

HILLSBOROUGH TOWNSHIP PLANNING BOARD
PUBLIC MEETING MINUTES
February 28, 2019

Vice Chairman Neil Julian called the Planning Board Public Meeting of February 28, 2019 to order at 7:38 p.m. All stood for the Pledge of Allegiance. The meeting took place in the Courtroom of the Hillsborough Township Municipal complex.

Acting Chairman Julian announced the meeting had been duly advertised according to Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975 ("Sunshine Law").

ROLL CALL

Mayor Frank DelCore - Present
Robert Wagner, Jr. - Present
Committeeman Shawn Lipani - Present
Robert Peason - Present
Carl Suraci, Chairman - Absent
Neil Julian, Vice Chairman - Present

Sam Weinstein - Absent
Ron Skobo - Absent
Kenneth Hesthag, Secretary - Present
Surajit Deb (Alt. #1) - Present
Vacant (Alt. #2)

Also present: David K. Maski, PP, AICP, Planning Director; Eric Bernstein, Esq., Board Attorney (Eric M. Bernstein & Associates); Tina Restuccia, CCR, Covering Court Reporter; and Caz Bielen, Board Videographer (Premier Media, LLC).

CONSIDERATION OF MEETING MINUTES

None

PLANNING BOARD BUSINESS

- March 28, 2019 Business Meeting - scheduling

Planning Director, David K. Maski, PP, AICP, informed the Board there has been an application scheduled to the business meeting of March 28. No objections noted.

CONSIDERATION OF ORDINANCES

- **Ordinance 2019-03** - Ordinance adopting the Sherman Redevelopment Plan - Block 86, Lot 21 and Block 90, Lot 6.01

Acting Chairman Julian called for review of the draft Sherman Redevelopment Plan. Prior to adopting the plan, the Township Committee is required by the Local Redevelopment and Housing Law (LRHL) to refer the plan to the Planning Board for its consideration and comment. As noted in the LRHL, the planning board may identify any provisions of the redevelopment plan that are inconsistent with the Township master plan and make recommendations concerning those inconsistencies and any other matters the Board deems appropriate.

Mr. Maski said the Sherman Redevelopment Plan has been referred to the Board by the Township Committee. He said the purpose of the plan is to establish new land use standards for what is known as the "Sherman Tract", which is located off of Camplain Road. The area outlined in red on the aerial map is the rehabilitation area the redevelopment plan refers to. Royce Brook forms the southern boundary of the tract. The 65 acre tract was purchased by the Township in 2018 for the production of affordable housing, in an effort to meet the Township's court imposed affordable housing obligation. The redevelopment plan establishes the standards under which the housing would be developed. In accordance with the Local Redevelopment and Housing Law (LRHL), the tract was designated as an area in need of rehabilitation by the Township Committee on July 10, 2018. That action established the basis for the adoption of the redevelopment plan, which was prepared in conformance with the LRHL.

Mr. Maski said as you go through the plan, there are sections throughout that are required by the LRHL. As stated in Section 2 of the plan, the goals of the redevelopment plan are to allow for a creative and flexible transformation of this underutilized tract into a productive and stabilizing development that will complement the surrounding residential neighborhoods and directly contribute to the production of affordable housing. Right now, this area is all zoned Industrial. As was noted in the redevelopment investigation that established the rehabilitation area, there have been a number of proposals over the years but none have been built to date.

Within that context, the Township's objectives for the rehabilitation area are to (1) Provide parcels of land of sufficient size and dimension to enable an orderly arrangement of new land uses; (2) Create land use and building requirements specific to the rehabilitation area that are sensitive to environmental features, particularly those associated with the Royce Brook and nearby residential uses; (3) Curtail the

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encroachment of non-residential uses into the immediate neighborhood. This tract is framed by residential uses along Camplain and South 20th Street. This would prevent any industrial incursions into the residential neighbor. And (4) require that 100% of the units constructed on the site meet low and moderate-income affordability requirements. The Township purchased this property with money from the Affordable Housing Trust Fund for this very purpose.

The plan divides the tract into two parcels, 'A' and 'B', as seen in Figure 1. Parcel 'A', which is three acres, to the upper right of the map, which is at the corner of Camplain Road and South 20th Street. The plan calls for the parcel to be developed consistent with the surrounding residential district. That 3-acre parcel is currently zoned "R", Residential, not industrial. The plan says to leave it residential. The larger parcel, Parcel "B" is 62 acres and is the primary focus of the plan. The plan calls for this parcel to be developed with multi-family housing consisting of approximately 176 units, at no more than eight units per building. As a footnote, this same parcel was approved for 232 dwelling units back in 2006.

The plan contains the usual list of design standards, including the following: all buildings must be at least 50 feet from the tract boundary; the maximum height would be 2 ½ stories or 35 feet, which is the same as all other residential districts in the Township; the total impervious coverage is restricted to 30% of the site; a minimum of 60% of the site, which totals about 40 acres, is to be devoted to conservation and open space, which is not only by choice, but by mandate of the DRCC. Fully 2/3 of the site is within the DRCC buffer. Any development on the site will be closer to Camplain Road. The area down towards the Royce Brook will be conservation/open space. In addition, the project will be designed as a walkable neighborhood. Sidewalks will connect all buildings and facilities throughout the development. All buildings will be encouraged to meet Green Building Standards.

Mr. Maski turned to Section 2.2 of the plan; the relationship to the Master Plan. He said the Township adopted a Housing Plan Element and Fair Share Plan in 2010 in compliance with the Council on Affordable Housing (COAH) third round rules. Since then, continuing litigation at the State level has resulted in the dissolution of COAH and the Courts taking full jurisdiction over the affordable housing process. The Township is anticipating the adoption of a new housing plan by the end of 2019. It is expected that the Sherman Tract will be an integral part of the housing plan and that the redevelopment plan will serve to implement the housing plan and the master plan.

Mr. Maski concluded his presentation.

Mr. Wagner asked about the acreage reserved for open space.

Mr. Maski said it would be roughly 40 of the 62 acres.

Acting Chairman Julian said he was happy to see 60% conservation. He asked about the buffers.

Mr. Maski said the buffers will be more than 150 ft. from the Royce Brook due to the wetlands on the property. Mr. Maski said his research showed a plan from the 1920's that had no buffers at all, with roadways up to the Royce Brook.

Acting Chairman Julian asked if the existing streets will be continued into the development.

Mr. Maski said there will a requirement for at least two outlets to the existing street system. There are a number of potential outlets. Most of the streets there now are either stub streets or paper streets, to some extent. Once the project gets designed, vehicular and pedestrian access will need to be addressed. Sunnymead Road is located beyond the map.

Committeeman Lipani asked Mr. Maski to review development of the smaller parcel.

Mr. Maski said it would remain one to two acre zoning. There may be a house or two, which would mirror the existing, or it can be preserved as open space such as a neighborhood park, but would be in character with a typical residential neighborhood.

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Mr. Deb asked for clarification on the number of units.

Mr. Maski said there would be 176 units, with no more than eight units per buildings; some may have less. All would be affordables.

Mayor DelCore said this project would help eliminate the density on some of the other projects coming to town.

Secretary Hesthag asked if this would be multiple developers building their affordable housing here or if it is one project.

Board Attorney, Mr. Bernstein said at the moment, it may involve one or two redevelopers. It has been looked at in two phases, with 88 units each for the entire plan. The Committee is looking at the possibility of designating a developer for Phase I.

Mayor DelCore said there would be multiple developers that would feed affordable at this development.

Mr. Bernstein agreed.

Secretary Hesthag asked if this parcel would be used for different projects.

Mayor DelCore said having one redeveloper for Phase I is so the project would be consistent, and theoretically, for Phase II as well.

Mr. Maski clarified the plan applies to the entire tract. The plan will be phased but the design applies to the entire tract. Potentially it can be developed by two different developers.

Mayor DelCore asked Mr. Maski to explain what happens next procedurally.

Mr. Maski said if the Board decides the redevelopment plan is consistent with the master plan, and accepts it as written, he would report back to the Township Committee that the Planning Board has reviewed the plan and recommends adoption by the Township Committee. The Township Committee has to adopt it by ordinance. The ordinance was introduced last month so it would then go to second hearing for consideration and adoption by the Township Committee. The next step after that would be naming a redeveloper. Under the redevelopment law, you cannot redevelop a parcel within a redevelopment area or area in need of rehabilitation, unless you are officially named the redeveloper. The Township Committee would enter into a redevelopment agreement which would lay out even more detail on what would be required and how it would be financed, etc. The redeveloper would then come before the Planning Board with a site plan showing the details as reflected in the redevelopment plan.

Mr. Maski said the task for the Board is to provide comment on the plan itself; the ordinance is the vehicle by which it gets adopted.

Secretary Hesthag complimented Mr. Maski on his preparation of the plan.

Open to the public.

No public present.

Close public.

A motion to send the Sherman Redevelopment Plan to the Township Committee, as written, for consideration and adoption.

Mr. Bernstein said his office would draft a resolution to memorialize the action of the Board.

A motion to approve the action was made by Secretary Hesthag, seconded by Mr. Deb.

Roll Call: Mr. Peason - yes; Secretary Hesthag - yes; Committeeman Lipani - yes; Mayor DelCore - yes; Mr. Wagner - yes; Mr. Deb - yes; Acting Chairman Julian - yes. Motion carries.

BUSINESS FROM THE FLOOR

None

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Close business from the floor.

ADJOURNMENT

Mr. Maski informed the Board the next meeting is scheduled for March 7, with a full agenda. There will be three meetings in March.

A motion to adjourn was made by Committeeman Lipani, seconded by Secretary Hesthag. All were in favor, none opposed; motion carries.

The meeting was adjourned at 8:02 p.m.

*Submitted by:
Debora Padgett
Planning Board Clerk*

APPROVED