

**TOWNSHIP OF DENNIS
PLANNING BOARD
571 Petersburg Road
Dennisville, NJ 08214
(609) 861-9705**

FEBRUARY 23, 2012

MINUTES

This meeting was published in accordance with the "Open Public Meetings Act". Notice of this meeting was published in an annual meeting notice in the Cape May County Herald and posted in Township Hall.

The meeting was called to order by Chairman Stevens. The following members were present: Mr. Stevens; Mr. Watson; Ms. Baldwin; Mr. McManus; Mr. Teefy; and Mr. Glembocki. Also present were Frank Corrado, Esquire, Board Solicitor and Andrew Previti, Board Engineer.

Mr. Stevens advised that there were no applications this evening, only matters for Board discussion and the Zoning Board Annual Report. He indicated that he also wants to discuss a phone call he received from an ex-member.

APPLICATIONS: None.

Other Business:

Correspondence:

Dennis Township Zoning Board - Annual Report:

Board Discussion:

Amendments to Pinelands Comprehensive Management Plan:

Mr. Previti that a meeting will be set up some time in March for the Board to discuss this matter with representative of Pinelands. Mr. Stevens said he feels it is important to have a meeting with a Pinelands representative and to get a number of questions answered.

Mr. Corrado asked if a proposal had been received from the Pinelands by the Township Committee, to which Mr. Glembocki indicated that it had.

Mr. Stevens indicated that this is a serious situation with the Pinelands and this Board is very well educated. He wants to get it on the record from the Pinelands and then the Board can make their decisions.

Mr. Glembocki said that the way he reads it is that the Pinelands is looking for recommendations, but have no enforcement authority. Mr. Previti advised that the Pinelands does have enforcement authority. Mr. Corrado further advised that the Pinelands can assert their authority and adjust the zoning of a municipality if it doesn't comply. The Pinelands Commission has already sent a couple of letters to the Township asking what it is doing. The Board thought it was unfair to make a decision in December when it knew the composition of the Board would change in January and it just carried the matter.

Mr. Stevens advised that the Board is not moving until it has a clear understanding and indicated that we are in a waiting game right now.

Mr. Glembocki advised that some municipalities have just adopted what the Pinelands provided, but he doesn't want to do that without more information.

Mr. Stevens said that the Pinelands affects many people in this Township. Mr. Glembocki added that the Pinelands has to understand the Township's position with respect to property values, etc.

Mr. Stevens asked if there was anything else on this subject. There was nothing else at this time.

Master Plan Re-examination:

Mr. Corrado advised that the Planning Board has to do a Master Plan Re-examination by the end of this year, preferably by September or October, so that the Township Committee can have it in their hands. He also advised that he has just learned of a traffic study.

Mr. Previti advised that the Township is ready to go to a hearing on the traffic plan, and that the Planning Board has not had a public hearing on the Master Plan because of affordable housing issues. Originally the Township was looking at between 300 and 400 affordable housing units that it was required to provide. He reviewed the process that the Master Plan has to go through, discussed "centers" and the amount of development being driven by the affordable housing issue. He advised that the traffic plan is based on increased density that will be generated and the increase in traffic. The recommendation of the study now reduces density by quite a bit of what was proposed. He further advised that the traffic study doesn't look at anything but traffic.

Mr. Watson had a question about where affordable housing is now. Mr. Stevens advised that the affordable housing issue is no where right now.

Mr. Stevens wanted to know what kind of road are they talking about. Mr. Previti advised

that they are talking about Route 9, and that the NJDOT is proposing 4 lanes of traffic, 2 in each direction with a shoulder.

There was a general discussion regarding the possibility of 4 lanes and what would happen in the area - many businesses and homes would be destroyed to create such a roadway and the water supply would also suffer.

Mr. Watson said he remembers a discussion regarding 3 lanes on Route 9. Mr. Previti advised that the State is looking 20 or so years into the future. Mr. Corrado said that the DOT is driven to widening roads.

Mr. Stevens said he believes we should move forward with the Master Plan as we don't know what will be 20 or 30 years from now.

Mr. Watson indicated that this may be a good thing as it gives us the opportunity to tell the State their plan is too big, and won't work in Dennis Township.

Mr. Corrado said that with respect to affordable housing, there is no way that we will know what the State will decide by the end of the year. He discussed affordable housing mandates; COAH has been a disaster with complicated calculations of how to implement that no one understands. The third round COAH has been challenged in Superior Court, has gone to the Appellate Division and is currently before the Supreme Court. Depending on what happens, COAH may not even exist in the future.

Mr. Watson asked if the Board can set a number itself based on the number of housing units a developer plans on providing, such as 1 affordable housing unit for every 5 regular units. Mr. Corrado advised that the Board can't, but that the Township Committee can.

Mr. Stevens said that in all fairness, we don't know the answer. He suggested thinking about moving forward and either not worrying about it or going with the proposed concept.

Mr. Watson said that we were looking at 250 affordable units, but if that isn't necessary, that changes a lot of things. He was happy with the way it was originally planned - 1 out of 5 units is affordable.

Mr. Glembocki asked how can builder's remedy work without water and sewer, and he doesn't see development without it.

Mr. Corrado advised that it is a balancing act, preserving what the Township wants and what builders propose to develop to avoid a law suit and risk a Judge ruling in favor of the developer. At this point there is no functioning COAH and we may not know for another 18 months and he doesn't know what that means for the future.

Mr. Stevens said we are trying to get a handle on things, will move forward with Master Plan.

Mr. Teefy suggested going forward with the Master Plan and ignoring the COAH issue for now. Mr. Stevens advised that he has no intention of doing anything with COAH until a decision is made, and will deal with the Master Plan leaving that section blank and plugging in the numbers later.

There was then a general discussion of topic.

Mr. Corrado said he doesn't know if affordable housing can be totally ignored. A discussion followed of how long it would take to look into and make certain revisions.

Ms. Baldwin asked for a clarification of the traffic study. Mr. Previti advised that it was prepared by Maser to look at the impact of roadway and traffic per the build-out plan. Mr. Corrado added that the DOT is not saying it is going to widen the road, they are just looking into the future and making projections.

Ms. Baldwin asked if we are going to be revising our plan, will there be any conflict. Mr. Previti advised that he has not heard anything from Kate Mead who has been involved for some time with any concerns about a conflict.

Mr. Glembocki said that he has heard that the State has no plan to widen Route 9. There was then a general discussion concerning certain roads and access to same. Mr. Glembocki indicated that he lives on Route 9 in the middle of the heaviest traffic area and over the last several years he has seen less back-up of traffic than in the past. However, since increase of tolls on the Parkway the truck traffic has increased on Route 9.

Mr. Watson said that he believes any changes that need to be done to the Master Plan can be done by the Board and there is no need to form a committee.

Mr. Stevens added that the town deserves to get the Master Plan completed, and that COAH can be addressed in a minimal way and move on.

Mr. Stevens then referred to an article published by the League. He thought it had a lot of ideas that could be considered.

Mr. Corrado said he doesn't understand why affordable housing has to be new housing and can't be extracted from what already exists.

Mr. Stevens advised that the Board will move forward on the Master Plan.

Mr. Previti told the Board that they will have to let Marsha know what it is that they want; and he will give her a heads up. He also discussed time line for the traffic study and reviewed the recommendations. A general discussion followed.

Ms. Baldwin said she thinks that everyone is uncomfortable with what the State is telling us to do.

Mr. Glembocki said that even with changed numbers, a 4 lane road for Route 9 cannot happen, and it is ridiculous for us to fathom it in our lifetime. He used Route 55 as an example.

Mr. Previti advised that the Township is in the Plan Endorsement process and that process expects certain goals to be reached.

Ms. Baldwin said that if the Master Plan is good for 10 years, why do we have to worry about so far in the future. Mr. Previti advised that this is essentially a new Master Plan and to dial back toward what it was probably won't work under the Plan Endorsement and the creation of "centers". He discussed "centers" and CAFRA permit requirements.

In response to Mr. Glembocki, Mr. Previti described how Plan Endorsement works and what is required to be addressed.

Mr. Teefy suggested cutting back, submitting it to the State and see what the State says and from there we can move forward after hearing what the State wants - start low and move higher.

Mr. Previti suggested looking over the document again between now and the next meeting and discuss it more then.

Mr. Stevens advised that he would like to discuss this matter with the full Board present. Mr. Corrado said if that is what Mr. Stevens wants to do, the absent Board members should be advised and do their homework before the next meeting. Mr. Stevens suggested that Mr. Corrado send a letter to all Board members regarding the review of documents and being prepared to discuss same at the next meeting.

Chairman's Phone Call From Bill Burian:

Mr. Stevens advised that he received a phone call Bill Burian. Mr. Burian was previously on the Planning Board and would like to be appointed as an alternate to the Planning Board. Mr. Stevens advised that he is a hard worker and loves the Township. Mr. Stevens asked Mr. Glembocki to take into consideration appointing him as an alternate. Mr. Glembocki advised that he doesn't know Mr. Burian; that there is an alternate position available; and he will entertain the request and speak with Mr. Burian either in person or by phone. Mr. Stevens said he appreciates Mr. Glembocki's consideration of the request and thanked him.

Resolutions:

Professional Services Contracts - Corrado and Previti:

Mr. Corrado advised that these Contracts and the Resolutions regarding same were already adopted, and do not need to be memorialized, they just need to be signed and dated.

Public Comment:

There being members of the public present, Mr. Stevens opened the meeting to the public.

Ed Kelly said that he was glad he came to the meeting. He said he has been involved with the Master Plan and traffic study on a limited basis. He is glad to hear about the reductions in the plan. He can't believe that the Planning Board wasn't aware of the traffic study that was just brought to their attention this evening. He said he has been attending meetings regarding same and reviewed items that have been brought up during those meetings. He said he was impressed with the Planning Board and how they handle situations. He said it's not believable to him how the State can jam things down our throats. He said he believes that the 2002 Master Plan is very sound thinking, and he agrees that you can't include a housing plan if the requirements aren't known. He said he likes the slow and steady development.

Mr. Stevens said that the Board wants to do what is right for the Township, and he appreciates Mr. Kelly coming to the meeting and speaking to the Board.

Mr. Kelly said that communication has improved because when this started, no one knew anything about it and appreciates knowing in advance and not after the fact.

Minutes:

A motion to approve the minutes of the April 28, 2011 regular meeting was made by Mr. Watson, seconded by Mr. Stevens and carried by all voting members.

A motion to approve the minutes of the June 23, 2011 regular meeting was made by Mr. Watson, seconded by Mr. McManus and carried by all voting members.

A motion to approve the minutes of the July 28, 2011 regular meeting was made by Mr. Watson, seconded by Ms. Baldwin and carried by all voting members.

A motion to approve the minutes of the September 22, 2011 regular meeting was made by Mr. Watson, seconded by Mr. McManus and carried by all voting

members.

A motion to approve the minutes of the October 27, 2011 regular meeting was made by Ms. Baldwin, seconded by Mr. Stevens and carried by all voting members.

A motion to approve the minutes of the November 17, 2011 regular meeting was made by Mr. Watson, seconded by Ms. Baldwin and carried by all voting members.

A motion to approve the minutes of the December 15, 2011 regular meeting was made by Mr. Watson, seconded by Mr. McManus and carried by all voting members.

A motion to approve the minutes of the January 12, 2012 reorganization meeting was made by Ms. Baldwin, seconded by Mr. Teefy and carried by all voting members.

Bills:

A motion was made by Mr. Teefy, seconded by Ms. Baldwin and unanimously carried to pay all outstanding bills.

There was a short discussion about the septic alarm at the Dennisville Wawa that was heard by a neighbor and not the store manager. Mr. Previti was asked to look into the situation. Mr. Teefy thinks Code Enforcement should be the one to check into it and he will follow-up on that.

There being no further business to come before the Board, a motion to adjourn was made, seconded and unanimously carried to adjourn meeting.

Meeting adjourned at 9:25 p.m.

Carla A. Coffey

Carla A. Coffey, Secretary

Dennis Township Planning Board

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