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BOROUGH OF TINTON FALLS
REGULAR MEETING OF THE PLANNING BOARD
MARCH 13, 2019

Vice Chairman Collins called the meeting to order at 7:30 P.M.

Mr. Collins read the following statement: "This is a regular meeting of the Tinton Falls Planning Board and is being held in compliance with the New Jersey Open Public Meetings Act. Adequate notice of this meeting has been given by posting on the Bulletin Board of the Municipal Building and by advertising in the Asbury Park Press and The Coaster."

ROLL CALL:

Present: Mr. Collins, Councilman Baldwin, Mr. Crowley, Mr. Romanov, Mr. Clayton, Mr. Natter, Mr. Markoff, Mr. Wallace

Absent: Chairman Lodato, Ms. Brown

Others: Dennis Collins, Esq., *Board Attorney*
Deanna Keefer, *Board Secretary*
Peter Van den Kooy, CME Associates

All present stood for a Salute to the Flag.

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PLANNING BOARD BUSINESS-

CITIZENS SERVICE ACT COMPLIANCE- Mr. Collins indicated that Chairman Lodato and Ms. Brown are absent tonight, and gave advanced notice of said absence to the Board Secretary. No objection to either absence is made.

PROFESSIONAL REPORTS – None

APPROVAL OF MINUTES- Mr. Collins indicated that the board had received the minutes of the January 9th meeting, and asked for a motion to approve the minutes as submitted.

Councilman Baldwin offered a motion to approve the minutes of the January 9th meeting; seconded by Mr. Clayton.

Roll Call:

AYES: Councilman Baldwin, Mr. Clayton, Mr. Romanov, Mr. Collins, Mr. Crowley, Mr. Natter, Mr. Markoff, Mr. Wallace

NAYS: None

ABSENT: Mr. Lodato, Ms. Brown

INELIGIBLE: None

RESOLUTIONS- None

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NEW BUSINESS-

Public Hearing on the Borough of Tinton Falls Housing Plan Element & Fair Share Plan of the Borough of Tinton Falls Master Plan

Attorney Collins gave an explanation and a background of the Affordable Housing obligation, and explained the Planning Board's role in reviewing the plan.

Councilman Baldwin stated that the Borough Council had been working with attorney Andy Bayer on the Housing Element for the past six months. He further stated that he had met with the court Master, and indicated that the Borough had been complimented on the effort that was put into meeting the Affordable Housing obligation.

Mr. Van den Kooy gave an overview of the settlement agreement, which is embodied in the Housing Element.

Mr. Van den Kooy explained that the Housing Plan Element and Fair Share Plan has two main chapters, The Housing Plan Element and the Fair Share Plan. The Housing Plan describes housing stock, housing conditions, demographics, etc. The Fair Share Plan is a detailed description of how the Borough would meet its Affordable Housing obligations, identifies said obligations, and references ordinances and resolutions required as per the settlement agreement.

Mr. Van den Kooy elaborated on the Housing plan, noting that it also identifies occupancy characteristics, types of housing units, identifies if there are any housing stock in need of rehabilitation, and provides a history of affordable housing in the Borough.

Mr. Van den Kooy then elaborated on the Fair Share Plan, which identifies the court mandated obligations. He noted that the Borough is in a great position after the third round obligation.

Mr. Van den Kooy gave an overview of the appendices that are included in the plan.

Councilman Baldwin noted that the Borough received credits for not only the Fort Monmouth Development, but for the Soldier On project that is coming as well. He then stated that the affordable housing effort has been long supported by the Planning Board, and thanked the Board on behalf of the council.

Mr. Clayton offered a motion to open the Public Hearing. The motion was seconded by Mr. Romanov. All present voted in favor.

There being no comment from the public, Mr. Collins asked for a motion to close the public hearing.

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Councilman Baldwin offered a motion to close the public session, the motion was seconded by Mr. Clayton. All present voted in favor.

Attorney Collins indicated that he prepared a resolution to adopt the Housing Plan Element and Fair Share Plan, Vice Chairman Collins read same into the record.

Councilman Baldwin offered a motion to approve a Resolution adopting the Housing Plan Element and Fair Share Plan and Amending the Master Plan to Incorporate Same. The motion was seconded by Mr. Clayton.

Roll Call:

AYES: Councilman Baldwin, Mr. Clayton, Mr. Crowley, Mr. Romanov, Mr. Collins, Mr. Natter, Mr. Markoff, Mr. Wallace

NAYS: None

ABSENT: Mr. Lodato, Ms. Brown

INELIGIBLE: None

Section 26 review of Ordinance No. 2019-1443- Ordinance of the Borough of Tinton Falls to Implement the Borough's Third Round Housing Plan and Fair Share Plan Consistent with the Terms Of a Settlement Agreement Reached Between the Borough of Tinton Falls and the Fair Share Housing Center Regarding Compliance with the Borough's Third Round Affordable Housing Obligations in Accordance with In Re: N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015), The New Jersey Fair Housing Act, and Relevant Regulations and Policies Adopted by the New Jersey Council of Affordable Housing.

Mr. Van den Kooy gave an overview of the above referenced Ordinance.

Mr. Natter offered a motion to approve Ordinance No.2019-1443, the motion was seconded by Mr. Romanov.

Roll Call:

AYES: Mr. Natter, Mr. Romanov, Councilman Baldwin, Mr. Crowley, Mr. Collins, Mr. Clayton, Mr. Markoff, Mr. Wallace

NAYS: None

ABSENT: Mr. Lodato, Ms. Brown

INELIGIBLE: None

Section 26 review of Ordinance No. 2019-1442- Ordinance Amending Chapter VXL of the Borough Code, Entitled "Land Use Regulations" to Prohibit the Retail Sale of Dogs and Cats Except for Rescue or Donated Animals.

Councilman Baldwin gave an overview of how this Ordinance came to fruition.

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Mr. Clayton asked if this would stop a pet store from selling cats and dogs in the Borough. Attorney Collins clarified that any existing stores would be a pre-existing non-conforming use. Councilman Baldwin further stated that this Ordinance would not affect the two companies in the Borough currently operating.

Mr. Crowley offered a motion to approve Ordinance No. 2019-1442, the motion was seconded by Mr. Clayton.

Roll Call:

AYES: Mr. Crowley, Mr. Romanov, Councilman Baldwin, Mr. Collins, Mr. Clayton, Mr. Natter, Mr. Markoff, Mr. Wallace

NAYS: None

ABSENT: Mr. Lodato, Ms. Brown

INELIGIBLE: None

EXECUTIVE SESSION- None

OPEN PUBLIC DISCUSSION- No public present

ADJOURNMENT:

Mr. Clayton offered a motion to adjourn at 8:18 PM, seconded by Mr. Romanov. All present voted in favor.

Respectfully submitted,



Deanna Keefer
Board Secretary

APPROVED AT A MEETING HELD ON: May 22, 2019