

A meeting of the Brick Township Planning Board
was held on **February 28, 2018** in the Municipal Building.
The meeting was called to order at 6:05 PM.

Notice of Special Public Meeting

Let the minutes reflect that adequate notice for holding this meeting was provided in the following manner:

Forty eight hour notice. The notice was posted on the bulletin board in the Municipal Building, forwarded to the official newspaper, filed with the Township Clerk as required by the Open Public Meetings Law. .

MEMBERS PRESENT

Bernard Cooke
Kevin Aiello
Brad Clayton
Councilman Mummolo
Richard Gross
Eileen Della Volle
Kevin Nugent
William Philipson – Alt #1
Mr. Osipovitch-Alt #2

ABSENT

JoAnne Lambusta
Cosmo Occhiogrosso

ALSO PRESENT

Harold Hensel, Esq.
Michael Fowler, AICP/PP, Municipal Planner
Tara Paxton, AICP/PP, Assistant Municipal Planner
Denise Sweet, Court Reporter
Pamela O'Neill, Secretary

NEW BUSINESS

PB-2723 (2496) Extension-Arya Properties
Block 340, Lot 75 & 76
Old Hooper Avenue
Final Major Subdivision

Mr. Fowler noted the application was for 24 lots off Old Hooper requesting the first one year extension.

Robert Gutman, Esq., of the firm of Carluccio, Leone, Dimon, Doyle & Sacks appeared on behalf of the applicant. He explained the request for extension was needed because of the issues concerning the bankruptcy of the original applicant and subsequent purchase by AYRA Properties at Osprey Point. He noted the report prepared by Michael P. Fowler, dated February 27, 2018.

A motion to approve the extension was made by Mr. Gross and seconded by Councilman Mummolo .

Ayes: Mr. Cooke, Mr. Aiello, Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osopovitch

MASTER PLAN

A presentation was made by Michael P. Fowler, AICP/PP and Tara Paxton, AICP/PP regarding an amendment to the Township of Brick Fair Share & Housing Plan.

She explained the Township adopted the Brick Fair Share & Housing Plan Element in compliance with the Court Master's Report for a Mount Laurel Fairness and Preliminary Compliance Hearing in the matter of the application of the Township of Brick regarding the settlement agreement between the Township and the Fair Share Housing Center on March 22, 2017. The Court required a number of clarifications and additions to the content of the above mentioned Fair Share & Housing Plan Element Amendment.

The Planning Board has worked with the Township of Brick, Division of Land Use and Planning to make careful and comprehensive surveys and studies of the present conditions and prospects for affordable housing. Ms. Paxton noted there was a substantial change to rehabilitate rental units. It was determined that the likely number of rental units to need rehabilitation under the program would be 37 units. The Council has adopted an ordinance to provide \$10,000.00 per unit using affordable housing funds. The Township had to clarify the scattered site program where the Township obtains houses and some condo units through foreclosure, renovates and sells with a deed restriction.

The Township Council has adopted an ordinance to include the Inclusionary Ordinance for Multifamily rental units to be included in the program.

The Township of Brick has agreed to the following affordable housing obligation as part of the settlement agreement:

Present need (Rehabilitation component)-	189 units
Prior round (1987-1999) Obligation	930 units
Third round (1999-2015) Obligation	1,133 units with a 105 RDP

The Settlement Agreement acknowledges that the Unmet need is 1,028
(1,133 units-105 units RDP=1,028)

Chairman Cooke noted for the record that the Master Plan Committee including himself, Mr. Aiello and Council Mummolo have met to discuss the proposed plan.

The Chairman opening the hearing to the Public. Seeing none he closed the Public.

A motion was made by Mr. Aiello and seconded by Mr. Gross to approve the Amendment to the Fair Share & Housing Plan Element of the Master Plan.

Ayes: Mr. Cooke, Mr. Aiello, Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osopovitch

Ms. Paxton stated that as part of the same process, the Court Master had sent her many pages of suggested changes to the Township of Brick Affordable Housing Ordinance. After many attempts to make changes, she suggested the Court Master provide her with a sample ordinance that could replace Brick's original ordinance from 1999.

She stated she hopes the new ordinance will be approved by the State. A few matters are notable including the developers' fees. In the past developers were required to pay a 1% of assessed value fee for single family and 2% assessed value on commercial jobs. Some of the fees have been eliminated because the fees were too small and required a lot of paperwork, for instance for pools, decks and sheds.

The changes to single family dwellings that still require a fee are those that create additional living space such as additions, garage conversions.

The new ordinance provides for a 1% of assessed value on single family dwellings and 2.5% on commercial.

Ms. Paxton explained the distribution of Affordable Housing Trust Fund monies.

A motion to approve the adoption of the Report on Land Use Amendments Amending and Supplementing Chapter 245 of the Township Code entitled "Land Use" so as to Repeal and Replace Chapter 245, Part 2, Article V "Affordable Housing" to the Code of the Township of Brick to Address the Requirements of the NJ Superior Court was made by Mr. Gross and seconded by Mr. Philipson.

Ayes: Mr. Cooke, Mr. Aiello, Mr. Clayton, Councilman Mummolo, Mr. Gross, Mr. Nugent, Ms. Della Volle, Mr. Philipson, Mr. Osopovitch

A motion to adjourn was made and all were in favor.

The meeting adjourned at 6:55 PM

Respectfully submitted,
Judy Fox Nelson