

**MINUTES OF REGULAR PLANNING BOARD**  
**MEETING HELD ON THURSDAY, SEPTMEBER 1, 2016**

Chairman Blewett called to order the regular meeting of the Board and announced the meeting was duly advertised in accordance with the Open Public Meetings Act by notice dated August 24<sup>th</sup>, 2016 sent to the Daily Record, Suburban Trends and posted on the bulletin board and website at Borough hall. All stood for the Pledge of Allegiance.

**PRESENT: BLEWETT, KAUFMAN, KODLYK, MARINO, MOELLER,  
MORREALE, RUNFELDT, TERRERO, WILD AND TAORAMINA  
(ALT. #1)**

**ALSO PRESENT: BOORADY, ENGINEER AND NEISS, COUNSEL**

Chairman Blewett mentioned the first item on the agenda is approval of minutes from the July 21<sup>st</sup>, 2016 meeting.

Ms. Ward mentioned the members that can vote would be Blewett, Kaufman, Koldyk, Moeller, Wild and Morreale.

Chairman Blewett asked any discussion on the minutes. Motion to approve?

Mr. Koldyk made the motion to approve as written.

Ms. Moeller seconds.

**Roll call:**

Yes: Koldyk, Moeller, Blewett, Kaufman, Morreale and Wild

No: None

Abstain: None

Ms. Ward mentioned they're approved.

Ms. Ward stated we have a new alternate member joining us tonight, Nicholas Taormina. The mayor just appointed Nick, so welcome aboard.

Mr. Taormina thanked everyone.

Mayor Runfeldt stated now we don't have to swear him in.

Chairman Blewett mentioned the next item on the agenda is the Housing Element and Fair Share Plan. It was noticed as a discussion but this needs to be done in a closed session and the public is excluded from the closed session discussion.

Mayor Runfeldt stated the only reason it has to be in a closed session is it has to do with pending litigation with some of the parties involved so it is just a brief update to the Board where we stand with it.

Chairman Blewett stated okay very good. Thank you mayor. So we have a resolution to be adopted to go into a closed session. We need someone to move it.

**RESOLUTION OF THE PLANNING BOARD**  
**OF THE**  
**BOROUGH OF LINCOLN PARK**  
**RE: IN THE MATTER OF APPLICATION**  
**OF THE BOROUGH OF LINCOLN PARK FOR**  
**DECLARATORY JUDGMENT**  
**DOCKET NO. MRS-L-1638-15**

**WHEREAS**, the Planning Board of the Borough of Lincoln Park (the “Board”) deems it necessary to discuss certain matters in closed session, with the public excluded, as permitted by *N.J.S.A. 10:4-12.b.*, and

**WHEREAS**, the subject matter to be discussed in closed session comes within a specific exception (under *N.J.S.A. 10:4-12.b.*) to the requirement under *N.J.S.A. 10:4-12.a.* that all Board meetings be open to the public; and

**WHEREAS**, the Board desires to adopt this resolution prior to entering closed session, as required by *N.J.S.A. 10:4-13.*

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Borough of Lincoln Park as follows:

1. That the Board’s discussion of matters covered by pending litigation (the Declaratory Judgment action) shall be conducted in closed session, with the public excluded.
2. That the matters discussed in closed session can be disclosed to the public at a future time to be determined by the Board.

Mr. Wild moved the resolution.

Mr. Koldyk seconds.

**Roll call:**

Yes: Wild, Koldyk, Blewett, Kaufman, Marino, Moeller, Morreale, Runfeldt and Terrero

No: None

Abstain: None

Chairman Blewett mentioned unfortunately we have to ask the public to leave the meeting.

Mayor Runfeldt mentioned there is no action to be taken tonight. I know it is a short meeting after this so for the benefit of the public here if you would like to do the other stuff first and then go into closed session, then they could leave if they want to.

Chairman Blewett stated okay. Item #3 was the appointment of committee members for the remainder of 2016. Joan has already done that and congratulations to those that have been elevated and to Nick for joining us as an alternate.

Mayor Runfeldt stated you can put him on each of committees.

Chairman Blewett stated we are getting to that. Do we have any ordinances to talk about tonight?

Ms. Ward stated not tonight.

Mr. Marino stated not tonight.

Chairman Blewett mentioned we will pass on that.

Ms. Ward mentioned we need the appointments.

Chairman Blewett stated one of the things we need to do is unfortunately we've had some members that have left us and left vacancies in some of our committees. There are a number of committees that we have; the subdivision committee, the site plan committee, the downtown improvement committee, all need two new members and we will first entertain volunteers before we start twisting elbows. We'll do the committees one at a time.

The first one is the subdivision committee and Donna Moeller is the chairperson. David Koldyk and Dion Morreale are also on the committee, we need to replace Kevin Lancaster. We need one members if anyone is interested?

Mr. Taormina volunteered for that committee.

Chairman Blewett stated that is one of the easier committees.

Ms. McKenzie mentioned because you really don't have any subdivision activity.

Chairman Blewett mentioned the next is site plan committee and the chair is David. We need to replace Trish D'Antono. Josh and Jonathan are both on that committee so we need one member.

Ms. Ward mentioned we have an applicant who is possibly going to be requesting a meeting with the site plan committee. If we could possibly have one more member that would be great, it needs to be a Class IV Member.

Chairman Blewett mentioned so the two new elevated members could do that.

Mr. Terrero stated one of them is already on that committee.

Ms. Ward mentioned yes you are Jonathan.

Mr. Kaufman stated I'll do it.

Ms. Ward stated you are on there too.

Chairman Blewett stated I can do it.

Ms. Koldyk asked do you want to chair it.

Chairman Blewett stated no.

Unidentified member nice try.

Chairman Blewett stated I remember who nominated me for this position.

On the downtown improvement committee we need to replace Trish and Kevin. David and Donna are on this committee already. Mr. Morreale and Mr. Terrero volunteered for this committee. Would anybody like to be the chairperson?

Mr. Terrero volunteer to be the chair of the committee.

Chairman Blewett stated that takes care of that. Unfortunately we will go into closed session now and we will have to ask the public to step out of the room.

Ms. Ward mentioned why don't you do Trish next?

Mr. Hrycshyn asked when will the public be able to see the Housing Element and the Fair Share Plan.

Ms. McKenzie mentioned perhaps I can help with that.

Chairman Blewett stated sure.

Ms. McKenzie stated it is still a mystery for those of us who are working on it and the reason is because there was a declaratory judgment action filed. There are interveners and there are interested parties with whom we are trying to work things out so that we don't have to go through an expensive trial and spend a lot of taxpayers' dollars but we are not yet there. The Housing Element and Fair Share Plan has moving parts and I haven't revised anything since the last thing that was submitted to the court so it is not like there is something secretive that you are not seeing.

Mayor Runfeldt mentioned right.

Ms. McKenzie stated it hasn't been done yet. You will see it when it is presented to the Planning Board.

Mr. Hrycyshyn stated well we don't know what that is going to be.

Ms. McKenzie stated well I think the judge would have liked it to have been sometime this month but we are not that far along with our discussion with the other party so that is all I can tell you right now.

Mr. Hrycyshyn mentioned I appreciate it.

Ms. McKenzie stated but as soon as it is available to the Planning Board as a revised plan it will be available to the public I will tell you that.

Mr. Hrycyshyn thanked Betsy.

Mayor Runfeldt stated we are not actually presenting it to the Planning Board tonight we are just telling them where we stand.

Ms. McKenzie stated yeah the thing that I did way back when that everybody saw it is still that.

Mayor Runfeldt mentioned that's still the latest document that we have.

Ms. McKenzie stated yeah exactly. I'm a little frustrated and I keep thinking I can move this along a little faster but I can't because it is more than me involved in all of this.

Mayor Runfeldt stated she is looking at me when she says that.

Ms. McKenzie mentioned no, no it is not the mayor, it is judges and things like that. There is nobody sitting up there that knows more than you do about it.

Mr. Hrycyshyn thanked everyone.

Ms. Ward mentioned we still have two committees and Trish's plaque to do.

Mayor Runfeldt asked Rich to close the door.

**\*Closed Session Discussion\***

Ms. Ward mentioned I'm going to turn the machine off. Okay the Board is back in regular session again.

Chairman Blewett stated now that we are back in open session, Joan has informed me that we need additional members for two committees.

Ms. Ward mentioned yes.

Chairman Blewett stated the master plan committee we have to replace Kevin and Trish.

Ms. McKenzie asked can I be excused for this. Although I am interested in your master plan committee because I will be talking with them so please get as many on there as you can.

Ms. Ward mentioned we can only have four on the committees otherwise we have a quorum.

Chairman Blewett mentioned unfortunately I am the chair so we will be talking.

Ms. McKenzie stated okay I'm glad.

Mr. Terrero volunteered to join that committee.

Ms. McKenzie stated have a great Labor Day holiday weekend.

Board you too.

Ms. McKenzie left the meeting.

Ms. Ward mentioned I need one more member on the master plan committee. We have Chuck, Donna and Jonathan, and who else would like to be my fourth one?

Mr. Taormina volunteered for the master plan committee.

Ms. Ward mentioned we've Chuck, Donna, Jonathan and Nick on that committee.

Chairman Blewett stated we need one member for the DRO committee.

Mr. Koldyk volunteered for that committee.

Chairman Blewett mentioned good.

We have one other piece of business. It is pretty much a tradition, we have members of the Planning Board that perform a public service and it does take time away from your daily activities and there is a lot of time that gets put in. What we'd like to do even though Patricia is not here, we'd like to present a plaque to her and Joan will make sure it gets to her.

Ms. Ward stated yes.

Chairman Blewett mentioned let me just read it. Presented to Patricia D'Antono in appreciation for your dedicated service to our Planning Board, Class IV Member and Chairwoman, presented by the Borough of Lincoln Park 2009 to 2016. I certainly appreciate her service and we actually wish she was still here this evening and so do a lot of Board members.

Board applauded Trish for her service to the Board.

Chairman Blewett asked is there any other new business to come before the Board.

Ms. Moeller mentioned I brought this up last month but the mayor wasn't here. I was asked to approach the mayor about doing something special for Kevin Lancaster, maybe a plaque outside or a tree of something?

Mayor Runfeldt stated I think we can probably come up with something.

Ms. Moeller asked can you kind of keep the Board posted on that. I would really like to see him remembered in some way.

Mayor Runfeldt stated I'll see what we can come up with.

Ms. Moeller thanked the mayor.

Mr. Boorady mentioned at least a plaque in absentia.

Ms. Moeller stated I think Kevin was with the Board a long, long time.

Ms. Ward mentioned I think close to 20 years.

Chairman Blewett mentioned on the Planning Board and Board of Education.

Ms. Ward mentioned he was also involved with the Boy Scouts for a long time too.

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Ms. Moeller stated I think more than a plaque to hang on Daryl's wall is more appropriate.

Chairman Blewett asked wasn't he on the Library Board too.

Ms. Moeller stated I think he was.

Ms. Ward mentioned I don't know about that.

Ms. Moeller stated he has given a lot to this town so I think he really should be remembered.

Mayor Runfeldt stated I'm sure we can find something.

Chairman Blewett stated all right thank you. Okay is there any other business to come before us tonight?

Ms. Ward stated no.

Chairman Blewett asked for a motion to adjourn.

Mr. Koldyk made the motion to adjourn.

Donna seconds.

Meeting adjourned 9:04 P.M.

Respectfully submitted:

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Joan Ward, Secretary

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Charles Blewett, Jr., Chairman

**\*CLOSED SESSION\***

**PLANNING BOARD MEETING  
SEPTEMBER 1<sup>ST</sup>, 2016**

Elizabeth McKenzie, our special planner, addressed the Board regarding the Declaratory Judgment and the Housing Element and Fair Share Plan.

Ms. McKenzie mentioned a Declaratory Judgment was filed. We are dealing with two parties; the Fair Share Housing Center (FSHC) and the intervener, Capodagli/Meridia.

We have two choices, we can litigate or we can see if we can settle. The judge would like us to work things out and come to a settlement.

The Planning Board is not involved with some of this and is not up to speed, but you need to be kept in the loop because you will be adopting the Housing Element and Fair Share Plan as an element to your Master Plan.

Ms. McKenzie passed out a summary sheet for the Board to review but I will collect them at the end of the meeting.

The Fair Share Housing Center is acting as an ombudsmen. They have a mission to put as much low/moderate housing in New Jersey. The Econsult numbers are much lower than their numbers. Richard Reading's numbers are not a factor in this.

The numbers are still in flux. Lots of towns are settling with the Fair Share Housing Center.

Mayor Runfeldt mentioned their numbers are ridiculously high.

Ms. McKenzie mentioned Lincoln Park has done the right thing we had an 82 unit surplus.

Mayor Runfeldt mentioned we are lacking in rentals.

Ms. McKenzie mentioned we need very low income housing which comes into play with our third round. She discussed the Capodagli project with the Board.

Mayor Runfeldt mentioned George Capodagli does more urban projects. The parcel is only 4 ½ acres and he wanted to put 260 units there. There is no deal in place yet.

Ms. McKenzie stated they are looking for 140 units, 2 stories in the front with parking underground except for visitor parking.

Mayor mentioned the Borough does not want a lot of children in the project.

Ms. McKenzie mentioned these apartments would target young professionals and also older people who have no children but want to stay in Lincoln Park. These apartment are not family friendly they don't have amenities.

Mayor Runfeldt mentioned we need to get more from them. The Barile property is set aside for senior housing, special need housing or veteran housing. In exchange for a higher density we will need a million dollars from them for this project.

Ms. McKenzie mentioned 22 low affordables are proposed and 10 more at the Barile site.

The Borough is trying to reach a settlement with them. They came back and said they would provide the million but they wanted 8 more units over there if they did this. They would be one bedroom units. The total would be 148.

Ms. McKenzie addressed a lot of things with Capodagli/Meridia that the Master Plan Committee had concerns about and wanted. They have to provide an emergency cart for the garage for first responders.

Ms. Moeller mentioned we pushed for 90 units.

Ms. McKenzie stated they would not accept that.

Mayor Runfeldt stated they met with the emergency service people, Fire Department and First Aid Squad. The access lanes are good.

Ms. McKenzie mentioned the property in the back slopes so you will not be able to see how high the buildings are in the back.

Mr. Wild ask do they only have one exit on Main Street or can they go through the back.

Ms. McKenzie mentioned they can't go through the back because of wetlands, etc.

Mr. Blewett asked when you get that money is the other project on the Barile site going to be built.

Mayor Runfeldt mentioned with a million dollars I think the project on the Barile site will get built.

Ms. McKenzie mentioned the mayor and the professionals believe this project could work.

Mr. Boorady mentioned if they sue they will probably get the 240 units they wanted.

Ms. McKenzie mentioned the settlement is still fluid the Council still has to meet on this. If the court blesses the project and it gets approved, it will protect you a little bit from the public.

Mayor Runfeldt mentioned if we do not do this we could be sued.

Ms. McKenzie mentioned the units for third round was 358 but brought down to 251. The Borough needs rental units.

The County runs a rehabilitation program for homes in need of certain repair work like foundations, insulation, roofing, electrical work etc. is available. There is a 10 year deed restriction placed on these homes for this work.

The rehabilitation of houses in the Borough that money can come out of your COAH trust fund. The County rehabilitation program comes from outside money.

Mayor Runfeldt mentioned the state tried to take our COAH trust fund money. We helped New Bridge get a couple of group homes with the money. The state was trying to claim the money from the towns in our trust fund but we have 4 years to spend the money.

Ms. McKenzie mentioned 251 prospective need proposal. We may be able to meet it without relying on the vacant land adjustment.

Prior round Pine Brook Village 13 buy down for seniors.

We have 45 low/moderate units in Society Hill II (now known as Woodland Hills), 4 senior units in Coventry Run (now Hunting Meadow), 63 moderate units in Pine Brook Village and 1 moderate rental in Colonial Village.

If we don't settle, they may fight the extensions of the expiring controls on the units that were extended and have the extensions removed. If we settle, they agreed not to fight our extension of the expiring controls.

We may have an issue with the moderate units but we do have the vacant land adjustment.

We would have 22 affordable rentals in Capodagli if built, 23 with the Evangelical Mission property if built and 10 affordable on the Barile Tract if built.

With the Downtown Rehabilitation Plan we would be able to get more units if it went forward. The Borough needs family rental units.

The Capodagli property would have to give veterans preference. That property would appeal to working people and older people no so much families.

Thirty three low income units need to be provided.

We have several group homes in Lincoln Park which we get credit for. We have two homes that I've been trying to contact the people to get more information but so far I haven't been able to get the information I need. If I don't get the information, we may not be able to include them in our Housing Element and Fair Share Plan.

We need to get more units in the Downtown Rehabilitation Area.

We may have to fall back on our vacant land adjustment. We may have to do some overlay zoning. We will offer what we have and see if we can close the deal.

The vacant land adjustment included land that wasn't sewered.

Mr. Wild asked why can't we use the vacant land adjustment.

Ms. McKenzie stated if they accept the deal, then we are done.

Mayor Runfeldt mentioned the Planning Board has a history with all the projects being done fitting into the town.

Seventy at the most two bedroom units and there will be no pool or no outdoor family playground, no amenities.

Mayor Runfeldt mentioned Hilltop Farm has not many school aged children in that project.

Mayor Runfeldt mentioned the people in opposition to this project, the Borough is not looking to give them any kind of rebate on their taxes. He tries to do most of his projects in urban areas and he gets a break on taxes but we are not doing that in this town.

Ms. Moeller asked is 140 the lowest.

Ms. McKenzie mentioned I put in 90 but we tried 120. Settlements are never comfortable but we have to put in 8 more units.

Mr. Terrero mentioned we had setback concerns with the project they were on top of the funeral home. Can the infrastructure handle that many units?

Ms. McKenzie mentioned they still have to come before the Board for site plan approval and prove that they can meet everything.

Mayor Runfeldt mentioned the houses were being torn down. The property owner has every right to sell his property.

Chairman Blewett asked when will Council wrap this up.

Mr. McKenzie stated on September 6<sup>th</sup>.

Mayor Runfeldt mentioned Ed Buzak is the guru on COAH issues. We will take action at the regular meeting and Betsy will go back to the judge on the 20<sup>th</sup>.

The Barile property could be for special needs it also could be for vets too.

Ms. McKenzie mentioned all you can do is zone for it and if it gets developed it get developed.

The rezoning request by the Evangelical Mission, the ordinance as approved by the Board and Council will be adopted.

Mayor Runfeldt stated this is the maximum the Borough wants and if he doesn't do it the zoning is in place and someone else may come along and do it.

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Chairman Blewett asked for a motion to adjourn the closed session.

Mr. Koldyk made the motion.

Mr. Kaufman seconds.

Board back in regular session.