

**MONTGOMERY TOWNSHIP PLANNING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
JULY 2, 2018**

MINUTES

Chairman Cheskis called the meeting to order at 7:32 p.m. and read the opening statement that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman Cheskis; Vice Chairman Wilson; Mr. Campeas; Mr. DeRochi; Mr. Trzaska; Mr. Mani; Mr. Sarle; Mr. Glockler, Alternate #1; Mr. Conry, Alternate #2

ALSO PRESENT: Ruben D. Perez, Board Attorney; Emily Goldman, Board Planner; Ms. Savron, Planning Director

I. SALUTE TO THE FLAG

II. PUBLIC PARTICIPATION - None

III. RESOLUTIONS

Case PB-03-18 **Applicant: PIRHL Acquisition, LLC**
Block 28004 Lot 7
Preliminary and Final Major Site Plan and Bulk Variances

A motion to memorialize the resolution was made by Vice Chairman Wilson and seconded by Mr. Sarle. The motion carried on the following roll call vote:

Ayes: Campeas, DeRochi, Sarle, Glockler, Conry and Wilson

Nays: None

Case PB-01-18 **Applicant: Sharbell Building Co., LLC**
Block 28005 Lot 66
Preliminary and Final Major Subdivision and Site Plan and Bulk Variances

A motion to memorialize the resolution was made by Mr. Sarle and seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: Campeas, DeRochi, Mani, Sarle, Trzaska, Glockler, Conry and Wilson

Nays: None

IV. MASTER PLAN HEARING

A. Master Plan – “2018 Amended Third Round Housing Element & Fair Share Plan” dated June 21, 2018

Ms. Savron gave the Board a brief overview of the history of the affordable housing in NJ and in Montgomery.

Ms. Goldman testified that the Settlement Agreement with Fair Share Housing established the Township’s fair share obligation which are zero rehabilitation obligations, a 307 prior round obligation and a 616 credit third round obligation. The prior round is the 1st and 2nd rounds of COAH obligations from 1987 to 1999. All of the units and projects that satisfy the prior round are existing projects including McKinley Court /Montgomery Hills, Montgomery Glen, Pike Run, Crawford House, Devereux Group Home and Delta Community Support Group Home. The third round is from 1999 to 2025. This includes the perspective need plus the gap present need that the Supreme Court ruled exists.

The Township’s third round obligation is 616 units. This round is satisfied through a number of existing inclusionary projects including the remaining 108 units from the Pike Run project with 108 rental bonuses for a total of 216 credits, the JER Herring Orchard/K. Hovnanian/Ingerman project which includes 40 affordable housing rental apartments and 40 rental bonuses for a total of 80 credits, the Sharbell Hillside project which includes 23 rental units and 6 rental bonuses for a total of 29 credits, Railsedge/Blawenburg Village project which includes 3 rental units for a total of 3 credits and Country Club Meadows (Montgomery Grove) which includes 27 rental units for a total of 27 credits.

The proposed projects include Trap Rock, PIRHL/Sharbell, CC1377/DeVan/Van Cleef, Harlingen Village, Montgomery Five, Village Shopper and Blawenburg Village Square. Trap Rock is located on River Road adjacent to the existing inclusionary developments in the Blue Spring Road vicinity. It is anticipated there will be 250 total units with 50 affordable rental units for a total of 50 credits. PIRHL/Sharbell is located within the PMUD Zone and is 100% affordable family rental consisting of 86 units for a total of 86 credits. CC1377/DeVan/Van Cleef is located on Route 206 in the Rocky Hill Node. It is anticipated there will be 115 multifamily apartment units in 2 buildings with 23 affordable units for a total of 23 credits. Harlingen Village is located on Route 206 in Harlingen. It is anticipated there will be 45 total units with 9 affordable family rental apartments for a total of 9 credits. Montgomery Five is a Redevelopment Area on Route 206 near Cherry Valley Road. A payment in lieu of construction that will fund the creation of a 4-bedroom group home has been made for a total of 4 credits. Village Shopper is located within the PMUD Zone and permits a mixed-use commercial development and inclusionary multi-family development. There will be 11 affordable family rental units for a total of 11 credits. Blawenburg Village Square is located at the corner of Route 518 and Great Road. The existing zoning will be modified to allow a fourth mixed use building in lieu of a previously approved bank. There will be 4 family rental apartments with 1 affordable for a total of 1 credit.

The proposed Living Arrangements include Allies, Inc. Group Home and Community Options, Inc. Allies has an agreement with the Township to renovate the Pine Knoll residence on Burnt Hill Road for a 6 bedroom group home for a total of 6 credits. The Township has committed to fund 3 group homes through Community Options. One of the homes will be funded through the Montgomery Five payment. Community Options is responsible for the acquisition, renovation and operation of the group home for very low income qualified individuals with developmental disabilities. Each of the homes will be 4 bedrooms for a total of 8 credits because 4 of the credits are under the Montgomery Five project.

The Sharbell Tapestry Assisted Living project has received conceptual approval for a 120 bed facility. The facility is adjacent to the Tapestry and Hillside developments. It is expected the site will have a 10% mandatory Statewide set aside acceptance of Medicaid waivers so the Township would receive 12 credits.

The Township will sponsor a 100% affordable age-restricted project on either the Municipal Building property or the 1860 House site. The Township has two years from the final judgement to decide which property and four years to start apply for funding. There will be approximately 60 age-restricted rental units.

Another requirement the Township has satisfied is the very low income requirement per the Robert's Bill which was adopted July 17, 2008. Every municipality is required to have 13% units proposed, approved or constructed on or after July 17, 2008 to be affordable to very low income households. The Township has 297 affordable units that were proposed, approved or constructed after July 17, 2008. The Township's very low obligation is 39 units and the Township is proposing 81.

The 2018 Spending Plan supersedes all prior spending plans. The plan outlines what the Township has collected as of March 31, 2018, what it has spent and the remaining balance. It includes projections of future collections. A 30% minimum balance of the fund has to go towards affordability assistance. The maximum amount of the fund that can be spent on administrative expenses is 20%. The remaining balance can be allocated to the Municipal sponsored 100% affordable age-restricted rental project to be constructed at either the Municipal Building or the 1860 House site. In the event of a shortfall the Township will bond to satisfy the gap in funding.

The plan outlines the monitoring and status reporting that is required.

There is a minor change to the Plan. The recorded deed restriction for Sharbell-Hillside was received and is to be included in the document as Exhibit 11. The Board should recognize and accept this minor modification.

The Township has satisfied its prior round of 307 units with 230 total units consisting of 176 rental units, 60 age-restricted units and 77 rental bonuses. The third round of 616 units is satisfied with 471 total units consisting of 421 rental units, 72 age-restricted units and 154 rental bonuses. There is a 9 credit surplus that may be reserved towards the Township's fourth round.

Chairman Cheskis opened the meeting to the public. There being no public comment, a motion to close public comment was made by Mr. Campeas and seconded by Vice Chairman Wilson. The motion carried unanimously.

A motion to approve the 2018 Amended Third Round Housing Element & Fair Share Plan as amended was made by Mr. Trzaska and seconded by Mr. Mani. The motion carried on the following roll call vote:

Ayes: Campeas, Cheskis, DeRochi, Mani, Sarle, Trzaska, Wilson, Glockler and Conry
Nays: None

B. Resolution Adopting the 2018 Amended Third Round Housing Element & Fair Share Plan

A motion to memorialize the resolution was made by Mr. Trzaska and seconded by Mr. Glockler. The motion carried on the following roll call vote:

Ayes: Campeas, Cheskis, DeRochi, Mani, Sarle, Trzaska, Wilson, Glockler and Conry
Nays: None

V. MINUTES

June 18, 2018 – Regular Meeting

A motion to approve the minutes was made by Mr. Campeas and seconded by Mr. Conry. The motion carried on the following roll call vote:

Ayes: Wilson, Campeas, DeRochi, Sarle and Conry
Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.