

MONTVILLE TOWNSHIP MASTER PLAN SUBCOMMITTEE

6:00 p.m. start time

Main Conference Room

MINUTES FOR January 24, 2019

ROLL CALL

Mr. Gary Lewis, Chairman- Present
Mr. John Visco - Present
Mr. Adam Adrignolo – Present
Mr. Russ Lipari – Present

Planning Board Planner: Joseph Burgis PP, AICP - Burgis Associates – Present
Township Staff: Jane Mowles, Planning Board Secretary - Present

Also present Mayor Richard Conklin as a guest

PLANNING BUSINESS

Discussion of Re-examination of the Master Plan
Mr. Lewis – Opened the meeting.

Joe Burgis – Compiled Goals and Objectives. Discussed specific changes to date. The current plan still has reference to mixed use in Towaco area. Need to reference the recent rezoning. In Lake Valhalla there was specific concern about reinforcing the .6 acre lot area development. Assume we want to continue that language. Mr. Lewis – There is no downside to leaving that wording in.

Mr. Burgis – New Goals and Objectives discussed. Seeking to affirmatively address the Affordable Housing regulations. Fairness hearing rescheduled to March 1st. Will have 90 to 120 days to adopt a housing plan. It would be appropriate to reference that plan within this document. Mr. Lipari would like some comment as to how this is evolving within the document. Mr. Lewis – It is not a goal for the master plan to include the affordable housing, it is a mandate from the courts. The re-examination probably would be adopted prior to the compliance hearing. Mr. Burgis explained the difference between the Fairness Hearing and the Compliance Hearing. There should be consistency between the Land Use Element and the Housing Plan.

Mr. Lewis – Can we leave in the statement from the 2010 masterplan about no further multifamily with the exception of those outlined in the housing plan as it relates to the affordable housing obligation. Mr. Burgis – You can, but the housing plan has to be consistent with the settlement agreement. Mr. Adrignolo would prefer no reference to the settlement agreement. Mr. Burgis – Can explain what the settlement agreement is. Mr. Adrignolo – Keep Goal 5 as it is. Mr. Burgis – Would need to change that the numbers came from COAH because they now come from the Court. Agreed.

Mr. Burgis – Goal 17? Mr. Lewis – No issue with Goal 17. Mr. Lewis – Do we need a separate element for Environmental Sustainability? Mr. Burgis – It can be done as part of the Land Use Element but it would be a small document that would be easier to update. Mr. Lewis – Would not have to update is as often and maybe the Environmental Commission could work on it. Mr. Adrignolo – Will there be design standards for charging stations? Mr. Burgis – It would be part of the zoning amendments.

Mr. Burgis reviewed the additional planning issues. Referencing the settlement agreement in the re-examination does not amend the master plan or the housing plan. Discussion ensued on adopting a right to

farm ordinance. Places of worship ordinance needs to be tightened up. Tree ordinance needs some revision. Update of the buffer provisions would be needed. Contractor yards in general need to be discussed. Mr. Lewis – Remove J & L from the re-examination but still discuss them. Mr. Lewis – Should address aging population. Mr. Lewis – Context of the summary discussion at the last hearing was that the office building should not be zoned residential and the property adjacent not be rezoned to allow service stations. The 202/Changebridge area should be discussed under the Land Use Element, not the re-examination.

The next Master Plan Subcommittee meeting will be held on March 14, 2019 at 6:00pm prior to the regularly scheduled planning board meeting.

Respectfully submitted,

I certify that this is a true copy of minutes adopted at Planning Board meeting of _____.

Jane Mowles, Secretary