

May 14, 2015

Mr. Kirkpatrick called the meeting of the Union Township Planning Board/Board of Adjustment to order at 7:10 p.m.

**Members Present:** Mr. Mazza, Mr. Nace, Mrs. Corcoran, Mr. Eschbach, Mr. Ford, Mr. Kirkpatrick

**Members Absent:** Mr. Hirt, Mr. Walchuk, Mr. Kastrud, Mr. Ryland, Mr. Gibbons

**Others Present:** Atty. Mark Anderson, Atty. Jonathan Drill, Planner Elizabeth McManus

**Open Public Meetings Act Notice:** I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated April 23, 2015, as published in the Hunterdon County Democrat and the Courier News. A copy of the Notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

**Approval of Minutes:** Mr. Ford made a motion to approve the minutes of the April 23, 2015 meeting. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Ford, Mr. Eschbach, Mr. Mazza, Mr. Nace, Mrs. Corcoran, Mr. Kirkpatrick

**Public Hearing:** 2015 Third Round Housing Plan Element and Fair Share Plan of the Township of Union's Master Plan. Atty. Drill said it should be noted that there was no one in the Public and that all notices, including the Newspapers, Clerks in all adjoining municipalities, the Hunterdon County Planning Board and the Township Website were in compliance. Ms. McManus had hand delivered the Draft of the Plan and the Notice to the Hunterdon County Planning Board on May 4, 2015. The Plan has been on file at the Municipal Office since May 4, 2015.

Planner McManus gave an overview of changes made regarding the Plan, as directed by the Board. She said the Plan was prepared for submittal to the Court as part of the Declaratory Judgment to be filed between June 8<sup>th</sup> and July 8<sup>th</sup> 2015. Ms. McManus reviewed the COAH 2014 Draft Affordable Housing Rules and the obligations that went with the Draft. She said rehabilitation, new construction and conversion of existing residential dwellings to affordable units are components of COAH Rules. Those components are part of the prior obligation generated between 1987 and 2014. The prospective need obligation is generated between 2014 and 2024. She said COAH has determined the Township's obligation is twenty-one units. COAH's draft methodology states that the Township has a zero unit unanswered obligation.

Ms. McManus received comments from the Board about including information regarding Union Township Residents' income, environmental constraints and home values. She said additional language could be added to the Plan. The revised Plan would be filed at the Municipal Office on May 15, 2015 and the Hunterdon County Planning Board on May 18, 2015.

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Atty. Drill said that subject to Atty. Anderson concurring, the Hearing could be carried until May 28, 2015. No further notice would be required. The Plan must be on file by May 18, 2015 at the Union Township Municipal and Planning Board Offices, as well as the Hunterdon County Planning Board.

**Comments from the Public/Other Discussion:** No one present

Mr. Ford made a motion to carry the Hearing until May 28, 2015, with no further notice required and that revised Documents be on file at the Union Township Municipal Office and the Hunterdon County Planning Board by May 18, 2015. Mrs. Corcoran seconded the motion.

Vote: Ayes: Mr. Ford, Mrs. Corcoran, Mr. Mazza, Mr. Nace, Mr. Eschbach, Mr. Kirkpatrick

**Motion to Adjourn:** Mrs. Corcoran made a motion to adjourn. Mr. Eschbach seconded the motion. (7:30 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary