

**JACKSON TOWNSHIP PLANNING BOARD MEETING  
MONDAY, OCTOBER 5, 2020**

The October 5, 2020 meeting of the Jackson Township Board was called to order at 7:32 p.m. by Planning Board Secretary, Denise Buono with a salute to the flag by all present. Attorney Sean Gertner read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

<b>ROLL CALL:</b>	Tim Dolan	Terence Wall, Township Representative
	Jeffrey Riker	Martin Flemming, Councilman
	Dr. Michele Campbell	Joseph Riccardi, Mayor's Designee
	Andrew Jozwicki - Alt #1	Len Haring, Board Vice Chairman- <i>arrived at 7:48 p.m.</i>
		Robert Hudak, Board Chairman

**Absent:** *Paul Nigro*

**Also Present:** Planning Board Attorney Sean Gertner, Mr. Peters, Board Planner, Doug Klee, Board Engineer, Denise Buono, Planning Board Secretary, and Danielle Sinowitz, Planning Board Recording Secretary.

**Payment of Recording Secretary, Danielle Sinowitz, for 10/5/2020 motioned by FLEMMING/ Riker. Yes:** Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Riccardi, Hudak.

**Approval of regular and executive meeting minutes of September 21, 2020 by CAMPBELL/ Flemming. Yes:** Dolan, Campbell, Wall, Flemming, Riccardi, Haring, Hudak.

**Approval of executive meeting minutes of August 17, 2020 by CAMPBELL/ Flemming. Yes:** Dolan, Campbell, Riker, Jozwicki, Wall, Flemming, Hudak.

*Mr. Gertner announced that the legal matters will be discussed during executive session and noted the Jackson Parke south application will be heard November 16, 2020.*

**Resolutions: 2020-17: Sam's Road Subdivision, Block 20101, Lot 30, Sam's Road-** *Mr. Hudak announced this resolution will be carried to the October 19, 2020 meeting.*

**2020-18: N. County Line Road, Block 5301, Lot 12, 146 N. County Line Road-** *Motion to approve by FLEMMING/ Campbell. Yes:* Dolan, Campbell, Wall, Flemming, Riccardi, Hudak.

**Changes to the Agenda:** Ms. Buono noted that application **1. Berk Holdings, Block 22010, Lots 2 & 6, Seameadown/ Faraday Avenue** has been asked to carry to October 19, 2020. Mr. Hudak stated the applicant they have to re notice. Mr. Gertner stated application **1. Berk Holdings, Block 22010, Lots 2 & 6, Seameadown/ Faraday Avenue** will be carried to the October 19, 2020 with further notice required.

**Applications: 2. RG2 Associates, Block 19403, Lots 2, 6, 7, 10, 12, 19, 20 & 30, Grawtown Road** Mr. Klee stated this is for extension of a final major sub division, the application has some history and changes along the way and this is for 3 separate subdivisions, and there was a brief summary provided for the applications approved, and the application or protection period is set to expire November 21, 2020 and the applicant is requesting the extension be moved to November 21, 2021 and that will be the last extension available, the applicant should give the history of the site. Mr. Peters stated there is a report dated September 30, 2020, and this application has some history in the RG2 zone and the time extension is a pro form, and the zone has not changed and the zone allows for the affordable housing to be built on site, and the history was gone through, and as for the site plan for the affordable housing units, there needs to be a site plan approval, and this will be gone through, and from a planning perspective this is in the correct zone.

**John Giunco- Attorney for applicant-** stated this is an applicant for a one year time extension and for final approval for the affordables, and the applicant is seeking a one year extension through next November which is the last extension that can be taken, and the affordables compensate for the project, and Mr. Ian Borden is the project manager, and there is a presentation prepared to address comments made in both reports. Mr. Hudak noted this needs to be presented as 2 separate items, 1 being the time extension, and then there can be a vote and everything will be filed and then the site plan can be gone through. Mr. Giunco stated under the statute there are 3 extensions allowed and this is the third and final extension being sought, the application remains the same, and the zone has not changed. Mr. Klee asked that the affordable housing requirement be briefly touched on that went with the original approval.

**Ian Borden- President of professional design services, has been president for 15 years and been in this field for 40 years, licensed in the state of NJ- credentials accepted- sworn-** was asked to do brief history of the project in the zone, and as noted this project is in the RG-2 zone, it's a regional growth zone of the pinelands and permits residential development, and this has been in the RG-2 zone for 40 years, and this project received preliminary approval in 2016, and the open space lot obtained the storm water basin and in February 2016 the project received final subdivision approval and the project has not changed and will not change, and the first extension was in 2018, which went to 2019 then the second extension was from November 2019 to 2020 and the third and final extension is being sought to go to 2021. Mr. Borden stated the affordable housing is part of the project, and the second extension was to provide affordable housing which is in the Township affordable housing plan, which was agreed on from the Mouth Laurel agreement, and in June 2018 the third round housing element was decided on

which decided which projects and zones were required to provide the affordable housing set aside, and the RG-2 site is listed in the settlement agreement, and there was an ordinance adopted 22-17 which made it so the 20% set aside is what is to be provided, and as far as the extension goes, there is no change to the plans and there has been work that has been done with outside agencies, and because there is work being done with the JTMUA, there are tentative approvals received and there are still state approvals and county approvals waiting to be obtained and for those reason the final year is being sought.

*Opened Public comment; seeing no one come forward with the "raise hand" function, Motion to close public comment by CAMPBELL/ Riker. Yes: All in favor among those present.*

**Motion to approve by RIKER/ Flemming. Yes:** Dolan, Campbell, Riker, Wall, Flemming, Riccardi, Haring, Hudak.

**3. RG2 Associates, Block 19403, Lots 2, 6, 7, 10, 12, 19, 20 & 30, Grawtown Road- John Giunco- Attorney for the applicant-** stated the site is required to have affordable housing obligations, and there are sites set aside for the affordable housing, and there has been plans prepared to develop 36 affordable units.

**Ian Borden-** Mr. Gertner asked if Mr. Borden has been previously sworn. Mr. Borden confirmed that is correct. Mr. Klee stated the applicant is meeting the affordable obligation from the original approval and is taking 4 lots for single family dwellings, and consolidating them into the 36 units for affordable housing, and the info structure connects to the previously approved storm water, and the only comment/ question is the need for additional landscaping and recreational equipment as there is a large open area in the middle of the project. Mr. Peters stated there is a report dated September 30, 2020 which reviews the site plan aspect of the plans, and there should testimony about the layout and there is concern of the parking spaces and the landscaping, and the site plan is approved in the zone. Mr. Borden presented sheet 1 of the site plans and marked them as **Exhibit A-1**, and there is a condition of final major subdivision approval which confirms the property is part of the affordable housing plan which has a requirement to provide 20% affordable housing units. Mr. Borden stated the conditional use requirement meets the lot requirements and this lot exceeds the requirements, and the affordable housing lot is 118,506 SF which meets all lot requirements, and the affordable units are purposed to be attached units which is permits 9; 4 unit buildings, which will consist of 2 side by side units on ground level, and the same type of units will be on the second floor, and the ordinance allows for 2 ½ stories with 35' height, and this is a 25' building that has been situated in a courtyard setting and although they're on Grawtown Road there is no access from Grawtown Road and there is evergreen buffering purposed which is not required however it is being purposed, along with street trees. Mr. Borden stated that the 2 story building will not have a basement, the building is for affordable units that are side by side units, and by UHAC standards the units will be similar to the market units in material and appearance with vinyl siding and stone, and they will have similar colors. The state UHAC standards dictate the number of bedrooms in the units, and there will be 12; 2 bedrooms, and there has to be a minimum of 20% 3 bedroom units which will be exceeded, and there is a requirement of 70 spaces and 72 are being provided an there will be ADA spaces provided, there was citations on the professionals letter about parking and that citation in the code is for no residential parking and that does not apply as the parking fully complies with residential off street parking.

Mr. Borden mentioned that there are UHAC standards with regards to the timing schedule, and the affordables have to be completed at the time of construction of the single family homes, and 10% of affordables must be completed by the 25th% and that will be done by the 46th market lot completion, and 50% of the affordables which would be an odd number, and 5 buildings will be done by the 90th market unit and all 46 units must be completed by the 90th% and by the completion of the single family homes. Mr. Giunco asked if the requirements will be compliant for the completion of the affordable units and market units. Mr. Borden mentioned that by consolidation the lots there is no changes to the subdivision, the road system and water systems will be remain unchanged and the subdivision is part of the site plan, and all units will be served by public water and sewer and all improvements will be privately owned and maintained by the management company renting the units, and that includes landscaping, and site lighting, public water will not be used in irrigation and the administration services is all that will be required to be used. Mr. Giunco asked if there will be outside storage onsite. Mr. Borden advised there will not be, and mentioned there was comments about refuse enclosures, and there are 2 shown and they both back to the courtyard area, and both comply with the ordinance standards, both will be used for trash and recycling, and trash pick-up will be by private carter, it is purposed every week pickup for recycling, and there is no outdoor storage purposed. Mr. Giunco asked with regards to the security being provided on the site, what is the plan. Mr. Borden stated it will be done by whoever owns the property. Mr. Giunco noted there is a recreation question. Mr. Borden stated there is no recreation required however it was asked for some play equipment, and if the Board will permit that, it will be provided. Mr. Hudak asked who the management company is. Mr. Borden advised it would be the company responsible for the maintenance. Mr. Giunco asked if the lights will all be down shielded. Mr. Borden stated it was asked that the lights be properly shielded and the lighting will comply with the ordinance standards. Mr. Giunco asked if there were any waivers being sought. Mr. Borden stated no. Mr. Giunco asked since both accesses have been determined, is this a 2 way access. Mr. Borden stated the entry driveway is 2 way drive isle. Mr. Giunco asked if it meets the standards. Mr. Borden advised that was correct. Mr. Giunco asked if this is in compliance, with no waivers and all comments will be complied with. Mr. Borden confirmed that is correct. Mr. Giunco stated there is a portion required to meet affordable housing standards and there is relief being sought, however there are no waivers requested and with regards to Jackson requirements there are standards to be met with the prior approvals. Mr. Klee asked as far as the solid waste goes, has that been run by the recycling coordinator. Mr. Borden stated it has not. Mr. Klee noted the Jackson DPW needs to review this, because there are certain standards that need to be met. Mr. Borden advised that can be made a condition of approval. Mr. Klee asked if the affordable units will be coming on at a certain rate, and what improvements will building 1 get until the site is developed. Mr. Borden stated all site improvements will be done before the 1st building is installed. Mr. Peters asked regarding mail delivery, will the mail boxes be on the building or

will there be a community kiosk. Mr. Borden mentioned that will be up to the post master. Mr. Hudak asked why these units are all together and not integrated with the rest of the community. Mr. Borden advised that goes back to the beginning of the affordable housing agreement, it was the original intent with the second round in the 90's, it was purposed to integrate the units and it is impossible to manage the rental units when they are scattered throughout the development. Mr. Wall asked if the height of the building would be 25', because the plans show 35', and 25' sounds rather small and the plans from the applicant show 35' for 2 stories, so some clarification is needed. Mr. Borden stated 25' is a standard height for a 2 story home, those measurements do not include the roof pitch etc. Mr. Wall asked how tall the other purposed buildings are. Mr. Borden advised they will also be 25'. Mr. Giunco stated it was the desire to keep all homes looking the same. Mr. Wall asked with regards to migration, as far as the housing with the right corner on the plan, can that issue be spoken on, and do these affordable units need to be rentals or can they be sold, and lastly has there been input provided to make this the best it can be. Mr. Peters stated the ordinance is silent to the architectural features and the spread of the units throughout the site, and in this case as the ordinance has presented that the intent is met and certainly the Board can discuss if a better final product can be had, however as it's related to the ordinance, it appears the requirements are met. Mr. Wall asked if the demographics have been thought about, how many kids there will be and where they will play. Mr. Klee stated the applicant agreed to a playground in the middle and there are walking/ nature trails throughout the site, so there will be a need for recreation and it will be provided. Mr. Hudak noted that with a 20% set aside, some playground items will be good. Mr. Klee mentioned that a condition of approval could be that the recreation plan be submitted. Mr. Gertner asked if the applicant be amendable to preliminary tonight and submit a recreation plan. Mr. Hudak noted the height to the building should be stated in the plans as these items are missing from the current provided plan. Mr. Giunco stated if the Board would agree to preliminary this evening, both the preliminary and final applications have been submitted, so there wouldn't be another formal application presented for another meeting date. Mr. Gertner stated the applicant is asking this be acted on for preliminary approval and the final approval will be carried. Mr. Wall asked if the snow plowing is that under the Kelly act or is it just purposed to be plowed by the Township. Mr. Giunco stated this has single family homes on one side and the cul-de-sac will be plowed by a contractor. Mr. Wall asked if all snow will be dumped in the court yard for the Township to clean, because it's a small area. Mr. Gertner stated this is a parking lot, and there is no contribution under that, and there will need to be a place to dump snow. Mr. Borden stated it would be like a commercial lot, and the snow will go behind the curb. Mr. Riker mentioned if there are parking spots dedicated to a unit, they will be filled, and any apartment complex is full to the max, and as far as security goes, it was ice skated right through, and asked if this is a private facility. Mr. Giunco confirmed that is correct. Mr. Riker asked how often security measures is going to be gone through. Mr. Giunco stated the management company will be responsible, and there will be contract entered into and the ownerships interest to be well maintained, and when the final approval is gone through, there will be motions gone through of what will be provided. Mr. Dolan mentioned that a playground area needs to be provided, however the only place that can be done is surrounded by a parking lot which looks like an accident waiting to happen. Mr. Gertner suggested subject to Mr. Klee or Mr. Peters, it may be a good idea to present the pedestrian circulation plan to show how this site is integrated into that site and if in fact that is the only way the recreation can be showed, it should be.

Mr. Hudak stated there is some work to be done on this application, and the decision is to provide a preliminary approval this evening and the applicant will come back after working with Mr. Klee and Mr. Peters with regard to the playground area to be safe because that it is important. Mr. Gertner mentioned there was talk about the enhanced landscaping and the circulation plan, and the Board should see given the comments the integration of the units, and part of the interaction is that pedestrian plan, and signage. Mr. Hudak stated there will be kids in these units, and there should be an area for a bus top and the flow should be shown to assure the route is smooth sailing. Mr. Wall asked from a planning perspective, is there any additional items that should be addressed to improve this and make this the best it can be, and mentioned that the Board shouldn't be doing the applicants work, and if the professionals can share inputs that haven't been thought about it would be helpful. Mr. Peters stated the last safety item that should be touched on was brought up in both reports which had to do with landscaping and providing a visible buffer to the main road which provides extra safety so there are no children going to the main highway and most highlights have been addressed. Mr. Wall noted that often times the applicant references that the colors will match the other market rate units however the interior quality lacks, and there is question as to whether or not there is flexibility to assure the same materials inside will be done to provide the class and dignity to assure the renters are given the same level of confidence and care so they don't feel segregated. Mr. Peters stated in the RG-2 zone, and most affordable housing ordinances to date do not deal with interior technical, and amendments to the ordinance can be considered for the interior of units. Mr. Giunco stated this application is without variance and without waiver and there has been an agreement to have a recreational area and the ideas have been heard and will be considered to assure the best area is created for the residents. Mr. Riccardi asked what the procedure is now. Mr. Gertner stated the motion will include that the final approval is being carried subject to receipt of the outside agency approvals and timing wise it would be governed by how quickly the items can be provided.

*Opened Public comment; seeing no one come forward with the "raise hand" function, Motion to close public comment by CAMPBELL/ Riker. Yes:* All in favor among those present.

**Motion to approve preliminary approval by RIKER/ Flemming. Yes:** Dolan, Campbell, Riker, Wall, Flemming, Riccardi, Haring, Hudak.

*Mr. Hudak announced that concluded the applications for the evening, and the executive session will not be entered into.*

**Motion to enter executive session at 8:45 p.m. by FLEMMING/ Riker. Yes:** All in favor among those present.

**Motion to close executive session at 9:04 p.m. by RIKER/ Haring. Yes:** All in favor among those present.

**Motion to adjourn at 9:05 p.m. by RIKER/ Dolan. Yes:** All in favor among those present.

Respectfully submitted,

Danielle Sinowitz,  
Planning Board Recording Secretary