



Borough of Woodbury Heights Planning/Zoning Board
500 Elm Avenue Woodbury Heights, New Jersey 08097

November 4, 2013 Regular Meeting Minutes

The meeting was called to order by Acting Chairman William Holmstrom at 7:11 pm. He asked that we pledge allegiance to the flag. Roll call found the following; Mrs. Holmstrom, Mr. Deeck, Mr. Hart, Mr. Tomasetti, Mr. Martino and Acting Chairman Holmstrom present. Absent were; Mr. Conley, Mr. Flynn, Mayor Elton, Councilwoman Truhan, Mrs. Frombach, Mrs. Sesko and Chairman Phalines.

Mr. Sinclair reminded Acting Chairman Holmstrom to announce that the meeting conforms to the 'Open Public Meetings Act', which Acting Chairman Holmstrom did.

Acting Chairman Holmstrom asked for a motion to accept the minutes of the September 16th meeting. A motion was made by Mr. Deeck, seconded by Mr. Martino and passed with a favorable 'aye'. (Note: Mr. Conley has come into the meeting).

Acting Chairman Holmstrom called on Brian Slaugh of Clarke, Cantor Hintz to step forward. Mr. Slaugh announced that this was the public hearing for the amendment to the Housing Element and Fair Share Plan. Mr. Slaugh indicates that the document brings the Borough in line with being able to meet its affordable housing obligations and meet the prior rounds' obligations along with the lawsuit litigation. There are proposed ordinances for the Board to present to the Borough. Mr. Sinclair states that Resolution 2013:12 embodies all of the details noted by Mr. Slaugh for the amended Housing and Fair Share Plan for the Borough. Mr. Slaugh invited questions from the Board. Acting Chairman Holmstrom asked Ms. Cuviallo if she had any comments. Ms. Cuviallo stated she believes that Mr. Slaugh covered the procedures and policies. Ms. Cuviallo stated that the change of the zoning for Block 91 Lot 5 to RM-2 (Residential Multifamily Affordable 2 will allow for different development at this site.

Richard Phalines, Chairman

A motion was made by Mr. Conley, seconded by Mrs. Holmstrom to open the meeting to the public, followed by a favorable 'aye'. Mr. Yerka, of 601 Stratford Avenue, asked what a bonus unit is. Ms. CuvIELLO stated there was a greater need for rental units and if you have affordable rental units it gives you credit toward your obligations that are set by the state. Tina Ramsay of 747 Woodland Avenue she wants to understand that this is pretty much a done deal and these rental units will be built at the end of their street. Mr. Sinclair stated that the agreements have not been signed yet but everyone is working toward that. She asked who needs to sign to make this an official done deal. Mr. Sinclair states that both the planning board and Borough Council have to enter into the agreement with the developer at the same time that the Borough enters into an agreement with the current land owner to make it all come together. Ms. CuvIELLO stated that the home will blend in to the existing neighborhood. She also stated that the developer will have to come to the Board for site plan review and subdivision. Mrs. Ramsay is concerned as Woodland is a dead end street and they are pretty much left alone, which they love and how would this affect them. Mr. Ramsay asked if they are going to put in another street and Ms. CuvIELLO states no. She also states the unit will most likely be used as transitional units but we will get more answer wants the application comes to the Board. Mr. Sinclair states it could be 6 to 9 months before anything comes before the Board. Acting Chairman Holmstrom stated that if you are within 200' you will receive written notice of the meeting for the application. Mrs. Ramsay asked what low to moderate income was. Mr. Slauch stated that low is 60% of the median which is \$40,750 per year and the high end of moderate is 80% or \$65,200 per year and the average moderate rent would be \$1300 per month. Mr. Conley stated that we never know what a developer is going to do until they come to the Board with their application and anything else would be speculation. There being nothing further Mr. Conley made a motion to close the public portion which was seconded by Mr. Tomasetti and passed with a favorable 'aye'.

Mr. Sinclair stated he has Resolution 2013:12 which is pretty straight forward for the adoption of the amended Housing Element and Fair Share Plan dated November 4 2013. A motion was made by Mr. Conley, seconded by Mr. Hart and passed with the following roll call vote; Mrs.

Richard Phalines, Chairman

Holmstrom, yes, Mr. Conley, yes, Mr. Deeck, yes, Mr. Hart, yes, Mr. Tomasetti, yes, Mr. Martino, yes and Acting Chairman Holmstrom, yes.

Mr. Sinclair stated the seconded Resolution 2013:13 is authorizing the Board Chairman to sign developer's agreement along with the Mayor. A motion was made by Mrs. Holmstrom, Mr. Conley, yes, Mr. Deeck, yes, Mr. Hart, yes, Mr. Tomasetti, yes, Mr. Martino, yes and Acting Chairman Holmstrom, yes.

Ms. CuvIELLO announced that she will be doing a skit at the League of Municipalities called 'Falling Rock'.

A motion as made by Mr. Deeck seconded by Mr. Conley and passed with a favorable 'aye' to open the meeting to the public. Acting Chairman Holmstrom along with Mr. Sinclair asked if there was anything in general the public would like to ask the Board. There being nothing, a motion was made by Mr. Conley, seconded by Mr. Deeck and passed with a favorable 'aye' to close the public portion.

Acting Chairman Holmstrom entertained a motion to adjourn. The motion was made by Mr. Conley, seconded by Mr. Deeck and passed with a favorable 'aye'. The meeting adjourned at 7:59 pm.

Anne Deeck, Secretary