

Minutes of the Regular Meeting of the Morris Plains Planning Board held on May 16, 2016 at 7:30 P.M. in the Council Chambers, 531 Speedwell Avenue. The following members were present:

Present: Mr. George Coogan, Vice Chair
Mr. Andre Jensen
Mrs. Sydney Leach
Mr. Ralph Lopez, Chair
Mr. Leo Nichols
Mr. Vincent Novak
Mr. Hank Sawoski
Mayor Frank Druetzler

Leon Hall, Borough Engineer
Christopher Falcon, Board Attorney

Absent: Mr. Salvatore Cortese
William Denzler, Borough Planner

PLEDGE OF ALLEGIANCE

The meeting was called to order by Mr. Lopez. Mr. Lopez made the statement that adequate notice of this meeting has been published and posted in accordance with Chapter 231 of the Public Law of 1975, "Open Public Meetings Act."

COMMENTS FROM THE PUBLIC

Mr. Lopez opened the meeting to the public to speak on matters other than those on the agenda. Seeing no one, he closed this portion of the meeting to the public.

APPROVAL OF MINUTES

Mr. Lopez requested a motion for the approval of the meeting minutes of the Board's Regular Meeting held on April 18, 2016.

Mr. Nichols moved that the minutes as circulated be approved, seconded by Mr. Sawoski.

Roll Call

Yeas: Mr. Coogan, Mrs. Leach, Mr. Lopez, Mr. Nichols,
Mr. Novak, Mr. Sawoski, Mayor Druetzler
Nays: None
Abstain: Mr. Jensen
Absent: Mr. Cortese

Motion carried.

CORRESPONDENCE AND BILLS

Mr. Nichols read the vouchers for approval.

Phillips Preiss Grygial LLC P. O. #100075 \$ 405.00

For Professional Services rendered to the Planning Board, April 2016

Maraziti Falcon LLP P. O. #100085 \$ 875.00

For Professional Services rendered to the Planning Board, General Legal
Services – Retainer – April 2016

Anderson & Denzler Associates Inc. P. O. #100072 \$ 271.25

For Professional Services rendered to the Planning Board, April 2016

William Denzler & Associates P. O. #100073 \$3,355.00

For Professional Services rendered to the Planning Board, February 2016
(\$1,037.00), March 2016 (\$1,555.50), April 2016 (\$762.50)

Mr. Nichols moved that these vouchers as read be approved, seconded by
Mrs. Leach.

Roll Call

Yeas: Mr. Coogan, Mr. Jensen, Mrs. Leach, Mr. Lopez,
Mr. Nichols, Mr. Novak, Mr. Sawoski, Mayor Druetzler

Nays: None

Abstain: None

Absent: Mr. Cortese

Motion carried.

APPLICATIONS

**PB-1-16 Morris Plains Holding UE LLC – Blocks: 161, 161.05 Lots: 1, 3, 3.01
1701-1705-1711 Route 10 East & Littleton Road**

Mr. Lopez stated that this matter is on the agenda tonight requesting amendment of the
Resolution.

Mr. Falcon read the Resolution addressing the request for amendment to the
immediately prior Resolution (dated April 18, 2016) in this matter. When finished
reading the Resolution, Mr. Falcon recommended making a change in the “last, last”
clause of Paragraph 2; it is a condition that has been revised, not one that has been
omitted. The word “omitted” should be changed to “amended”.

Mr. Coogan moved that this Resolution as amended be approved, seconded by Mrs.
Leach.

Roll Call

Yeas: Mr. Coogan, Mr. Jensen, Mrs. Leach, Mr. Lopez,
Mr. Nichols, Mr. Novak, Mr. Sawoski, Mayor Druetzler

Nays: None

Abstain: None

Absent: Mr. Cortese

Motion carried.

Mr. Caputo thanked the Board for its consideration regarding this application and also thanked the Board Secretary and the Board Professionals.

**PB-4-13 Francesca Ecker – Block: 185 Lots: 3.01 and 7.01
Malapardis Road and Schoolview Drive**

Mr. Lopez stated this matter is on tonight's agenda to request an extension of minor subdivision approval.

Mayor Druetzler advised that he must recuse himself from this portion of the meeting.

Mr. Hall stated there are no problems related to this request.

Mr. Falcon read the Resolution for this application; the initial Resolution is dated April 21, 2014. Approval of the current Resolution will result in an extension to January 6, 2017.

Mr. Nichols moved that this application be approved, seconded by Mr. Coogan.

Roll Call

Yeas: Mr. Coogan, Mr. Jensen, Mrs. Leach, Mr. Lopez,
Mr. Nichols, Mr. Novak, Mr. Sawoski

Nays: None

Abstain: None

Recused: Mayor Druetzler

Absent: Mr. Cortese

Motion carried.

The Applicant thanked the Board for its consideration in this matter.

Mayor Druetzler returned to the meeting.

COMMITTEE REPORTS

Minor Site Plan Committee

No report was presented at this meeting.

Master Plan Review Committee

No report was presented at this meeting.

NEW BUSINESS

Mayor Druetzler advised that Investors Savings Bank will be building a new structure for its bank at the corner of Dayton Road and Speedwell Avenue. He provided the Board members with various details of how this project will proceed. Continuing, he stated it is expected that the affordable housing complex will be completed by October 1, 2016. There is no "new news" regarding M & M. The clean-up will take approximately one

year. There is no agreement, and he does not anticipate there can be an agreement until all Round Three issues are resolved. He advised that an ordinance was adopted at the last Council meeting for an industrial zone in an effort to attract new business.

Mayor Druetzler advised that the affordable housing applications are available on the website and at several locations for pick-up. There have also been two public hearings.

Mr. Coogan advised that as of this date more than 100 applications have been received. Madison Housing Authority is the Borough's agent for the affordable housing. He explained that decisions as to who will be offered apartments are handled by the Madison Housing Authority, "State law, Federal law and County law".

Mayor Druetzler commented that some applicants for affordable housing will not qualify. To those who initially are deemed to be qualified are sent a more detailed application collect additional information to ensure applicants are truly eligible.

Mr. Coogan stated that the second application that will be sent to collect financial and other information is approximately 20 pages long. He briefly discussed that applicants must have a minimum income, that income must be within a certain range of minimum and maximum, that a background check will be done, and that the Madison Housing Authority will handle all this work. Letters will be sent to those who do not qualify to explain why and how this decision can be appealed to the Madison Housing Authority.

The number of preliminary applications taken can be three times as much as the number of units available for rent. The Madison Housing Authority would like to receive 150 preliminary applications for the 56 units because the "fallout" is relatively high. Rentals will be year to year. The rent is based on the tenant's income and the size of the apartment.

Mayor Druetzler added that a change in income does not impact a tenant's right to live there.

Mr. Coogan stated that is correct. In fact, the Madison Housing Authority has advised of a tenant living in a senior building in Summit who won a \$1.2 million lottery prize. She did not have to leave this senior building and continued living there. Rents can be raised based on a formula similar to what could be termed a Council on Affordable Housing (COAH) type formula. A person can remain on a waiting list for several years. Successful applicants are chosen through a computer lottery to eliminate any chance of preference being given.

Mayor Druetzler advised of a new Mexican restaurant opening soon at the site where Pancho's once way. It is called Riviera Maya.

The comment was made that there is a Riviera Maya on Route 46 that is very good.

OLD BUSINESS

None.

EXECUTIVE SESSION

None.

ADJOURNMENT

Mr. Novak moved that the Meeting be adjourned, seconded by Mrs. Leach. Voice vote.
All in favor.

Motion carried.

Karen M. Coffey
Commission Secretary

Maureen Sullivan
Recording Secretary