

**MINUTES OF THE PARSIPPANY – TROY HILLS
PLANNING BOARD MEETING
MONDAY, MARCH 25, 2019**

Chairman Keller called to order the Planning Board Meeting of Monday, March 25, 2019 at 7:30 PM.

Members Present: Mr. Aperawic, Councilman de Pierro, Mr. Dinsmore, Mr. Frigeri, Ms. Hernandez, Mr. Mandel, Mr. Mele, Ms. Vealey, Mr. Von Achen, Chairman Keller

Also Present: Scott Carlson, Planning Board Attorney
Susan Favate, BFJ Planning, Board Planner
Chas Holloway, Keller & Kirkpatrick, Board Engineer

Absent:

Announcement is made that adequate notice of this meeting has been given, that it is being conducted in accordance with N. J. S. A. 10:4-6 et seq. of the New Jersey “Open Public Meetings Act”.

Pledge of Allegiance

Chairman Keller opened the floor to the public for anyone wishing to speak.

Correspondence:

Correspondence received from Vivek Machchhar in Application 18:525 requesting to be carried from March 25, 2019 to April 8, 2019 without further notice.

Chairman Keller read correspondence received from Mr. Machchhar and announced that Application 18:525 would be carried to April 8, 2018 without further notice.

Other Business:

Review and update regarding the Township’s Affordable Housing Obligations for the Third Round and Settlement Agreement with the Fair Share Housing Center.

Leslie London of McManimon, Scotland & Baumann and Ed Snieckus of Burgess Associates offered a PowerPoint presentation of ParsIPPany’s housing element and fair share plan. Background information was given on the Mt. Laurel cases through current date. Courts evaluated and determined ParsIPPany to have an obligation of 2,865 affordable housing units. Obligation is based on Region which consists of grouped counties. Morris, Essex, Union and Warren make up Region No. 2. It was later determined that 1,314 affordable units would be required but COAH rules

provides mechanisms to adjust a municipalities obligation and apply credits toward reducing the total number of units required. Vacant land adjustment analysis is a mechanism used to determine realistic development potential (RDP) and brought down the township's obligation to 857 affordable housing units. Other court approved mechanisms to meet the RDP are inclusionary zoning, 100% affordable projects, market to affordable program, group homes, accessory apartments and zoning mechanisms.

Each project will be subject to site selection requirements with the courts. It will provide that sites are available, suitable, developable and able to be approved for low and moderate income housing.

To date and moving forward, a settlement agreement with Fair Share has been executed; a fairness hearing of the settlement will go before the court; a housing element and fair share/spending plan and ordinances will be developed. Finally, a compliance hearing will take place to ensure all steps are complete which will protect the townships affordable housing obligation through July 1, 2025. Annual reports on the status of affordable housing activity is to be provided to FSHC and be posted on the township's website.

The process of the vacant land analysis and realistic development potential were explained to the Board. Existing sites in the third-round plan that allow credit toward AH numbers and numbers for those sites of proposed development and sites of possible development were also provided.

Motion to Adjourn.