

Meeting called to order by the Chairman Mr. Bell at 7:30 pm

All saluted the flag & the Presiding Officers Statement was read.

Roll Call:

Present: Bell, Milnes, Siciliano, Menapace, DiBello, Teller, DeNofa, Moran, Gardella  
Cranmer (Engineer)  
Donato (Attorney)

Absent: none

**Minutes:**

A motion was made by Mr. Menapace, seconded by Mr. DeNofa to adopt & memorialize the minutes from the November 13, 2008 meeting. All approved.

Abstained: Teller

**Unfinished Business:**

**Monmouth County Historical Association:**

*Allen House*

Bl: 18, Lot: 16, 17

**Adoption of Resolution**

C.O.A.

A motion was made by Mr. DiBello, seconded by Mrs. Siciliano to adopt & memorialize the resolution to the MCHA, Allen House for a Certificate of Appropriateness for a new sign, as submitted.

Roll Call:

Affirmative: Bell, Siciliano, Menapace, DiBello, DeNofa

Negative: None

Mr. Gardella arrived 7:36 pm

**Correspondence:**

**Long Range Facility Plan for R.B.R.H.S.**

Due to the timing that the Plan was received and that there must be a special meeting dedicated to the review of the Plan, Mr. Bell will contact the preparer and request an extension of time in order to respond within the 45 days period allowed for a Capital Program Review. Mr. Bell advised that if an extension cannot be granted the board will meet on December 17, 2008 to review the plan in the allotted time period. An email will be sent out advising board members if there will be a meeting.

**New Business:**

**Review of Ordinance 926 - COAH Fee Ordinance :**

Mrs. Siciliano gave her concerns on this Ordinance since it does state that “1/3 of the affordability assistance portion of the development fees collected shall be used for to provide affordable housing & assistance to those earning 30% or less of the median income of the region”, which she is much too high.

Mr. Bell also pointed out that the Ordinance allows the Borough to contract with a private/public entity to administer any part of the housing element/fair share. The Borough has talked about using the Monmouth Housing Alliance, wouldn't they select the prospective homeowners to ensure they meet the requirements. Ms. Donato agreed. Mr. Bell said that would eliminate a department within the Borough.

Mrs. Siciliano explained the process and if anyone needed assistance they would have to come to the Borough and how would the Borough control that. She feels that the County has regulations before you would spend public money.

Ms. Donato said that the Borough could contract with someone else to ensure that all the rules & regulations are followed.

Mrs. Siciliano is going to ask the CFO to research this issue and put together a procedure since he has been appointed as the Municipal Housing Agent and he will be involved in this procedure. She reminded that before any money is given out the counsel would have to approve it and a procedure will have to be in place.

Mr. DiBello suggested that this Borough check with other municipalities that are already have this Ordinance in place. Mrs. Siciliano said that the CFO could do that if he wants, but she feels that they will be setting up training meetings, and she has asked the CFO to contact the local Finance Board who trains CFO's.

Mrs. Siciliano said that there are several Municipalities that have filed law suits with COAH stating that the rules & regulations established by COAH are putting a burden on the municipalities and raising the burden on the tax payer.

Ms. Donato explained that there really isn't any choice in whether or not to adopt the Ordinance.

After a review & discussion, the board suggested some minor changes to the Ordinance and they will be forwarded to Council.

A motion was made by Mr. DiBello, seconded by Mr. DeNofa to approve Ordinance 926 as presented to the Planning Board as amended

- A-3: substitute new sentence for sentence #2 “Fees collected pursuant to this Ordinance shall be used for the purposes set forth in subsection “G”
- Correct the typographical errors thorough out the Ordinance when referring to the 1 ½% fee to delete the word “one”

Roll Call:

Affirmative: Bell, Milnes, Menapace, DiBello, DeNofa, Gardella

Negative: Siciliano, Teller, Moran

**Resolution:**

A motion was made by Mr. DeNofa, seconded by Mr. Milnes to approve the resolution to forward Ordinance 926 to Mayo & Counsel as amended.

Roll Call:

Affirmative: Bell, Milnes, Menapace, DiBello, DeNofa, Gardella

Negative: None

**Master Plan Amendments for the Housing Plan Element & Fair Share Plan**

Report dated 11/28/08 and it was reviewed and discussed between the board & Mr. Cranmer. He explained that this plan will be reviewed by a judge since the Borough does have a temporary Order of Protection from the Court for compliance along with the advice & consent of the court appointed special master Mr. Frank Banish along with Mr. Jeff Surenian, the Borough’s attorney on affordable housing. Mr. Cranmer stated that this plan will be submitted prior to the 12/31/08 deadline.

Minor changes were made and recommended to Mayor& Counsel for their consideration after a page by page review. Mr. Cranmer will be amending the report.

**Approval:**

A motion was made by Mr. Teller, seconded Mr. Menapace to adopt the Master Plan Amendments for the Housing Plan Element & Fair Share Plan as amended.

Roll Call:

Affirmative: Bell, Milnes, Siciliano, Menapace, DiBello, Moran, Teller, DeNofa, Gardella

Negative: None

**Resolution recommending the adoption of the Housing Plan & Fair Share Plan to M/C:**

A motion was made by Mr. Menapace, seconded by Mr. Milnes to adopt the **Master Plan Amendments for the Housing Plan Element & Fair Share Plan** as submitted.

Roll Call:

Affirmative: Bell, Milnes, Siciliano, Menapace, DiBello, Moran, Teller, DeNofa, Gardella

Negative: None

**Review of Master Plan Re examination Report dated 11/28/08:**

Mr. Cranmer reviewed the Re examination Report with the board members page by page, which focuses on affordable housing. Mr. Cranmer advised that another Re examination will have to be done in 2014, but he suggests that the board do a comprehensive reexamination in 2 years.

After discussion & review several minor changes were made and Mr. Cranmer will be amending the report.

Mr. Cranmer would like to incorporate the closing of Fort Monmouth and the Coastal Monmouth Plan which the Borough has been involved with.

A motion was made by Mr. DiBello, seconded by Mr. Moran to adopt the Reexamination Report as corrected.

Roll Call:

Affirmative: Bell, Milnes, Siciliano, Menapace, DiBello, Teller, Moran, DeNofa,  
Gardella

Negative: None

**Resolution**

A motion was made by Mr. DeNofa, seconded by Mr. Teller, to adopt the resolution for the adoption of the Re examination Report.

Roll Call:

Affirmative: Bell, Milnes, Siciliano, Menapace, DiBello, Teller, Moran, DeNofa,  
Gardella

Negative: None

**Resolution prepared by M/C for the adoption of the AHMF-8 Ordinance**

No action was taken on this resolution

**Seashore Estates :**

Bl: 70.02, Lot: 6

**Adoption of Resolution**

Interim Performance Guarantee

Ms. Donato advised that the attorney requested that a change be added that the applicant could come back and request another interim bond. Board members all agreed that it was specifically discussed that this would be the only bond and when the work was done they would post the complete bond. Ms. Donato agreed with the comment that no further interim bond would be granted.

A motion was made by Mr. Menapace, seconded by Mr. Milnes to adopt & memorialize the resolution of approval to Seashore Estates, Bl: 70.02, Lot: 6 for an interim Performance Guarantee as submitted.

Roll Call:

Affirmative: Bell, Milnes, Siciliano, Menapace, DiBello, Moran, Teller, DeNofa,  
Gardella

Negative: None

Mrs. Siciliano is requesting that Mr. Cranmer submit brief updates on the progress of this project. Mr. Cranmer agreed, and he explained the process that they are using for this site.

A motion was made by Mr. Teller, seconded by Mr. DeNofa, to open the meeting to the public. All approved.

There were no comments/questions

A motion was made by Mr. Menapace, seconded by Mr. DeNofa to close the meeting to the public. All approved.

**General Business:**

Mr. Bell thanked Mrs. Siciliano & Mr. Milnes for their dedicated number of years on the Planning Board.

Mr. Bell will advise everyone by December 12, 2008 if there will be a 12/17/08 meeting.

A motion was made by Mr. DeNofa, seconded by Mr. DiBello to adjourn the meeting at 9:25 pm. All approved.

**Mr. Bell reminded board members that the January 21, 2009 meeting will start @ 7:00 pm for reorganization purposes.**