

**READINGTON TOWNSHIP COMMITTEE
JOINT MEETING WITH READINGTON TOWNSHIP PLANNING BOARD
March 12, 2018**

Mayor Smith *calls the meeting to order at 7:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Mayor B. Smith, Deputy Mayor B. Fort, Mr. J. Albanese, Mrs. M.E. Duffy and Mr. J. Heller

ALSO PRESENT: Administrator V. Mekovetz and Members of Township Planning Board: *Chairman Ron Monaco, Vice-Chair Cheryl Filler, Mrs. J. Allen, Mr. J. Cook, Mr. A. Harwick, Mr. J. Hulsebusch and Mr. C. John*

ABSENT: None

Ron Monaco, Chairman of Planning Board, led those present in the *Salute to the Flag*.

JOINT MEETING WITH READINGTON TOWNSHIP PLANNING BOARD

1. ***Affordable Housing Presentation***

Kendra Lelie, Affordable Housing Planner, Clarke, Caton & Hintz, was present with Michael Edwards, Affordable Housing Attorney, to provide information to both the Planning Board and Governing Body with regards to what the Affordable Housing sub-committee has been working on over the past year. Ms. Lelie pointed out that Readington Township has maintained forty (40) years of compliance with the fair housing act, as well as the Council on Affordable Housing (COAH) rules and regulations. Ms. Lelie added that when COAH came into existence and obligations were given, the Township received substantive certification, providing the Township with having met their obligations and compliance techniques, protecting them from builders remedy suits; although in 2009 a new set of obligations was mandated by the Court.

Attorney Edwards provided a background on the fair share housing act. Ms. Lelie and Attorney Edwards continued with a slide presentation on the issues that the Township is facing on the horizon in order to satisfy the affordable housing obligations and to educate the public on the plan to address these needs.

Ms. Lelie continued that the Township formed an Affordable Housing sub-committee that is strategizing to deal with ever changing quotas and compliance techniques to meet the objectives in a smart growth manner. Ms. Lelie outlined the options and challenges of the various mechanisms that the Township is seeking to obtain the necessary affordable housing credits, yet still maintain the character of Readington Township.

Chairman Monaco stressed that this has been mandated by the Supreme Court and there are consequences to not following these regulations; therefore, the Township is attempting to satisfy the obligations in the best way possible through various tools to minimize the actual number of units.

Mayor Smith stated that an ordinance adopted by the Township Committee in September of 2017 prioritizes the sewer allocation for affordable housing in an attempt to fulfill the housing obligations.

PUBLIC COMMENT

Mary Boyle, Aster Court, questioned why the Township was allowing a rental property on a tax free thirty (30) year plan.

Scott Scammell, Dreahook Road, questioned if the Township was receiving any credits for existing rental units.

John Broten, Dogwood Drive, asked if the Township had a plan to expand the sewer capacity to meet the proposed affordable housing needs.

Bob Schoenfeld, Oldwick Road, asked if the Willows property taxes are on a fixed increase or will they possibly under run the increase in the Township taxes.

Glenn Dorman, Whitehouse Avenue, asked for a status update on the Willows Development and where they stand with the permits.

Mark Mastrobattisa, Willow Court, commented that he also wanted to know the status on the Willows since he was not informed of the Nelson Street extension.

Darlene Pickerell, Oldwick Road, and also speaking on behalf on Peter Schapley, Main Street, commented on the housing obligation quotas and questioned where the Township stands at this point.

Neil Hurwitz, Laurel Court, commented that the Township was intending to get additional reports from different experts regarding the environmental impact on the Willows and asked if the reports are complete yet. Mr. Hurwitz also asked about the process of noticing the public.

John Woodward, Main Street, asked where the sewer lines are in the Township and why the affordable housing project was located directly in Whitehouse Station and not on the outskirts as in other municipalities.

Scott Scammell, Dreahook Road, questioned who was developing the master plan for the affordable housing.

Dave Olsen, Pine Bank Road, questioned if the Township Committee or Planning Board has any idea what the cost to the taxpayers will be for future taxes. Mr. Olsen also asked if a mixed use property would have the opportunity to obtain credit for a rental unit in the structure.

Sam Tropello, Pine Bank Road, thanked everyone for the presentation and commended the Township for doing a very good job with the best available resources. Mr. Tropello commented that this will cost the Township money, without positive results for the Township, further stating that he would hope to see more ratables along Route 22.

Christine Renz, Blue Flag Court, asked about the timeline to begin breaking ground once the Nelson Street Developers get approval from the DEP.

Suzy Nagle, High Ridge Court, wanted clarification on the Willows Development, as it is also referred to as the Nelson Street Project. Mrs. Nagle also questioned how long the affordable housing trust fund has been in place and how much money is Readington's trust fund.

As there was no further business, **A MOTION** was made at 9:00 p.m. by Mr. Duffy to adjourn the meeting, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, *RMC/MMC/QPA*
Municipal Clerk