

**MINUTES OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS  
BOARD OF ADJUSTMENT MEETING  
WEDNESDAY, JULY 24, 2019**

Chairman Iracane called to order the Board of Adjustment Meeting of Wednesday, July 24, 2019 at 7:30 PM.

Members Present: Mr. Berkowitz, Mr. Joskowitz, Mr. Reddy, Mr. Shah, Ms. Snyder, Mr. Willans, Chairman Iracane

Also Present: Mr. King, Board Attorney  
Mr. Chadwick, Board Planner  
Mr. Canganio, Board Engineer

Absent: Mr. Kaplan, Mr. Persaud

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 Iracane opened the floor to the public for anyone wishing to speak.

Resolutions:

Mr. Berkowitz made a motion to approve Resolutions 19:25,19:26 and 19:32; second by Mr. Reddy.

Approved by Berkowitz, Joskowitz, Willans, Iracane.

Approval of Minutes:

Mr. Willans made a motion to approve the minutes of June 5, 2019 and June 19, 2019; second by Mr. Reddy.

Approved by all.

Presentation:

Review and Update of the Township's Affordable Housing Obligations for The Third Round and Settlement Agreement with The Fair Share Housing Center.

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 due to mechanisms provided by COAH to adjust a municipality's obligation to 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 by 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.