



## MEETING MINUTES

October 28, 2009

Page 2.

### F. CHAIRMAN'S AGENDA

1. Land Development Ordinances – A new swimming pool ordinance needs to be written in order for the Borough Council to approve and publish the revised Land Development Ordinance in the newspaper. The Township is preparing to place ordinances on an online data base. All changes need to be published in the paper. The issue with the pools is that people were buying 3 foot or 4 foot high pools from Walmart and throwing them up in the yard, putting them in the wrong place and not adhering to the building codes. The Building Inspector was fining everyone and they showed up at the Council meeting to complain.
2. Highlands Council Modules – Bob Tessier from Dykstra Associates works with Fred Suljic. The Highlands Initial Assessment Report is the meat and heart of this process and lists a number of non-compliances to the RMP. The Highlands Council promulgated a whole set of ordinances if you opt in. Chairman Armstrong asked Councilman Blahut if we could be placed on the agenda for the Council meeting on November 9<sup>th</sup>. Before Eileen Swan shows up in town, our members and the Council members need to understand all this information.

There are two Highlands compliance areas: the Preservation Area and the Planning Area. There is no option in the Preservation Area because it is mandated and owned by the State anyway. The Borough can still retain local control in case the State decides to do something with the property in the future. We can adopt a resolution stating that we will comply with the Preservation Area. The Board and Council still haven't received the final maps showing the developable areas and the water service.

Projects already approved are not in the Highlands analysis (page 2, first bullet). The six (6) septic systems are in addition to the existing approved projects. The approved projects are:

J&G	7 units
MNB	8
AA-1	3
AA-1	2
100 Plant Street	14
JBL	<u>16</u>
TOTAL	50 UNITS

The DEP is planning to implement a new water quality management plan which will only allow 2,000 gallons or six (6) units per development to be built. Dykstra Associates is advising their clients to file for their final approvals and pull their septic permits. For the regional sewer system under SCMUA, people have been paying them for years and the new map takes all those properties out. The Board wants to have this property rezoned as a redevelopment area. There is a separate application for areas for redevelopment that tie into the Master Plan. There are 88 municipalities affected by the Highlands but only Byram has opted in. Ogdensburg is unique and cannot be compared to Vernon which has 1,000 acres to develop. The Build-Out Report calls for zero (0) units in the Preservation Area and six (6)

## MEETING MINUTES

October 28, 2009

Page 3.

units in the Planning Area; six (6) new septic systems for a total of 56, including the already approved projects.

Dykstra Associates has prepared a draft for COAH Highlands Report which is Module 3 including demographics for the town such as population, employment statistics, etc. Region 1 income limits for low-income are: for one person \$28,000; two people \$32,000; four people \$40,000; eight people \$53,000. Median income projects become accessible since median incomes are: one person \$56,000; three people \$72,000; etc. Properties would be deed-restricted for thirty (30) years as a low and median income property. Subcommittee to meet and weigh the pros and cons. RCA money is leftover; final figures have not been obtained from Finance. COAH requirements are 20% of new construction; one unit for eight (8) or 10 units for 50. A lot of people can qualify in town. Since 2007, Section 8 money has been frozen; there are 1,000 people on the list. There is no incentive for property owners to deed-restrict their properties. Neighboring towns will pay for COAH units. A Housing Liaison and Housing Agent would approach these property owners.

Module 4 – Environment Resource Inventory would include forested land, steep slopes, agricultural, soils, carbonate rock, water, etc. Dykstra Associates will begin work on this module.

The Highlands Module Status Report prepared by the Chairman will keep the Board up-to-date.

3. Development Name - The Historical Society recommended a name for the 100 Plant Street development – Wallkill Valley Ridge. It was noted that this name is in keeping with the area sports teams and high school
4. Escrow Accounts – Find out if any accounts can be closed. The Paiva account can be closed

### **G. BILLS AND VOUCHERS**

Dated 8/19/09 from Laddey, Clark & Ryan re: AA-1 Self Storage	\$156.00
Dated 9/25/09 from Laddey, Clark & Ryan re: General	\$375.00
Dated 8/31/09 from CMX re: General	\$187.50
Dated 8/31/09 from CMX re: 100 Plant Street, LLC	\$250.00

A motion to approve the bills and vouchers was made by Vito Telischak, second by Bill Andrews with Armstrong, Blahut, Dolan, Sund, Fitzgibbons and McGuire also in favor.

### **G. ADJOURN**

A motion to adjourn the meeting was made by Patricia Dolan, second by Michael Blahut with all in favor. Meeting adjourned at 8:40 P.M.

**MEETING MINUTES**  
**October 28, 2009**  
**Page 4.**

Respectfully Submitted by:

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Blanche Stuckey  
Land Use Board Secretary

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Date of Approval