

**MILLSTONE TOWNSHIP
PLANNING BOARD
SPECIAL MEETING MINUTES
MAY 9, 2007**

At 6:00 P.M. Chairman Newman called the meeting to Order.

Salute to the Flag.

Roll Call: Present: Blanco, Kucziniski, Kurzman, Pinney, Pepe, Newman
Weintraub, Grbelja, Sico, Murphy and Pado.

The Meeting this evening is for purposes of reviewing and recommending the
Housing Element and Fair Share Plan for adoption.

Attorney Steib had reviewed the jurisdictional packet and found same to be in
order.

Entered into Evidence:

A-1 Jurisdictional Packet

A-2 The Master Plan Housing Element submitted by Richard Coppola of
Coppola and Coppola dated April 25, 2007

Richard Coppola advised that May 15, 2007 is the deadline to submit to COAH
under the third rounds, the Fair Share Plan. Mr. Coppola offered a background.
On January 25, 2007, a court decision stayed everything from being processed
by COAH until new rules were adopted. It is anticipated that would be sometime
during this summer. Waiting for the new rules seemed logical and the fair share
plan portion will be updated when new rules come in.

On March 28, 2007, COAH made a decision that they were going to hold towns
to submit by May 15, 2007 deadline. Mr. Coppola offered that the Board is here
this evening to hold a Public hearing on the Plan, devised under third round
rules. They are prepared in anticipation of what the new rules would be. Mr.
Coppola stated that the Township COAH workgroup met prior to the March 28,
2007 decision of COAH. The goal is to try to come up with a plan that
safeguards the environment of the Town and zone plan and maintains the quality
of life for the town.

Mr. Coppola advised that he had worked with Donna Rose Blaze to achieve this.
The Master Plan document has a portion that discusses the Master Plan adopted
in 2002. He stressed that they are important decisions. He stated that the rural
character of town and the sensitive environment must be maintained and that
this was key in composition of Plan.

Mr. Coppola stated that the Township is Plan Tier 4B. The requirements of third round rules are rehabilitation share. We have zero requirement. Mr. Coppola stated that we have satisfied our obligation in first and second rounds and have 84 credits (where 81 are required), which are carried to third round. Mr. Coppola explained the residential share and non-residential share. He explained how it is calculated.

He examined the certificates of occupancy that were issued to date. Millstone Township is obligated for 64 housing units according to the area that includes Monmouth County. He calculates 43.

Mr. Pepe asked if COAH takes into consideration our environmental sensitive issues. Mr. Coppola advised it makes no difference, stating this is an issue of numbers, they don't get into those kind of details. He advised this town is in very good shape no matter what the rules become. Future employment growth in the Township (North Jersey Planning Authority) calculates a total of 650 new jobs (per use category), which equals an obligation of a lower number of units to Millstone. He advised his calculations realistically show we will have a higher number of jobs. For non-residents 26, residential 43, totaling 69.

Mr. Coppola went over our credits. He explained the location of the existing and anticipated housing locations and number of units, types of units. He advised that the locations are compatible with the areas where they are to be located. He explained how bonuses are calculated. All of this information is contained in the plan element. As of March 31, 2007 we had \$206,000 plus dollars in our affordable housing trust fund. The dollar amount in lieu was challenged in court. The COAH rule is in this Master Plan Element.

Mr. Coppola recommends that the Planning Board adopts this as a part of the Township Master Plan. Mr. Coppola advised that COAH will provide their comments on our plan anticipate it will be here within next few months.

Ms. Grbelja stated that this plan will not bring in sewer or package treatment plants. The plan takes into account septic and well in this housing plan. She clarified what this affordable housing consists of.

We have 90 days to respond to COAH letter. They will ask for more detail on the sponsored projects. The Township is doing preamble work for these affordable housing units. No town can adopted growth share ordinance until COAH so states.

Mr. Sico commented that he had reviewed in detail the Plan proposed by Mr. Coppola and the level of the analysis and data provided in the report. He feels it bodes well to the Township.

Mr. Pepe commented that COAH reversed them concerning the growth share ordinance and the towns' cannot adopt the ordinance until COAH so states. We have our developer contribution ordinance in place presently.

At 6:35 p.m., Chairman Newman opened the matter to the public.

Gary Mangino of Perrineville section of Millstone Township . He asked if the Growth Share portion number of 43 through 2013 incorporates approved projects and anticipated projects? He asked Mr. Coppola how the numbers are calculated and he explained. Growth share applies to other lands outside of the plan. Mr. Mangino asked about preserved land. Mr. Coppola advised they would seek credits from COAH. He discussed clarification of the numbers. Mr. Coppola clarified what is existing and what is proposed. Mr. Coppola stated that the Township is 100% whole on second round with a 3-unit credit.

Chairman Newman seeing no further questions, closed the public portion at 6:49 p.m.

Ms. Grbelja thanked our professionals in association with the Affordable Housing Alliance. Feels we are well ahead due to the combined efforts.

Due to time constraints, Attorney Steib had prepared a Resolution if the Board wishes to adopt the Element into the Master Plan and then vote on the Resolution this evening.

Mr. Steib read the Resolution into the record.

Mr. Blanco made a Motion to adopt the Plan and Mr. Kucziniski offered a Second. Roll Call Vote: Blanco, Kucziniski, Grbelja, Sico, Kurzman, Murphy, Pepe, Pinney and Newman voted yes to adopt and Memorialize the Plan

Mr. Blanco made a Motion to Adjourn the meeting and Mr. Kucziniski offered a Second and by unanimous vote, the meeting was adjourned at 6:58 p.m.

Respectfully Submitted,

Pamela D'Andrea