

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, AUGUST 19, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, August 19, 2019 at 7:30 PM.

Members Present: Mr. Aperawic, Councilman de Pierro, Mr. Dinsmore, Mr. Frigeri, Mr. Mandel, Mr. Mele, Mr. Patel, Ms. Vealey, Mr. Von Achen, Chairman Keller

Also Present: Scott Carlson, Carlson Siedsma Warner, Board Attorney
Susan Favate, BFJ Planning, Board Planner

Absent: Ms. Hernandez, Mr. Patel

Announcement is made that adequate notice of this meeting has been given, that it is being conducted in accordance with N. J. S. A. 10:4-6 et seq. of the New Jersey “Open Public Meetings Act”.

Pledge of Allegiance

Chairman Keller opened the floor to the public for anyone wishing to speak.

Resolutions:

Non-Condemnation Area in Need of Redevelopment
Block: 392 Lots: 1 & 2

Mr. Dinsmore made a motion to designate Block: 392 Lots: 1 & 2 a non-condemnation area in need of redevelopment; second by Mr. Frigeri.

Approved by All.

Agenda:

Housing Element and Fair Share Plan

Ed Snieckus from Burgis Associates and Leslie London from MSBNJ presented an overview of the affordable housing obligation imposed on all municipalities in the state of New Jersey. An explanation was given of how and why the New Jersey Supreme Court held every municipality in the state obligated to provide for its fair share of affordable housing, how COAH came about and its responsibility to oversee the manner of how municipalities address their low- and moderate-income housing needs.

Municipalities were then given a date to have filed declaratory judgment action given them temporary immunity from Mount Laurel lawsuits and builder's remedy lawsuits while new or revised affordable housing plans were being prepared.

Parsippany's affordable units were originally 2,865. Based on one of every five units, or 20%, a total of 14,325 units would have had to be built.

Municipalities then came together and hired their own consultant which resulted in much lower numbers. For several years there was a battle over whose method to use to arrive at the obligation of each municipality but when that decision was made it would be used statewide. Parsippany's obligation would then become 1,314 affordable housing units. A vacant land analysis was performed and the realistic development potential brought the numbers down further to 857 units and at the fairness hearing, it was adjusted to 845 affordable units, which covers a period from 2015 through 2025.

A plan was put together to come up with a way to reach the 845 units allowing the township to enter into a settlement agreement as proposed by fair share housing.

The units will be subject to regulations as well as the township ordinance being amended to allow for the units to be built. A housing element and fair share plan and spending plan will also have to be adopted as part of the settlement agreement.

An overview of Parsippany's housing element and fair share plan, which is an element of the master plan, was also presented and as a condition of the settlement agreement, had to be amended. Discussed were credits applied toward the 845 affordable housing units by way of senior housing apartments, group homes and the rehabilitation program funded by Community Development Block Grant Program.

Proposed inclusionary development sites were identified as well as proposed alternative living arrangements, proposed programs and properties falling under unmet need.

Master Plan Re-examination Report

A presentation of the re-examination of the Master Plan by Susan Favate of BFJ Planner focused on the housing element and fair share plan with the intent to provide a policy basis for the rezoning and ordinance changes as required by the settlement agreement and housing plan. Specific inclusionary sites and inclusionary overlay zones to address unmet need were identified along with recommendation for possible redevelopment of under utilized sites in the future.

Chairman Keller opened the floor to the public for anyone with comments.

Ken Dolski, 21 Winfield Drive, wanted a better understanding of what can be done to reduce the total number of proposed units and at what cost involved as far as schools, water and taxes.

Robert Peluso, 15 Larkspur Drive, spoke of concerns of overlay areas and low-income housing.

Charles Thomas, 30 Alba Place, spoke of concerns over number of dwelling units.

Name inaudible, Troy Hills Village, spoke of concerns over affordable units going to people from outside of town and not existing township residents.

Isabel Albano, 8 New England Drive, spoke of the application process for low income housing.

The Board Attorney explained the vote to take place and its impact.

The Board Members spoke of their appreciation, thoughts and concerns over the future development.

Mr. Dinsmore made a motion to approve the Master Plan Re-examination Report; second by Mr. Mele.

Approved by All.

Mr. Dinsmore made a motion to adopt the Housing Element and Fair Share Plan; second by Mr. Aperawic.

Approved by all.

Mr. Dinsmore brought up a concern regarding the Waterview project and the intersection at Waterview and Route 46. A third lane was to be added but no change has been made to date.

Motion to adjourn.