

PLANNING BOARD
Minutes of
October 14, 2015

Present:

Mr. Ciarlariello
Mayor Giordano
Mr. Hollod
Mr. Kreder
Mrs. Kreder
Mr. Righetti
Chairman Fagan

Absent:

Mr. Branan
Mr. Mitchell
Mr. Tevlin

Also present were Attorney Brian Schwartz and Recording Secretary Maryann Thorpey. Chairman Fagan opened the meeting at 7:10PM, the compliance statement was read, pledge of allegiance and roll call was taken.

The minutes of September 23 were moved by Mayor Giordano, seconded by Mr. Ciarlariello, with Mr. Hollod abstaining, unanimously approved.

Paul Grygiel, North Plainfield Planning Consultant, gave the Board an overview of the Affordable Housing/Fair Share Plan ("AH/FSP") which will be incorporated into the Master Plan ("MP"). This amendment to the MP will be voted upon in the near future.

There will be a public hearing on October 28. The plan will become an amendment then go to the Borough Council for approval. No new ordinances will be necessary after.

Mr. Schwartz questioned the Ballas property. The property has been sold to another family member; it does not appear likely the Borough will have a future with that property.

Mr. Hollod said with regard to "AH/FSP" we have a large obligation with minimal funding for the upgrading. The Borough would provide grant money to the homeowner. It would take 10 years for the homeowner to "pay" off the loan to the town. If the house is sold prior to the 10 years the loan is prorated.

A study has been prepared for the Villa Maria property. A hearing will be held in December to discuss.

Mayor Giordano moved to adjourn, Mr. Righetti seconded, meeting adjourned at 7:59PM.