

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
December 12, 2017**

Roll Call:

Present:

Mayor Matthew Anesh
Council President Derryck White
Brian Bythell; Alt. 2
Paul Grzenda
Rich Houghton
John Mocharski
Jack Pedersen; Vice Chairman
Bob Ackerman; Chairman

Absent:

Stephanie Bartfalvi; Alt. 1
Michael Pellegrino
Peter Smith

Also Present: Alex Fisher, Esq.; Stan Slachetka, PP, AICP

Chairman Ackerman opened the meeting at 7:00 pm saying that this meeting is being held in accordance with the Open Public Meetings Act, by posting a notice to The Observer and The Courier News and providing the same to the Borough Clerk.

It is the policy of the Borough of South Plainfield's Planning Board not to hear any new cases after 10:00 pm and no new witnesses after 10:30 pm.

Minutes: November 28, 2017 Meeting

Chairman Ackerman calls for a motion to *approve* the above listed Minutes. Mr. Mocharski made motion, seconded by Council President White. Those in favor: Mayor Anesh; Council President White; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Mr. Mocharski; Vice Chairman Pedersen and Chairman Ackerman. Opposed: None

Resolutions: None

Current Files: None

Informal Hearings: None

Public Hearings: (1)

A. Master Plan Amendment – Housing Plan Element and Fair Share Plan adoption.

Mr. Slachetka began by thanking the Board Members for attending the meeting. This is a revision and an amendment to the Housing Element and Fair Share Plan of the Borough Master Plan which was previously adopted in July 2017 which was endorsed by the Governing Body in September 2017. The purpose of these amendments to the Housing Plan is to address comments from the Court appointed Court Master Elizabeth McKenzie. Many of those being technical comments that she had because of new information that had been received or new prospective of her understanding as what should be in the plan based on the ongoing number of litigation cases that she has been involved in. These are adjustments requested by the Court Master. There is another aspect which is one of the compliance mechanism and getting credit to address its affordable housing obligation related to a variety of special needs housing group homes. One of them, a four (4) bedroom group home on Hillside Avenue, is no longer in existence. Based on the Court Master, it was determined that moving forward the Borough could not take credit for those four (4) bedrooms. However, there are additional number of group homes that were developed and sponsored by Keystone. The one on Woodland Avenue which is a four (4) bedroom group home was able to take the place of losing the four (4) units on Hillside Avenue. There is a net no impact to the Borough's obligation. The existing 29-unit Keystone Group home will not be in existence. Keystone is moving those units to other locations. Because they are prior cycle credits and part of the Borough prior plan, the

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Court Master determined that Keystone will still be eligible credits for the Borough in the prior round. There is an Errata Sheet of the amendments to the Borough's Master Plan The Housing Plan is part of the Master Plan. There was the appropriate ten (10) day notice to the adjoining municipalities and to the County Office of Planning Advocacy. These changes were provided Ms. McKenzie. A copy was provided to the Fair Share Housing Center who reviewed it and the changes are acceptable. The Errata Sheet dated November 22, 2017 has been on file for public review and inspection. The Errata sheet shows a list of changes.... Eighteen (18) different changes to the housing plan. The redlines specifically itemize the those changes from Fair Share Housing Plan that were adopted in July 2017 and those changes in the strikeouts are the changes that are taking place this time around. Mr. Slachetka offered to go over each item.

The changes are primarily technical. Some revisions to the credit allocation.... Switching out a prior group home on Hillside with one on Woodland. There are no substantial changes in the overall approach of the Present Need Obligation, the Prior Round Obligation and the Prospective Need Obligation. Assuming the Planning Board adopts this tonight, it goes before the Governing Body for endorsement at the next Council Meeting. Assuming that all happens then this is complete to year 2025.

Mr. Mocharski asked the location of the Mastercola site. Mr. Slachetka stated that was a site that was approved by the Zoning Board of Adjustment as part of a use application. That is part of a mix use development that is caddy corner by the redevelopment area. It is under construction currently. That is providing one (1) affordable unit.

Mr. Mocharski stated there are other group homes in the Borough. Mr. Fisher stated they do not have to register. Therefore, it is hard to track all of them. Mr. Mocharski stated there is one on Jackson Avenue.... One on Foster Avenue and McCarthy Court... One on O'Donohue.

Chairman Ackerman stated there are a number of them. A lot of them are related to Keystone.

Mr. Slachetka stated that Keystone's twenty-nine (29) unit group home is no longer actual bedrooms. They are going to be more of the administrative office. The Borough is taking a vacant land adjustment so there is an unmet need. Any credits that are discovered will reduce the unmet need. These group homes have to have a funding source that keeps controls on the units that create the affordable housing.

Chairman Ackerman asked if there is an idea of the total number of units for the Motorola site. Mr. Slachetka stated four hundred ten (410) units. Council President White stated eighty-two (82) are affordable housing.

Mr. Slachetka gave credit to Jeff Cuccinotta.

Chairman Ackerman opens the discussion to the Public. No comments or concerns.

Mr. Fisher stated he has prepared a resolution for adoption. It is similar to the previous one with all the requirements.

Chairman Ackerman calls for a motion to *approve* the above mentioned Resolution adopting the Master Plan Amendments. Mr. Mocharski made motion, seconded by Council President White. Those in favor: Mayor Anesh; Council President White; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Mr. Mocharski; Vice Chairman Pedersen and Chairman Ackerman. Opposed: None

Old Business:

Committee Reports:

- A. **Street Naming Committee** – Bob Ackerman – report progress.
- B. **Environmental Committee** – Rich Houghton & Bryan Bythell - report progress.
- C. **Council Reports** - Council President White – report progress.
- D. **Mayoral Updates** - Mayor Anesh – report progress.

Minor Site Plan: None

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New Business: None

Chairman Ackerman stated that at the last meeting, there was a discussion regarding parking and the fire zone by Shoprite. The owner of the shopping center advised that he does not want to do anything. Therefore, it is remaining as a fire zone and it is up to mall security to enforce it.

Correspondence: None

Audience Comments: None

Executive Session: None

Chairman Ackerman stated that the next meeting is the re-organization meeting and is scheduled for January 9, 2018 at 7:00 pm.

Adjournment: 7:25 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary