. The decision on how to develop

this site has not been made at this time. The Mirota site might be expanded. If it is expanded it would yield 48 new senior units. In addition a future site is proposed. This surplus section allows room for if the growth does not trigger as much as COAH projects.

Mrs. Filler had a question about the excess or shortfall of funds commitment that the township has to make regarding the plan. It indicates that the Township Committee will adopt a resolution agreeing to fund \$13 million dollars. The taxpayers were not supposed to fund the affordable housing program. Ms. Lonergan stated that the township anticipates outside sources to address the bulk of the \$13 million dollars. She stated that the township has to commit to these funds.

Sharon Dragan, Township Committee Attorney, stated that there is a lawsuit before COAH and to fund the excess or shortfall funds is one of the arguments.

Ms. Allen stated that the Mirota expansion would not be funded by Readington Township. Ms. Lonergan answered that was correct. The township would contract with Lutheran Social Ministries or some other willing developer to search for the outside funding sources. Since the township already owns the land, it would place this application in a much better position because there is no land cost.

Mr. Shamey stated that the township has to adopt this plan in order to be compliant with the COAH regulations as they now exist and their projected growth for the township as they have estimated for the next ten years. The plan will be assessed every two years so the plan will be a moving target.

Betty Ann Fort, Zoning Board Adjustment Chairman, wanted to know if there was a protection in place that once the plan is adopted and the economy has rebounded, this will not become a facilitating mechanism for builders. Ms. Lonergan stated that the purpose of this exercise is to keep you from being vulnerable to a builder's remedy lawsuit.

Mr. Shamey asked would an amended plan be submitted if there was no growth. Ms. Lonergan answered no, the plan would stay intact. A tally would have to be submitted showing the amount of growth that has occurred and this information would have to be submitted to COAH.

Mrs. Allen stated that there was a considerable amount of growth in Readington Township since 2004. There were approximately 100 housing units built in those 5 years. There was a 26 unit apartment building and the number of the demolishing units.

E. COMMENTS FROM THE PUBLIC

George Vitureia stated that he owns 2 Railroad Avenue. He informed everyone that he had proposed to build commercial and COAH units on this property and had met with Mrs. Allen some time ago. He wanted to know if his project was considered in the plan. Mrs. Allen stated that there is a section in the plan that allows for future site development.

Mr. Klotz had some grammatical corrections. He also had some concern about the 32 family units that are proposed to be built on one site.

END OF COMMENTS FROM PUBLIC

Mr. Klotz made a motion to adopt the Third Round Affordable Housing Plan Amendment and that it was consistent with the Master Plan. Mrs. Filler seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Getz	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

F. RESOLUTION:

1. Housing Element/Fair Share Plan

Mrs. Filler made a motion to adopt the resolution approving the Third Round Affordable Housing Plan Amendment. Mr. Smith seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Getz	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

Mr. Cook made a motion to adjourn Planning Board portion of the joint meeting. Mr. Smith seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

Mayor Auriemma asked for a motion to accept the resolution for re-petitioning Readington Township's substantive certification to the New Jersey Council on Affordable Housing for the Housing Element and Fair Share Plan. Mr. Shamey made the motion. Mr. Gatti seconded the motion.

Roll Call:

Mrs. Allen aye
Mr. Gatti aye
Mrs. Muir aye
Mr. Shamey aye
Mayor Auriemma aye

Mayor Auriemma asked for a motion to accept the resolution of the Governing Body for intent to bond for shortfall. Mr. Gatti made the motion. Mr. Shamey seconded the motion.

Roll Call:

Mrs. Allen aye
Mr. Gatti aye
Mrs. Muir aye
Mr. Shamey aye
Mayor Auriemma aye

G. ADJOURNMENT.

Mr. Shamey made a motion to adjourn the Township Committee portion of the joint meeting. Mr. Gatti seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

Respectfully submitted,

Linda A. Jacukowicz