

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
May 26, 2020**

The Meeting was called to order by Chair Monaco at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

CHAIR MONACO ANNOUNCED THAT IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC.

ROLL CALL

Board Members in Attendance:

Albanese, J.
Allen, J.
Cook, J.
Duffy, E. (joined meeting at 7:10 p.m.)
Filler, C.
Heller, J.
John, C
Mueller, A.
Monaco, R.
Rohrbach, T

Others Present

Board Attorney Jonathan Drill, Esq., Board Planners Michael Sullivan and Emily Goldman, Township's Affordable Housing Attorney Michael Edwards and Board Secretary Ann Marie Lehberger

MINUTES

Ms. Allen, Mr. Albanese, Mr. Heller and Mr. Monaco abstained
Ms. Filler moved, and Mr. John seconded a motion to approve the May 11, 2020 minutes.
The motion carried unanimously.

PUBLIC HEARING

Pleasant Run LLC (Profeta Farms)

Block 75 Lot 19- Route 202 and Summer Road

Appl#PB18-016- Request for Extension and Modification of Approved Facade Signage

Attorney Guliet Hirsch was present on behalf of the applicant and explained that the applicant was present seeking Amended Preliminary & Final Site Plan with Variances for sign revisions to the Profeta Farms market. Ms. Hirsch noted that the applicant was also requesting an extension of time to complete all the previously approved site work as well as an extension of time to install the stormwater infiltration basins that were required by the Hunterdon County Soil Conservation District for the existing greenhouses.

Ms. Hirsch explained that the applicant was requesting an extension of time to complete all previously approved work on the site within the time frame that was given as a condition of the 2019 resolutions, 2019-06 and 2019-07. She further noted that since the time of the request, all items except for the signage that was just approved had been completed.

Mr. Griffin confirmed that the outstanding items had been completed.

In response to a question from the Board, Mr. Griffin confirmed that the generator had been installed and screened.

Mr. Mueller moved, and Mr. Albanese seconded, a motion to approve the request for extension noting that all outstanding items were complete. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen			X					
Cook			X					
Filler			X					
Heller			X					
John			X					
Mueller	X		X					
Duffy			X					
Monaco			X					
Rohrbach							X	

Ms. Hirsch explained that the applicant was seeking an extension of time from the condition in the 2019 resolution stating that the stormwater infiltration basins required by the Hunterdon County Soil Conservation District for the existing greenhouses had to be completed by June 1, 2020. Ms. Hirsch explained that as a result of the current pandemic, the applicant's business has been suffering and they would like time to be able to further look at the project to attempt to lessen the scope and cost.

Mr. Griffin explained that it is a very expensive project and the applicant would like to do some value engineering to attempt to reduce the scope and cost of the project. He noted that a one-year extension would allow them enough time to fully complete the project.

Mr. Profeta also explained that they have offered some less expensive proposals to the Soil Conservation District and noted that they are trying to handle the issue in a more reasonable fashion.

Ms. Filler moved, and Mr. Mueller seconded, a motion to approve the request for one-year extension for Pleasant Run LLC to complete the stormwater infiltration basins for the greenhouses as discussed. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler	X		X					
Heller			X					
John			X					
Mueller		X	X					
Duffy			X					
Monaco			X					
Rohrbach							X	

2020 Amended Third Round Housing Element and Fair Share Plan

Board Planners Michael Sullivan and Emily Goldman were sworn.

Michael Edwards, the Township’s Affordable Housing attorney was present. Mr. Edwards provided background and status on the Township’s Fair Share Housing Settlement Agreement. Mr. Edwards explained that the final number that the Township was given in the third-round settlement was 1045 units. He further explained that due to the Township’s limited sewer capacity, they were given a durational adjustment which would allow them to defer a portion of the obligation to future rounds. The final number of 783 units are to be completed between now and 2025. The remaining 262 units are to be addressed as new sewer capacity becomes available.

Board Planner Michael Sullivan reviewed the 2020 Amended Third Round Housing Element and Fair Share Plan prepared by Clarke Caton Hintz dated 3/11/20 with the Board and the members of the public.

Mr. Sullivan explained the requirements of what needs to be included in a housing plan as follows:

- Inventory of housing stock
- Projection of the housing stock
- Analysis of demographic characteristics
- Employment characteristics and projections for employment
- Evaluation of the present and prospective need for affordable housing and the capacity of the township to accommodate the need for housing
- Examination of the lands deemed most appropriate for affordable housing including buildings if applicable
- Fair Share Plan, appendices, affirmative marketing and other technical appendices

Mr. Sullivan explained the three components of a municipality’s affordable housing obligation and how Readington Township was meeting their obligation as follows:

The Rehabilitation Share

The Township's Rehabilitation obligation is 95 units. In order to satisfy their obligation, the Township will continue their participation in Hunterdon County's Home Improvement Loan Program. The Township will also operate a supplementary rehabilitation program to expand the reach of the program.

The Prior Round Obligation

The Township has met its 394-unit Prior Round obligation as follows:

- Prior credits
- Credits without controls
- For-sale family units at Whitehouse Village, Calio House, Winfield-Cushetunk Manor, The Farm and Nelson Street
- Family rental developments and group homes provided by Anderson House. ARC and Allies Inc.

Third Round Obligation

The Township's Third Round Obligation is 1045 units. The durational adjustment reduces the obligation to 783 units and will be addressed as follows:

- RCA (Regional Contribution Agreement) credits
- Lake Cushetunk Woods (84 units)
- Mirota (60 senior rental units)
- Extension of controls for 13 units in Whitehouse Village
- Proposed group homes
- Market to affordable programs both Township wide (27units) and at Harriet's Mobile Home Park (22 units)
- Municipally sponsored developments at Habitat for Humanity-James Street (3 units) Dobozynski Farm Apartment (1 unit), BC UW/Madeline Partnership Site (43 units), Three Bridges-Diaz (80 units) and Nelson Street (42 units)
- SAR (48 units)
- Readington Commons (64 units)
- Fox Hollow (48 units)
- Durational Adjustment Sites at Mirota (80 units), Van Doren (41 units), Hionis (33 units) and Three Bridges (42 units)

Mr. Sullivan noted that a memo was issued dated May 21, 2020 with some minor revisions that were made to the Amended Third Round Housing Element and Fair Share Plan.

Chair Monaco opened the public portion of the meeting. There were no questions or comments.

Mr. Albanese moved, and Ms. Filler seconded, a motion to adopt the 2020 Amended Third Round Housing Element and Fair Share Plan with the revisions as discussed. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese	X		X					
Allen			X					
Cook			X					
Filler		X	X					
Heller			X					
John			X					
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach							X	

OTHER BUSINESS

Ordinance Referrals

Ordinance #17-2020

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO CREATE A NEW ZONING DISTRICT ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-3 DISTRICT (ARAH-3)

Ms. Filler moved, and Ms. Duffy seconded, a motion to advise the Township Committee that the Board finds Ordinance #17-2020 to be substantially consistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler	X		X					
Heller			X					
John			X					
Mueller			X					
Duffy		X	X					
Monaco			X					
Rohrbach							X	

Ordinance #18-2020

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS MULTI-FAMILY AFFORDABLE HOUSING-3 (MFAH-3)

Ms. Duffy moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #18-2020 to be substantially consistent with the Master Plan.

The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler		X	X					
Heller			X					
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach							X	

Ordinance #16-2020

ORDINANCE TO ADOPT THE REQUIREMENTS OF THE AIR SAFETY AND ZONING ACT OF 1983, N.J.S.A 6:1-80, et seq., AND ITS ACCOMPANYING REGULATIONS, N.J.A.C 16:62-1, et seq.

Chair Monaco, Mr. Albanese, Mayor Heller, and Ms. Allen recused themselves and left the meeting.

Ms. Filler moved, and Mr. John seconded, a motion to advise the Township Committee that the Board finds Ordinance #16-2020 to be consistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese								X
Allen								X
Cook				X				
Filler	X		X					
Heller								X
John		X	X					
Mueller			X					
Duffy			X					
Monaco								X
Rohrbach			X					

ADJOURNMENT

Mr. Cook moved, and Mr. Mueller seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary