

September 29, 2009

The Special Joint Meeting of the Union Township Committee and Union Township Planning Board/Board of Adjustment was called to order by Mayor Dziubek at 7:00 p.m. The Sunshine Statement was read.

Members Present: Mrs. Dziubek, Mr. Bischoff, Mr. Walchuk, Mrs. Corcoran,
Mr. Badenhause, Mr. Ryland, Mr. Nace, Mr. Ford, Mr. Kirkpatrick

Members Absent: Mr. Taibi

Others Present: Committee Members Haynes, Mazza and Severino, Atty. J. Peter Jost,
Atty. Stuart Koenig, Steve Balzano, Carl Hintz, Mary Beth Lonergan,
Kevin Smith, Charles Lewis, Mary Johannesen, Cathleen Marcelli,
Michele McBride, Pat Essig

The purpose of the Joint Meeting was to update the Committee and Planning Board on Highlands Conformance and to hear a proposal about the Milligan Farm Affordable Housing Development by Conifer LLC.

Update on Highlands Conformance: Mr. Balzano updated the Committee and Board on Highlands Conformance. Mr. Hintz provided a CD of the "Highlands Initial Assessment Report and Highlands ERI". The CD is available for Committee and Board members' review. The Township authorized Mr. Hintz to submit the Initial Assessment Report to the Highlands Council. The Township Committee also took action objecting to the Model Highlands Septic System Maintenance Ordinance and Model Highlands Potential Contaminant Source Management Ordinance. The Committee took another action which authorized the Mayor to write a letter to Eileen Swan, Highlands Water Protection and Planning Council Director. The Committee is requesting additional grant monies.

Milligan Farm: Block 22, Lot 20, Pittstown Road: Proposed Affordable Housing Development by Conifer LLC: Atty. Koenig and Mary Beth Lonergan gave a brief report on COAH. RCA's have been eliminated. Highlands may result in lower projections; however, it would be best to address the highest number of units required by COAH. The Milligan Farm Development has been revised. It now includes a forty-unit senior component. Charles Lewis, Vice President of Conifer Development gave an overview of the firm. Conifer has been in business for thirty-five years. They have developed 2,000 units in New Jersey. Mr. Lewis showed photographs of some of their developments. He said there are stimulus monies available. Mary Johannesen, Architect, displayed conceptual plans for the site. Cathleen Marcelli, Engineer, said she would work with the Town of Clinton regarding water and sewer. On-site wells and septic may be required.

Comments from the Public: Michele McBride, Old Forge Lane, commented favorably on the proposal.

The Township Committee was authorized to engage the firm of Conifer LLC. for development of the site. Conifer will prepare an application to the Planning Board for preliminary site plan approval early next year.

Motion to Adjourn: Mr. Walchuk made a motion to adjourn. Mrs. Corcoran seconded the motion. (8:55 p.m.)

Vote: All Ayes

Grace A. Kocher, Secretary