

BOROUGH OF FAIR HAVEN PLANNING BOARD

Regular Meeting Minutes – May 18, 2021 - Virtual Meeting via Zoom Platform due to the COVID-19/Coronavirus Pandemic

The meeting was called to order at 7:30 pm by the Chair, Mr. Lehder, with a reading of the Open Public Meetings Act statement (see attached) and salute to the flag.

Roll Call

Present: Mrs. Busch, Mr. Newell, Mr. Nitka, Mr. Paolo, Mr. Rolff, Ms. Murray, Mrs. D'Angelo, Mr. Lehder

Absent: Mr. Bordelon, Mr. Burkhardt

Also Present: Mr. Kovats, Board Attorney; Ms. Gable, Board Planner; and Mr. Gardella, Board Engineer

Mr. Lehder presented the first agenda item: public hearing to amend the Fair Haven Master Plan specific to the Housing Element and Fair Share Plan.

Mr. Kovats, board attorney, established that the board had jurisdiction of the matter and requested confirmation of notice from the Board Secretary. Notice and availability of the information by the public was confirmed.

Ms. Gable, borough planner, reviewed that the Housing Element and Fair Share Plan amendment had originally been adopted in March 2019, amended in September 2020, and was now proposed to be amended once again. A May 3, 2021 memorandum was prepared by Heyer, Gruel & Associates, Ms. Gable's firm, stating the changes that were included in the proposed amendment. Ms. Gable reviewed the changes.

Mr. Kovats marked the following exhibits:

A-1: Memorandum from Heyer, Gruel & Associates dated May 3, 2021

A-2: Packet of materials the board is considering including Ordinance 2021-06

Mr. Lehder asked if the Board had questions. There were none.

The meeting was opened to the public. There was no comment from the public.

MOTION by Lehder, second Rolff, to approve the resolution to adopt the Housing Element and Fair Share Plan, as outlined in Exhibit A-1 and Exhibit A-2, to become a part of the Master Plan for the borough to comply with their affordable housing obligation.

In favor: Busch, Koch, Newell, Paolo, Rolff, Lehder

Abstain: Nitka, Murray, D'Angelo

Mr. Lehder introduced the next agenda item, Ordinance 2021-06, Amend Affordable Housing Ordinance.

Mr. Gable reviewed the ordinance and how this ordinance amends the affordable housing zone and effectuates the provisions of the settlement agreement with M&M Realty.

Mrs. Koch suggested that Ms. Brady meet with the police chief. Mrs. Koch said that everything proposed is required by code. Mrs. Koch will arrange the meeting with Chief McGovern and will attend the meeting with Mrs. Brady.

Mr. Lehder suggested that the community has worked very hard, over several years, to get to where we are on the police facility project.

Susan O'Brien had a follow up to Mrs. Brady's comment. Ms. O'Brien was surprised during Mr. Goldstein's police department facility presentation that jail cells were not required by law. Mr. Lehder suggested that this needs to go back to council.

Mrs. Koch encouraged Ms. O'Brien to speak up at the next council meeting on Monday regarding this issue.

Mr. Kovats reminded that the board has limited jurisdiction and the board's review is tied to the Master Plan.

Ruth Blaser of 523 River Road commented on the proposed police department facility. Ms. Blaser feels there should be peripheral use by the public of Wi-Fi and meeting rooms by borough organizations like the seniors, Boy Scouts and other resident groups. Ms. Blaser asked how busy the board is. Mr. Lehder stated that the Planning Board is not very busy, but the Zoning Board is.

MOTION by Lehder to adjourn, carried unanimously by voice vote.

The meeting adjourned at 8:45 pm.

Respectfully submitted,
Sandi Papa
Board Secretary

Public Announcement of Compliance

This is a regular meeting of the Fair Haven Planning Board. Adequate notice of this meeting has been given pursuant to the provisions of the Open Public Meetings Act. At the time of the Board reorganization in January of this year, the Board adopted its regular meeting schedule for the year. Notice of the schedule of the Board's regular meetings was sent to and published in the Asbury Park Press, and was also sent to the Two River Times and the Star Ledger. Tonight's meeting was listed in the Notice of the schedule of regular meetings. That notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. In addition, a copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Adequate notice having been given the Board Secretary is directed to include this statement in the minutes of this meeting.

Sandra Papa

From: Tim and Claudia <bradyts1@verizon.net>
Sent: Monday, May 17, 2021 9:53 AM
To: Sandra Papa
Subject: Fwd: Fiscal Oversight and the Police Building

[EXTERNAL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

So sorry....got your email wrong the first time.

Please forward to Planning Board. Thank you.

Have a great day!

Sent from my iPad

Begin forwarded message:

From: Tim and Claudia <bradyts1@verizon.net>
Date: May 16, 2021 at 7:21:31 PM EDT
To: Christopher Rodriguez <CRodriguez@fhboro.net>, Elizabeth Koch <EKoch@fhboro.net>, Meghan Chrisner-Keefe <MChrisner-Keefe@fhboro.net>, mmcue@fhboro.org, Laline Neff <lneff@fhboro.net>, spap@fhboro.net
Subject: Fiscal Oversight and the Police Building

To Council and Planning Board

The budget discussion in the last Council meeting stressed the need for Fair Haven to be fiscally responsible, both today and planning for the future.

The new Police building is HUGE.... both in square footage and footprint.

Have you ALL seen the inside of this building? Is it's size, layout and functionality justified by its need and maintenance costs?

Does the town need so much storage?

Could the meeting room be put on the first floor and also serve the community for seniors, garden club, etc., thus making better, shared use of the sq footage?

After seeing the excellent changes that were made in the last presentation of this building,maybe just a few more questions need to be asked and answered.

Thank you for reading and considering! As a tax payer, I just felt these questions had to be asked.

Claudia Brady
Fair Haven Road

Sent from my iPad