

**MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
PLANNING BOARD**

May 18, 2016

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

Jeanette Tugya, Chair
Charles Heppel
James Wendell
Howard Schmidt
Victor Santamarina
Larry Bravman
Louis Vacca
Kevin McEvoy, Mayor
Dan Losik
Lawrence Reiss

ABSENT:

Steve Albert

ALSO PRESENT:

Lawrence B. Sachs, Esquire
Steve Gottlieb, Planner/Landscape Architect
John Kriskowski, Engineer

AFFORDABLE HOUSING:

Affordable Housing Settlement - update

MINUTES:

April 20, 2016 - Motion to approve by C. Heppel,
second by J. Wendell. Abstention by L. Reiss.
Minutes adopted.

RESOLUTIONS:

**Support of Affordable Housing Settlement for East
Brunswick Township** - Motion by L. Reiss, second by
C. Heppel. Motion adopted unanimously.

**Application #16-12 - In The Park Chateau Realty, LLC
- 678 Cranbury Road** - proposed 3,358-square-foot
freestanding chapel, garden areas, emergency access
driveway, and minor parking reconfiguration at the
former Chateau Catering Hall at 678 Cranbury Road on
block 321.18, lot 38, in the R-1 zone. Motion by L.
Bravman, second by L. Vacca. Motion adopted
unanimously.

OLD BUSINESS:

**Application #16-07V - K. Hovnanian Shore
Acquisitions, LLC - Timber Road** - proposed 19-lot
subdivision with bulk variance for 17 residential
lots, one open space lot, and one storm water
management lot with access from Timber Road on block
86.02, lot 14, and block 86.10, lot 63.02, in the
R-3 single-Family Residential Zone. Mandatory date
- June 2, 2016. Taxes paid to date. Motion to
approve with conditions by L. Bravman, second by L.
Vacca. Motion approved unanimously.

THE CHAIRWOMAN: This is the May 18, 2016, East Brunswick Planning Board meeting.

In accordance with the Open Public Meeting Law, on December 15, 2015, notice of this meeting stating the time, date, and location was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building. A copy of this notice will be incorporated in the minutes of this meeting.

The Chair reserves the right to call any application in an order different from that appearing on the agenda. On each application, the Chair will give the public an opportunity to comment.

The planning board will entertain no new business after 10:30 p.m. and will close all proceedings at 11 p.m. The doors outside the courtroom are the exits to be used in case of a fire or other emergencies.

Please stand for the pledge of allegiance.

(Flag salute)

THE CHAIRWOMAN: Okay. Roll call, please.

MR. GOTTLIEB: Mr. Schmidt.

MR. SCHMIDT: Here.

MR. GOTTLIEB: Mr. Vacca.

MR. VACCA: Here.

MR. GOTTLIEB: Mr. Albert. Mr. Reiss.

MR. REISS: Here.

MR. GOTTLIEB: Mr. Santamarina.

MR. SANTAMARINA: Here.

MR. GOTTLIEB: Mr. Losik.

MR. LOSIK: Here.

MR. GOTTLIEB: Councilman Wendell.

MR. WENDELL: Here.

MR. GOTTLIEB: Mayor McEvoy.

MAYOR McEVOY: Here.

MR. GOTTLIEB: Mr. Bravman.

MR. BRAVMAN: Here.

MR. GOTTLIEB: Mr. Heppel.

MR. HEPPEL: Here.

MR. GOTTLIEB: Chair Tugya.

THE CHAIRWOMAN: Here. The affordable housing settlement update, Steve.

MR. GOTTLIEB: Yes. I just wanted to let you know the township appeared before Judge Wolfson on May 12 for our scheduled fairness hearing. It didn't make it to that. The judge decided to change, asked us to provide some additional information and some backup sites for the redevelopment area should the redevelopment area sites not be -- not move forward or there should be a challenge to some of the redevelopment areas. I just want to let you know that the number that we are providing, that East Brunswick is providing for affordable housing has not changed. It is still 1,067, and that 1,067 is still comprised of -- it's not 1,067 units, but that number is comprised of units that have been constructed during the -- what they call the gap period from 1999 to 2015. It also includes units that have -- units that have been constructed, units that were -- have been -- were in our last plan. Like Arisa was previously approved. We also have bonuses in that, and then we have for the

period between 2015 and 2025, we have additional units that we will have to rezone some properties for to allow the affordable housing. I apologize. I also forgot we have 322 extensions of controls, which is a big part of that. The extensions of controls are previous affordable units that we have been able to -- that the controls or the affordability controls were set to expire and the township was able to extend those controls. Now, that is a big, big chunk of our number, and it was very, very helpful, and to Linda Rubenstein's credit, she was able to help do that, and everything with that has been accepted. But I just wanted to let you know our number, the settlement number, has not changed. We just had to provide the judge with sites to back up the redevelopment area should the redevelopment area hit a snag, the redevelopment process hit a snag. And with that, we are just -- our backup is to -- we will be required to -- if the redevelopment hits a snag, we will be required to actually rezone some properties to make sure the zoning is in place to permit those affordable units, you know, for a third time get -- our number has not changed. This is just -- we're trying to make the judge happy.

A BOARD MEMBER: When do we get confirmation that our plan is going to be accepted?

MR. GOTTLIEB: That's up to the judge. Our next fairness hearing -- our fairness hearing is scheduled for June 2 so we should have a good idea by that -- at that -- after that hearing as to what's going to happen.

A BOARD MEMBER: Steve.

MR. GOTTLIEB: Yes.

A BOARD MEMBERS: What other areas are you thinking of rezoning as a backup plan?

MR. GOTTLIEB: Well, as I said before last time, there are some sites along Cranbury Road --

A BOARD MEMBER: Okay.

MR. GOTTLIEB: -- that are in proximity to other multifamily housing, you know. They're adjacent to other multifamily developments. You know, those are primarily the properties that we're looking at, and then there's also a site on the corner of Old Stage and Summerhill Road. There's an office building on the site, and the owner of that property fortuitously approached us about doing something because they're having an incredibly difficult time managing that office because it's antiquated and out of date.

MR. SACHS: That's the old insurance company building.

MR. GOTTLIEB: Yes, yes. They just can't -- it's --

MR. SACHS: Right. It's a dinosaur.

MR. GOTTLIEB: Yes. So we will be working with them to --

A BOARD MEMBER: If that were to be rezoned, it would be more for apartment building or some type of complex like that, not individual houses.

MR. GOTTLIEB: That would be correct, because the requirements of the affordable -- the affordable housing requirements, they do require certain densities so the affordable housing can be provided within those developments.

A BOARD MEMBER: Which would be the 20 percent of --

MR. GOTTLIEB: Yes.

A BOARD MEMBER: Okay.

MR. GOTTLIEB: All these future developments, developers come, the affordable housing will be a mandatory 20 percent. That's it.

THE CHAIRWOMAN: And we're still going to deal with the resolution, though, tonight, right?

MR. GOTTLIEB: Yes, yes.

THE CHAIRWOMAN: We're going to move on to the resolutions on the affordable housing settlement for East Brunswick Township.

A BOARD MEMBER: I make a motion.

THE CHAIRWOMAN: Second.

A BOARD MEMBER: Second.

THE CHAIRWOMAN: Roll call.

MR. GOTTLIEB: Mr. Schmidt.

MR. SCHMIDT: Yes.

MR. GOTTLIEB: Mr. Vacca.

MR. VACCA: Yes.

MR. GOTTLIEB: Mr. Reiss.

MR. REISS: Yes.

MR. GOTTLIEB: Mr. Santamarina.

MR. SANTAMARINA: Yes.

MR. GOTTLIEB: Mr. Losik.

MR. LOSIK: Yes.

MR. GOTTLIEB: Councilman Wendell.

MR. WENDELL: Yes.

MR. GOTTLIEB: Mayor McEvoy.

MAYOR McEVOY: Yes.

MR. GOTTLIEB: Mr. Bravman.

MR. BRAVMAN: Yes.

MR. GOTTLIEB: Mr. Heppel.

MR. HEPPEL: Yes.

MR. GOTTLIEB: Chair Tugya.

THE CHAIRWOMAN: Yes. I'm sorry. I apologize. I missed the minutes.

MR. GOTTLIEB: It's okay. We can go back.

THE CHAIRWOMAN: April 20, 2016.

MR. HEPPEL: Move.

MR. WENDELL: Second.

THE CHAIRWOMAN: All in favor. Nay. Any abstains?

A BOARD MEMBER: I wasn't here. I abstain.

THE CHAIRWOMAN: Okay. Thank you. Okay. Back to the resolutions. Number 4, application number 16-12, In The Park Chateau Realty, LLC.