

MINUTES
Andover Township Land Use Board
December 16, 2008

The regular meeting of the Andover Township Land Use Board was called to order at 7:30 p.m. on Tuesday, December 16, 2008 by Chairman Stan Christodlous.

Present: Members: Stan Christodlous
Gail Phoebus, Class I
Bob Smith, Class III
Lois deVries, Class II
Suzanne Howell
Gerald Huelbig
CeCe Pattison
Absent: Michael Lensak
Diana Boyce
Ron Raffino, Alternate

Secretary T. Linda Paolucci

Professionals: Russell Stern, P.P.
Chuck McGroarty, P.P., Special Planner/
Banisch Associates

FLAG SALUTE - RULES - OPEN PUBLIC MEETINGS ACT

OPEN TO THE PUBLIC – The Chairman opened the meeting to the public. Bill Strait of Pierce Road came forward to discuss what type of rules there are in the township for bringing fill into the township. Strait was concerned about a piece of property on Pierce Road that was once used as a day care facility, but is now being used for other things and stated that the owner is slowly moving the driveway down the street across from his house. DeVries stated that the property owner cannot relocate the driveway without coming before the Board with a site plan review and Stern agreed. Strait said that his concern is with a parking situation. The Mayor stated that she would look into the situation.

MINUTES – November 25, 2008 - Christodlous asked for a motion to approve the minutes with a minor change as discussed. Motion made by Phoebus, second by DeVries. In favor: Pattison, Howell, Huelbig, Phoebus, Smith, DeVries, Christodlous. Opposed: None. Motion carried

VOUCHERS – Motion was made by Phoebus, second by Smith. All in favor. Opposed. None. Motion carried.

2008 HOUSING ELEMENT AND FAIR SHARE PLAN OF THE ANDOVER TOWNSHIP MASTER PLAN – Chairman Christodlous introduced Chuck McGroarty, P.P. of Banisch & Associates and stated that the main purpose of this evening’s meeting is to review, and hopefully pass, a Resolution for the township’s Housing Plan, and McGroarty advised that he will be presenting the Plan this evening.

McGroarty stated that this meeting is for this Board to consider the adoption of the Housing Element and Fair Share Plan. McGroarty continued that the Board is to evaluate the Plan, make any changes, if necessary, and once adopted it will then move forward to the Township Committee for endorsement.

McGroarty explained to the Board that some of the data contained in the Housing Element is obtained from the United States Census in answer to one of the Board's members concerns regarding the table information contained within the document.

McGroarty gave an overview of the Township's housing obligation and discussed the prior round obligation which began in 1987 and through to the present obligations in the Third Round. He continued that the Township still needs to meet the prior round obligation of 55 units, adding to that a projected obligation proposed upon the Township by the Council of Affordable Housing's (COAH) Third Round Rules of 137 units. Therefore, the total affordable housing obligation through the third round period, which extends to the year 2018, would be 192 affordable units. He stated that three things need to be done, one to is to address the prior round number of 55 affordable units and then to look at the Third Round in two parts: to deal with the affordable obligation that has accrued up through the present and the necessity to deal with the future in a different fashion, McGroarty stated.

McGroarty stated that Andover Township has put together a strategy that will address the affordable housing obligation which includes the obligation from the "prior round", which began in 1987 through and up to the present "Third Round". With regard to the "prior round", he commented that through the Mayor's leadership and the efforts within the Township there has been tremendous progress in obtaining the "retreat" building at the St. Paul's Abbey property which is to be converted into affordable housing. He advised that the Township now has an agreement in place with the Abbey and there is presently a one year period of due diligence that is taking place. He stated that some preliminary analysis has been done and although it is not guaranteed, the project has never been this far along in all the years that it has been discussed in the past. There is anticipation, he continued, that the "retreat" building will produce 23 affordable units.

McGroarty noted that in addition to the 23 units at the Abbey we would meet our prior round obligation in the following manner. Receiving 4 credits for an existing group home known as Pal's House. Another 14 credits would be received from a proposed new site known as the "Rannou" site, which is a project that the property owner believes can provide 100 percent affordable housing on the property. This comes to a total of 41 units. These 41 units will generate 14 rental bonus credits allowed under COAH rules, bringing the total to 55.

McGroarty discussed the requirements of the Third Round Rules and stated that half of the required number will have to be family units; therefore at least 69 of the 137 units will have to be family units with a distribution of bedrooms to accommodate families. There is also a rental obligation of at least 34 units which will have to be rentals and one-half of that number will have to be available to families (17 units made available to families). He continued that there can be no more than 25 percent of the total number as age-restricted units (34 age-restricted units) and the Township can receive no more than 30 bonus credits.

Based on actual growth from January 1, 2004 and July 31, 2008, the Township has already incurred a third round responsibility of 27 units. The agreement between the Township and the Rannou project calls for an additional 16 units, which will apply towards our Round 3 obligation. Some of these units could be age-restricted. The Township contract with the Abbey allows for an additional 18 COAH units at that site. The developers of Mulford Road have agreed to build 4 COAH units at there site, and the COAH regulations allow us to receive 4

bonus credits for this project, bringing our total to 42 units. The plan also shows an additional 10 units to be generated through a Market to Affordable Program.

Chairman Christodlous opened this part of the meeting to the public for discussion. Dan Freed of Lawrence Road, Andover Township, came forward and had questions as to the timing of the filing and the Plan and in getting a response from COAH. McGroarty answered that the Plan will be sent for filing as soon as it is approved and adopted by the Township and the turn around timing for expecting a final report from COAH is approximately the spring of 2009, after exchanging information back and forth upon their review.

RESOLUTION – ADOPTING THE 2008 HOUSING ELEMENT AND FAIR SHARE PLAN OF THE ANDOVER TOWNSHIP MASTER PLAN

Motion was made to approve the Resolution adopting the 2008 Housing Element and Fair Share Plan by Phoebus, second by DeVries. In favor: Pattison, Howell, Huelbig, Phoebus, Smith, DeVries, Christodlous. Opposed: None. Motion carried.

OLD/NEW BUSINESS – Christodlous requested, with the permission of the Board, to have Stern look into a simplified process for a lot line adjustment so that it will not cost the taxpayers the same amount of monies as it would if he were to build a house on the property. Stern said that there are certain things that can perhaps be administratively approved for a minor, and not a detailed, subdivision. DeVries made a comment that perhaps it should be done on a case by case basis. It was unanimously agreed by the Board that Stern should look into a different process for this type of application.

MATERIAL RECEIVED, GENERAL INFORMATION - See Schedule A.

ADJOURNMENT - Time 8:44 p.m. A motion was made by Howell, seconded by Pattison, to adjourn. All in favor. Opposed: None. Motion carried.

Respectfully submitted,

Stan Christodlous, Chairman

T. Linda Paolucci, Secretary