

SAYREVILLE PLANNING BOARD

MINUTES OF June 13, 2018

The regular meeting of the Sayreville Planning Board was called to order by Thomas Tighe, Chairman and opened with a salute to the flag. The meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

Members of the Planning Board present were: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, Mr. Tighe and Mr. Volosin,

Absent Members: Mr. Bello and Ms. Mantilla

Also present were: Mr. Marc Rogoff, Attorney, Mr. Cornell, Engineer and Mr. Leoncavallo, Planner.

AT THIS TIME, THE MEETING WAS OPENED:

Chairman Tighe asked the Planning Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary had stated, yes.

OLD BUSINESS/NEW BUSINESS/ADMINISTRATIVE MATTERS:

Discuss & Consider Adoption of an Amended Housing Element & Fair Share Plan ~ Mr. Fred Heyer was sworn in and confirmed for the record that his firm was the author of the report dated March 2018 through June 2018, Mr. Heyer agreed. The report have been moved into evidence made part of the record. The principal differences are a reduction of the amount of units of obligations. The overall has been reduced by 250 dwelling units with the combination of market unit and affordable housing. The main difference are the following on the National Lead site market 163 to 132, affordable 25 to 7; K-Land site in combination are 473 market 318; 71 affordable to 20. The following items are to be discuss and considered to affordable housing obligations:

Ordinance 413-18 – adopt and recommend zoning for the Kaplan sites, Camelot 1 & 2 Sites – market and affordable units are being reduced.

Ordinance 418-18 – adopt and recommends zoning for National Land site; again to make market and affordable units are being reduced.

Revised River Road redevelopment plan – 100% affordable project and proposes 88 affordable rental units and the revised plan includes water related and water depended uses that were not included in the earlier plan.

Mr. Rogoff explains there will be proposed resolutions that are intertwined and all associated with the soon to be solved declaratory judgment pending before Judge Natalie. The resolutions of the litigation are also part of this matter and resolutions to implement the agreements and plans with those matters are all part of the agreements and the litigation that the Borough is obligated to conclude with the Fairness hearing is June 28th.

Mr. Heyer concludes with the housing element is part of the master plan and the other 3 items are for your review and recommendation.

Mr. Macagnone asked, Camelot I & II difference between reports, Mr. Heyer stated the March report Camelot I market units 173; Camelot II at 300 market units with a combine of 473 units. The proposed report Camelot I is 168 units and Camelot II is 150 unit with a combine of 318 units. The affordable units are being reduced from 71 units to 20.

Mr. Edwards is at the meeting and is from the Law office of Jeffrey Surenian office and they are handling the current litigation and the primarily why the number of units were reduced. They were able to find current existing housing that were not being used towards the total required.

Chairman Tighe requested a motion to open to the public to discuss the Housing Element Fair Share Plan, Ms. Lee made the motion, seconded Mr. Chodkiewicz, the decision was unanimous.

**Janice Benedetto
1 Thomas Avenue
South Amboy, NJ 08879 (Melrose section)**

Ms. Benedetto was sworn in and looking for clarification in the Existing Fair share plan and the difference per units. Mr. Edwards clarifies the National Lead Site was 163 market/24 affordable – now it is 125 market/7 affordable – total 132 units. K land sites was 473 total, now 318 with 20 affordable. The change to River road was inclusionary project way back 88 units. He does not have the chart in front of him, so there were a surplus in case some of the credit was not granted. Ms. De Benedetto is looking for clarification on how the 792 units are designation. Mr. Heyer informs her the 3rd round obligation satisfied; Existing projects, such as, Lakeview age restricted 90 credits; 100 family units. Gillette Manor – 84 credits; Chase Partners – 22 credits; carry house – 4 units and

accessory home 4 credit. Luxury Point is a proposed 170 units in both plans. We spoke about the NL, K-Land sites, and River Road redevelopment. Credits for rental bonus credit – 197 bonus credit – it now 772. We appreciate finding the additional credits. Mr. Edwards stated the settlement agreements are now final; with respect with K-land and NL. Ms. Benedetto will be requesting a copy of the settlement agreement via an OPRA request.

Regina Lodato
20 Frazee Avenue
South Amboy, NJ 08879 (Melrose section)

She was sworn in. She wants to know about affordable housing. Why are we dropping down to 7? Mr. Edwards states they were hired to get the density down on these projects and you are correct a new requirement in 2025 will be request with a new plan. In order to get the number total density down by borrowing units from existing sites. Who is going to pay the school? Chairman Tighe stated that is not in discussion.

Mrs. Carroll
159 Oak Street
South Amboy, NJ 08879 (Melrose section)

She was sworn in. Per this agreement, they mention containers. Will we see them from Oak Street? Are they townhouses or single family homes? Mr. Heyer states - Single family attach refers to townhomes. Sale or Rent? If I wanted to buy one and rent it, can I do that? Mr. Heyer stated under the MLUL you cannot discriminate if someone wanted to buy it and rent. It's purchasing a fee simple home. Chairman Tighe states, the container location will be a planning issue once they come in front us. Mr. Rogoff states, when the subdivision plan or site plan comes in front of us it will discuss and you can come to that meeting.

Charles Lukie
324 Oak Street
South Amboy, NJ

Mr. Luci was sworn in. My #1 question, who on the board is an ideal place to build. No answer. He is concerned about the sewer. Mr. Rogoff, stated we do not have plan in front of us. Councilman Lembo, stated the NL went to court and won the case, the court gave them the right. Chairman Tighe, this is an engineering item. But before they come before us, they need to provide plans before us, before we agree on anything. The process we need to follow.

**Ruth Mahoney
2 Gerard Place
Parlin, NJ 08859**

She was sworn in. Just wanted to say, this new plan is so much better. She appreciates all the work and she does hope we consider this plan.

**Janice Benedetto
1 Thomas Avenue
South Amboy, NJ 08879 (Melrose section)**

Regarding National Lead ordinance concept plan that was attached to the ordinance at the May 29th meeting. Mr. Edwards understanding, the affordable will be rentals and the market rate are for sale – per the proposed. The concept plan is less developed. The newer ordinances were drafted by Heyer & Gruel. Mr. Rogoff, informed Ms. Benedetto that this comment from the beginning and discussing with Mr. Edwards does not belong here in from the Planning Board. She stated we are continuing their conversation from the council meeting and again, she needs to continue it there. Mr. Rogoff goes on to her what our purpose for this meeting is.

Chairman Tighe asked for a motion to close the public portion, Mr. Volosin made the motion, seconded by Mr. Chodkiewicz, the decision was unanimous.

Mr. Macagnone asked Mr. Heyer, can you explain why we did not take 100% on Gillette Manor, Mr. Heyer stated there is a cap on age restricted. 25% of your obligations. We are maxed out and there is a push for family housing.

Mr. Macagnone made a motion to accept and approve the Housing element and fair share plan that is dated June 2018, seconded by Councilman Lembo

Roll Call:

Roll Call:

YES: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O’Leary, Mr. Volosin, Chairman Tighe

NO: none

ASTAIN: none

MEMORIALIZATION OF RESOLUTION:

Mr. Tighe made a motion to accept the resolution of Adopting the Housing Element & Fair Share Plan. Council Lembo made a motion to accept; seconded by Ms. Lee:

YES: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, Mr. Volosin, Chairman Tighe

NO: none

ASTAIN: none

Resolution APPROVED

Chairman Tighe made a motion to accept Resolution of Ordinance #413-18 AH-1 & AH-2 Zones for Inclusionary Residential Development as consistent with the Borough's Master Plan, to pass the ordinances back to Borough Council; Councilman Lembo accepted, seconded by Ms. Lee:

YES: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, Mr. Volosin, Chairman Tighe

NO: none

ASTAIN: none

Resolution APPROVED

Chairman Tighe made a motion to accept Resolution of Ordinance #414-18 Re-zoning ordinance for property identified on the tax map as Block 297, Lot1; Block 333, Lots 1, 3, & 4 (The NL site) to create AH-3 Zone for affordable housing consist with the borough's master plan to pass the ordinances back to Borough Council; Councilman Lembo accepted, seconded by Ms. Lee:

YES: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, Mr. Volosin, Chairman Tighe

NO: none

ASTAIN: none

Resolution APPROVED

Chairman Tighe made a motion to accept authorizing execution of settlement agreement between Borough & NL Industries; Councilman Lembo accepted, seconded by Ms. Lee:

YES: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, Mr. Volosin, Chairman Tighe

NO: none

ASTAIN: none

Resolution APPROVED

Chairman Tighe made a motion to accept authorizing execution of settlement agreement between Borough & K-Land Corp; Councilman Lembo accepted, seconded by Ms. Lee:

YES: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, Mr. Volosin, Chairman Tighe

NO: none

ASTAIN: none

Resolution APPROVED

Chairman Tighe made a motion to accept adopting the Amended River Road Redevelopment Plan & Ordinance #418-18 implementing the Amendment; Councilman Lembo accepted, seconded by Ms. Lee:

YES: Mr. Chodkiewicz, Mr. Davis, Ms. Lee, Councilman Lembo, Mr. Macagnone, Ms. O'Leary, Mr. Volosin, Chairman Tighe

NO: none

ASTAIN: none

Resolution APPROVED

**There being no further business to discuss, Mr. Chodkiewicz made a motion to adjourn;
seconded by Ms. Lee.**

Respectfully submitted,

**Beth Magnani
Planning Board Secretary**