

PLANNING BOARD MINUTES
OCTOBER 25, 2006
7:30 P.M.

The meeting was called to order by the Chairman, Lawrence Barrer at 7:31 P.M. The public statement was read by the Chairman, followed by the flag salute.

The substitute secretary Mr. Keenan took roll call:

Joyce Albrecht	Absent	Jim Hannold	Present	John DiBartolomeo	Present
Richard Krause	Present	Robert Brown	Absent	Lawrence Barrer	Present
John Lattaney	Present	John Wolf	Present	Arthur Loder	Absent
Joseph Conway	Present	Nick D'Amico	Present	Chris Mecca	Absent
Sol. Michael Ward	Present	David Kreck, Eng.	Present	J. Keenan, Sub. Sec.	Present

The Chairman asked that the completeness application of Mr. Ross for Davis Road be moved to the first item of business. Mr. Kreck, Engineer stated if items would be supplied to his office as listed in his letter he could properly review the application. The stormwater questions can be inquired to the applicant's engineer. Applicant deemed conditionally complete based on the board engineer letter. Mr. Keenan would notify Mr. Ross. Mr. Bach made note to have the engineer review the rear wall on the site which did not have any previous approvals.

Motion made by J. DiBartolomeo, seconded by N. D'Amico to deem the application conditionally complete. All members voted aye.

Steve Back went over new exhibits of the new enlarged map and the October 02, 2006 letter from Leah Furey of Bach Associates, also a revised page 10 of 19 of the draft redevelopment plan. Steve Bach gave his professional opinion to not require by ordinance the percentage of single family, multifamily, condo flats. Use of the design standards and regulations to regulate the housing to what is driven by the market. He made changes discussed at the last meeting regarding side yard setbacks. Mr. Ward questioned Mr. Bach if he felt all one type could be proposed on the site. Mr. Bach agreed the market drives the type of dwelling to be built. Mr. Bach explained the 6 units per acre is for all types of housing and the builder can not build any more units by switching the types of dwelling.

Discussion of all affordable housing units being built on the parcel was questioned. It again was explained it still would be only about 66 units which would leave a large amount of open green space. J. Wolf spoke that all affordable housing would not be a bad thing. Mr. Harris the COAH Planner was present, and he was questioned to the prior round 3 total number of units. He stated 33 by the year 2013.

Motion made by J. DiBartolomeo, seconded by J. Wolf to open the Public Hearing. All members voted aye. No public spoke. Motion made by J. DiBartolomeo, seconded by J. Wolf to close the Public Hearing. All members voted aye.

Motion was made by J. DiBartolomeo, seconded by J. Wolf to adopt the amended plan as expanded of re-examination of Master Plan of 2003 is in conformance and consistent of the Master Plan. All members voted aye.

William Harris, the COAH Planner was present to discuss the Housing Element handed to the Board at the September meeting. The public hearing was advertised and notice given to adjacent municipalities. Mr. Harris explained the report he presented previously. He was seeking the adoption of the Housing Element and Fair Share Plan. Motion made by J. DiBartolomeo, seconded by J. Wolf to open the Public Hearing. All members voted aye. No public spoke. Motion made by J. DiBartolomeo to close the public portion, seconded by J. Wolf. All members voted aye. There was a motion and seconded to adopt the plan as submitted, but the Chairman and Solicitor stated they had not reviewed the report given the month prior. With that note, the motion and second were withdrawn. Motion made by J. DiBartolomeo, seconded by J. Wolf to table this to next meeting on November 15, 2006. All members voted aye.

Councilman D'Amico handed out the draft of the application package. He also stated he met at the FedEx site last night and the lights have been shielded correctly now.

David Kreck stated the Walmart application may be in for a completeness review at the November meeting.

Motion made by J. DiBartolomeo, seconded by J. Wolf to adjourn the meeting. All members voted aye.

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