

**Frenchtown Planning Board
Regular Meeting
November 11, 2015**

Chairman Eckel called the Regular Meeting to Order at 7:30 P.M. and stated that all the requirements of the “Open Public Meeting Law” have been met. The meeting has been advertised, the Agenda has been posted in the Borough Hall and copies distributed to the designated newspapers.

ROLL CALL

Present:	Absent:	Dougherty
Case		
Cooper		
Eckel		
DenBleyker		
Dragt		
Musolino		
Scott		
Sullivan		
Suttle		
Weeks		

APPROVAL OF MINUTES

Regular Meeting – October 28, 2015

Mayor Cooper moved to accept the minutes of the September 23, 2015 Regular meeting. William Sullivan seconded the motion. The minutes of the September 23, 2015 Regular meeting were approved by favorable roll call vote with Gerry Case and Warren Cooper abstaining.

PUBLIC COMMENTS

Chairman Eckel announced that before we start the public comment section, comments are welcomed on matters not listed on the agenda. Comments related to agenda items should be held until that specific item comes up on the agenda. Chairman Eckel opened the public comment session. Having no public comments, Chairman Eckel closed the public comments session.

NEW BUSINESS

Redevelopment concept for Ceramics Plant property

William Sullivan, John DenBleyker, and Rocco Musolino recused themselves from this item of the meeting.

Chairman Eckel noted that the draft redevelopment plan will be discussed this evening. There will be a presentation from the Board Attorney and Board Planner, then a presentation from the proposed developer, and a discussion on the draft report and the hiring of further professionals to help us through the process and then we will have public comments and questions. This is an informal process and it is not a formal public hearing. The draft plan is now a public document.

Attorney Hirsch noted that we are in the first third of the redevelopment process for this site. The redevelopment process for this site started in July 2014 when the Borough Council adopted a resolution authorizing the Planning Board to undertake a study to determine if the site qualified

as an area in need of redevelopment pursuant to the applicable law which is the local redevelopment and housing law. A report was then prepared by Planner Ricci. It was a Preliminary Investigation report dated September 1, 2014 wherein he laid out the conditions of the buildings on the property, the property itself, the road network and all the basic information that fills in the model to determine if a site can be properly declared as an area in need of redevelopment or rehabilitation. Planner Ricci's conclusion was that the site did meet the criteria in the statute. That report was adopted by the Planning Board. The Planning Board adopted a resolution agreeing with Mr. Ricci conclusion and that was passed on to the Borough Council. That recommendation of Planning Board was given to the Borough Council for review and decision. Borough Council agreed with that recommendation and on November 5, 2014, Council adopted a resolution designating that area, the ceramics plant property, as an area in need of non-condemnation redevelopment. The decision was made by the Governing Body that as the plan goes forward, no land will be condemned. After that decision by the Council, Council decided that the Planning Board should start the draft of the redevelopment plan. The Redevelopment Plan is like an overlay zoning ordinance for that site. The subcommittee and consultants has been working over the course of the summer and through September to come up with a recommended redevelopment plan. There was also input from the contract purchaser of the site. It looks like a traditional zoning ordinance which includes density, setbacks, the types of units that could be built there and the typical standards you find in a zoning ordinance. Tonight is an unofficial part of the process. The steps we are taking is not required by law. These steps make sense because of the public interest. Tonight, the Board will let the contract purchaser present some witnesses on what their plan for the future development involves. Planner McKenzie will let you know what the plan involves and how it was developed. Then, the prospective developer will make a presentation. Then, the Board will listen to comments and questions. We may have to put a time limits on comments. After we finish this tonight, the Board will come back with all the comments from the public, and the developer. The end results may be that changes will be made in the draft redevelopment plan, minor or major, depending on comments and that plan will be passed on to the Borough Council. The Council will review and it is within their authority to make additional changes if they want. This will not come to fruition in the very near future. It will take time to get to a formal redevelopment plan that the Council is happy with. Once it is in that form, it will be in a formal public hearing process. TAs with any ordinance, there is a published notice after the ordinance is introduced by the Council. The published notice will advise of the public hearing date. The public hearing is more formal then what will happen this evening. After that public hearing, the Council will decide if it will adopt the redevelopment plan. Then, there are many other steps involved including the Council working with the developer. There will be plenty of opportunities for comments. Attorney Hirsch turned the floor over to Planner McKenzie.

Presentation by Planner Elizabeth McKenzie

Planner McKenzie noted that she has been the consultant for the Borough for a number of years. It was her job to come up with a draft redevelopment plan that could be considered by the Planning Board and then Council. To do this, we formed a subcommittee consisting of some planning board members, the Planning Board professionals and some member of the Board of Education because of the location so that the Board of Education was aware of what was going on and provide us with concerns they would have early on. It is important to remember that this document is still a working draft. It is at the point where it is ready to be considered by the full Planning Board. The Planning Board will review it and has to make a recommendations to the Borough Council. The Borough Council will ultimately adopt it.

Planner McKenzie noted that before this site was proposed as a redevelopment site, in 2009, it was proposed for possible overlay zoning for development. In the reexamination report adopted in 2009, the Planning Board recommended the overlay zoning. The overlay zoning was adopted by the Borough Council. There were issues on density at that point. The overlay zoning was adopted that would have allowed 111 units to be developed on this site. The lot of the units were proposed in a large 4 story building at the back of the site and then smaller ones, one or two family units around the perimeter. The proposed developer is proposing more units on the site but has gotten rid of the large building in the back and proposing more of a row house concept. The Planning Board and Council has to consider density. As a Planner, density as a number issue is somewhat meaningless. What is important is how will this development function on the site with the number of units, how will parking be addressed, how will traffic adequately be addressed, and how will the design fit in to Frenchtown. If you feel that the density is not appropriate to accomplish what you want, that will be up to the Board and Council to decide. Nothing is set in stone at this time. There is still the overlay zoning in place that is available to the developer.

Planner McKenzie noted that according to the report prepared by Planner Ricci, this site is an eye sore and in need of something important to happen on this site. You have a developer is ready to develop. The proposed developer has been cooperatively working with the subcommittee and the Planning Board professionals. There has been a lot of debate about the design standards. The design standards are strict and they were developed in consultation with the Board's historical architect Chris Pickell. He is very knowledgeable and has help us determine when synthetic materials should be used and when they should not be used, etc. The developer has been cooperative on those issues and that is reflected in the plan except for one exception in the materials for the porches and balusters. The plan includes the design of the buildings' interior, exterior, landscaping, public access to the river, how common areas will be managed, parking for the buildings, impervious coverage and how green spaces and street spaces will be treated. It is a working document and she will continue to revise it until it is ready to go to Council. She asked the Chairman to turn the floor over to the developer.

Presentation by David Meiskin and consultants

Responding to Chairman Eckel, Attorney Hirsch noted that she will swear in witnesses and mark their presentations as exhibits.

November 8th redevelopment plan is the current draft, marked as and memo dated November 8th. Mark exhibit a-1 memo – a-2 basis for redevelopment – draft redevelopment plan.

Guy Desapio, Attorney in Frenchtown, representing Frenchtown 7 LLC. stated that Frenchtown 7, LLC. will make a presentation on the area across the street from the school. Mr. Meiskin will explain what they are proposing. This concept is different from 10 years ago. When it started in 2005, there was a combination of 4 story residential buildings with parking on top which made it 5 stories high. Closer to the road and towpath were single family homes. Mr. Meiskin was not the developer at that time. You can see the difference from then to now. You will see the community that they are proposing in scale, size and architecture in keeping with Frenchtown. They are proposing row houses with a townhouse look including materials to be used. The homes will have porches and roof overhangs. These are structures with 2 structures together and some are six, in scale with the community. Site – clean up has to occur. It is not a cheap clean up which gets in request for additional unites. Number of structures are the same. Mark A-3 – street and alley trees, Harrison street august 31, 2015. A-4 2 ½ storie

Harrison street elevation august 15, 2015, site fronts on Harrison street, back up to park to towpath to lot across from eighth street and eighth street itself. Homes can be within a structure a-4 elevation of what the homes will look like from the school on Harrison street. 3 structures could be 2, 3 or 4 bedroom homes. Technically condominium as opposed to single family. Association will maintain the grounds. For consistency, exteriors will be maintained. In the structure itself, two doors. One door for 2 floors, keep in with pricing, upper 200,000.00s. not a gated community not aged restricted. To comply with requirements with affordable housing, 130 of which 26 will be affordable housing. Roads, landscaping exterior will be association eighth street will continue to have access to the towpath. Ninth street opposite from the school, will be another access point and sidewalk next to park will go to the towpath. Will be for the public. As if you are walking on any public street in Frenchtown. Maintenance free material, will not have to paint every two years. Worked with town's historic architect that looks at history of community to keep it looks like town material wise, work with technical committee to come up with a product we thought would work. There will be restrictions in the condominium document. The document will be reviewed by the township attorney, planning board will make comments and council will make comments. Process is the beginning. We will be there to answer questions for pb, council and public. We will have to submit our plans, will be reviewed for all aspects of zoning. The public will have the same opportunity if they have questions or comments. This is not the only opportunity for public to have input. Major changes from previous plan from previous developer, mark as A-5 town's plan from redrawing from previous proposal, conceptual site plan 6/25/2008, prepped by another developer. Proposing something similar on Harrison 2 1/2 story major difference was 2 larger building, parking and 4 stories above. We are talking 3 story from 5 massing of building were large ours are smaller and in keeping with the neighborhood, smaller buildings reflects on eighth. Keeping in scale with the community, duplex, townhouses, single family homes. Redrawing a-6 – previous developer's perspective sketch. Looking from the Delaware, towpath on bottom of sketch, see large buildings. Our scale is three stories tops. Those 2 large buildings are not in our proposal.

Swore in architect – Wayne Lukis principal jlm design, had pleasure of working with subcommittee, for last four months. Plan is in a better direction in keeping to the scale of the town and architecture of the town. Tried to create architectural scheme, what the community would look like from school/Harrison street, perspective sketch Harrison street, dated units are Harrison street 2 1/2 have 3 stories of living space in the roof area. All the units have front porches if it's important that people have outdoor space so they can associate with other people of community. Lower level units use porch, upper level balcony. 3 unit structures together as a building maximum length is 75 feet of any building. Not out of character to single family homes. Elevation along Harrison street, two stories, both same date. Porch overhangs over entrances eliminated French balconies. Juliet balcony. Had to incorporate space on two stories for master bedroom. Units on Harrison street 2 bedroom living units. A4A with Juliet balcony, A4B. plan of the two and half story building. Every unit has its own garage and driveway. Two parking spaces for each unit. Garages are in the back, connect to units on inside. Standards of parking meets iris, on street parallel parking and perpendicular parking in area on Eighth Street.

Each one of the individual townhouses has two living units. A-8 floor plan dated 10/22/15. we have a combination of 2 bedroom units, have 3 and 4 bedrooms, in taller

buildings. Second unit in townhouse living spaces is above the garages, living level with kitchen and bedrooms in roof area of building. One of most important things was asked to do was to save view and access corridors so many opportunities for people to walk and see through. We have done that with 3 major corridors. Eighth ninth and pedestrian way, also three additional view corridor that line up with the alleyways to the site. Six ways to penetrate through the project to the river. One other special feature, ninth street only goes from Harrison street first parallel road rest is a pedestrian promenade with walkways and street trees primary access. Units are facing into the open space area. Parking lot is going to relocate the water tower to the parking lot to a small open space. Current water tower currently functions as a cell phone tower.

a-9 – back to back townhouses April 2015. three story version allows us to get additional space in third floor so we can have 3 bedroom units or 1 bedroom and 4 bedroom units in a townhouse. Can offer to as many people as we can. Affordable units are 1 bedroom units. Garages for each unit with how units overlap. We have done three schemes of elevation for the three story townhouse, marked A-10A, B, C, A – elevations – these units will go beyond Harrison street buildings, the buildings on Harrison helps make transition back on the site from lower to higher. Three elevation studies and discussed with borough's architect. We will continue to work with him. To make sure we are in keeping with borough redevelopment plan. Combination of brick and siding. All siding, all brick elevations. May have buildings in the site that are different. Create a variety. We will continue to work this out with Chris Pickell. A-11 – committed to providing street trees in the front and in the alleyways in the back. Elevation that shows trees A-11.

Swore in Bill Salmon, from Portland, professional engineer. Retained by Fieldstone in 2005. have looked at property along time. existing conditions and highlights of proposed improvements. A-12 – boundary topographic dated July 15, 2015 prepared by Gladstone design. Depicts existing building and flood plain, secured delineation from the dept. Verified flood plain. Gray area is existing building. Surface area of the building is about 50% 7 acres in total. Harrison street 600 foot frontage, 500 feet at ballfield, on with street 600 feet to river.

A-13 conceptual site plan dated September 1, 2015. want street scape on Harrison street and alley ways. View looks like townhouse, breaks along Harrison of 25 feet in street scape, larger buildings are in the back 168 feet. from visual standpoint looking at 62 units 8 units to acres from visual standpoint. 24 foot wide stack on top of each other. Planning comment – high density, foot traffic, want restaurants, art galleries, the connectivity to the townpath to the downtown area. Can get downtown to frequent shops. Other impervious coverage on existing sites, parking lots on northeasterly side, gravel and pavement through entire area. No landscaping scheme there now.

Traffic engineer – swore in Joseph Staigear. Licensed engineer, traffic impact analysis. Took traffic counts, consultant of school, review how many drop off and dismissal time pickup, Trip generation rates published. tested those find insulate transportation engineers. 130 units will generate 60 vehicles in peak morning hour and 70 vehicles evening hours. During peak hours. These are residents that work in different place, others may leave at 6 to 9. telecommunication and working at home. What we find is that you have more flexibility of coming and going to work. Amount of traffic generated 60 to 70 trips. There

is a way of modeling the intersections and roadways – how much delay to make a turn onto Harrison street, to analysis roadways. Finding traffic volume is moderately light have 450 vehicles per hour in both direction, 2800 vehciles per hourws. capacity of roadway. Added additional 57 vehicles we do not get to the capacity of the roadway. Keyed in on the intersection of Harrison and eighth street most impacted intersection. Operating level service of A and B. good levelof service stable conditions. can range from A-F. willing to work with municipality to implement measures to enhance traffic and pedestrian safety. In the developing stage of those aspect. Crosswalks, signs, etc.

Bob clerico – met with bill salmon a month or so ago. Issues a memo on discussion points, going forward in the design concept he will look at traffic, cstormwater, etc. of the site. Have not seen the traffic report.

Tafic egnginere will send report to bob and board. Scott – height, property is graded. What is level of Harrison street and then dips down. How does that effect total height. Engineer – Harrison street is hightest point and drops 15 feet is a story or story and a half. 38 feet on Harrison and drops off. Eckel – what is the height of the school, low to mid thirty, kate nugent 30 feet 10 inches. Warren – exising building is 50% and how much is imperviousl. 80 to 85% if unpervous. Proposal is about 5% less did not add sidewalks. Jack weeks – will elevations be staggered. Sideslopes will be staggered. Engineer – minium lfloor evelation 131 or 132 will see consistenacy in the rear. Seek a letter of map revision so you do not need flood insurance. It will revise the flood plain. You are not maintain that differential in the development. On the west side, sope the unitws 50 feet short of poperty line. Fill and water and water quality basin on west side to clean run off from streets. 10 fott differential. Looking from sportsw field looking south, ones toward river will look taller, about 10 foot drop over 500 feet. Storm water quality measures. Retaintion basins, will work with landscape architect to come up with low basins with plantsw, etc in it. To take run off from alleys and streets to clean up , raingardens. Will not see huge concrete block . you will see vegetation on west side, east side may have wall , will have plants and trees.

Meiskins. 173 elevation of school, Harrison 175 , further in 180 top of peek of roof. Feet above sea level.

Jack – elevation designs he thinks it makes for more intereste look so it has different facades so they do not look like cookie cutters. Eckel – chris has addressed that and has sent pictures of areas in lambertville, Philadelphia, - sometimes if you put a lot of diferece looks cluttered. Deferring it to chirs pickell, betsy – it is certainly possible, developer would like some articutlation for the buildings. Some may have siding as opposed to brick. You get to weight in. you can have a stronger input on design preferences for this plan. It is important that this be discussed. Want developer to have a clear message. Board will talk to chris.

Scott – general concern is that it should look like frenchtown. The better it will be for the community.

Eckel – what drove the porches on the buildings. That is not standard for developers. These are all defacto front porches so people can sit. Betsy – writing note to chris for alittle more eveolutionay design for a little more difference. Dragt – people agree with front porch. Mckenie – has to fit in and look like it was meant to be in frenchtown. Logical extension of the variations in the development of frenchtown.

Warren - Page 8 (k) fences, walls and hedges – number 4, hedges may be planted. On page 9 (m) open space buffer and landscaping number 4 – native plants, trees and shrubs. Want a cross reference. Shall be native as per section (m) .

Open public for questions or comments.

Limit comments to five minutes.

Jewasky – cedar street, why do we need high density? Planner – part of the problem, most of frenchtown developed as a gradual spread, houses were filled in, dealing with vacant. When you are dealing redevelopment, demolition, site clean up, relocation if you are going to accomplish redevelopment to get a nice job, you have to provide incentive. Density is a tool that municipality can use as a bargain chip, part of purpose of having expert to address issues that does along with the density. Starting this conversation. There is an ordinance in place that allows 111 units. They are asking for additional density. The board has to weight is what we are getting is a trade off. Jewasky – this is forever. McKensie – what we will look at forever. Hear tape. Warren – that developer has not yet appeared before that body you are talking about. Offer housing stock in the average home of 278,000.00 or to build 12 homes that are million dollar. Meiskin – most expensive unit would be 2300 square feet, mid to upper 300,000.00, 350,000 to 375,000.00. number of things that have to be done demolition, big number, clean up is a big one, rearrange the site, number of things underground that have to be relocated. This is an existing project, that needs clean up. Jowsky – land has to be developed. Meiskin. What do we think from scale. Within each townhouse, could be three or two units. This would be in keeping with the town and will blend in with the town. Jowsky – concern is density for size of town. Meiskin – looking at kid in school system. Jowsky hear tape, meiskin – planner has gone through analysis will present it in future meeting. This can not be a negative. Jowsky – big step for the town.

Adam Blackburn, third street, will be homeownership . – meiskin – intention is homeownership. We can not control who buys and rents out. planner – affordables would be rental? Would help town for rentals. Helps us with the fair share obligation need more rental units to meet our obligation. Some units could be. We have a rental portion of the obligations. She did not write the rules and she is not the judge. Has been state requirements. Concerned that we have an opportunity to get as rental units. Meiskin – bonuses for rentals. Warren – how many units – meiskin – plan reflects 26 affordable units would be rentals. 15% apartments – we had no objection to the towns.

Blackburn – how do we protect ourselves from negative tax burden and sewer. Warren – has there been or will there be a negative impact for taxes and sewer as a result of George Michael project, negative aspect – project not completed as expected on a schedule we understood, borough did not receive 250,000.00 that is due when the second co is issues on second building. Mr. Michael expected to happen earlier. The property is not fully developed. Not impact. The negative impact is in relation to expectation not what we were collecting for. Empty lot with not more taxes and no sewer fees. Paying for sewer not collected. When those kick in offset increase in costs.

Blackburn – this development is all townhome rowhome same thing, there is 4 townhomes in frenchtown. Does not fit frenchtown. Donot see how it fits in. single family or duplex homes. This does not match that at all. Does not reflect diversity. Planner – 4 units in the building at the barn theater. High density. The goal was not necessarily to take a block in frenchtown and replicate it to come up with something that would blend well and not the same. Blackburn – this is one building style. Planner – board had issues with that. taking back to hime that there should be more variation to see what he will come up with.

Blackburn – when the report on traffic, taxes etc. planner – do not know. Warren – will have traffic report in digitual form we will get up on borough website. Planner – joe siger taffic experts. Looked at activity on drop off point – what occurs and dynamics of that because of the school, turning, drop off, board of education members brought it up . we do not want to make it better. Taffic – looking at a number of improvements in that aera, cross walks, school zone signage, end result being that we want to walk away with a better scenarios than today. Lacking in safety aspect. Eckel – what hours of day. Taffice eng. 7 to 9 am in early june pm peak between 4 and d6:60 pm. Coincidental with the moring. Eckel – many students are not pickup a lot of walkerws, moving forward that may be something else to look at. By early june after school activities are done with. During sport season have continuaous hours going into after noon hours that you reported. Planner, making turning, interaction, existing taffic and what is happeining at the school. Implications shows parking along Harrison. Need to know that there will be good visiableity at the crosswalk. Need to know if ther should be parking along Harrison street. Design so that the crosswalks are protected, traffic calming. Taffic engineer - set parking away from crosswalsk. Planner – there is a key issues for functioning. Warren – consider using a portion of the west side of Harrison street as a designatede dropp off and pick up zone. we already have parents drop off and pick up across the street. Can institutionalize that. traffic engineer – should be control and implement a program to drop off on east side safiest way. Warren – children will be crossing from development to the school, control crossewalk will be the difference. Eckel – have been trying to come up with a solution fro 20 years. Need to be address.

Adam Blackburn – taffic triples when it is raining. How many more kids with 130 unites traffic will increase dramatically. Eckel – theoretically.

Cany ferri from fourth street – moved here for small schools and walkability. Affordable units, are all one bedroom. Planner – there is a required mix not more than 20% can be one bedroom, at least 20% have to be 3 bedroom. Rest is combination.

Walkalbity and safety – nice if ther was an oppournity is there an alternative drop off spot on side of the school. Help community feel more comfortable about density, etc. on southside of school dirt alleyway, one of the options that the area with dooperation with developed could be paved or configured to allow parentsw to dropp off. Get importanceof green space. If we want safety, possilibity.

How things will look – very few townhouse on Harrison street, if that is a place where single family dwelling make street facage make look more consisten on the through fare.

Warren – put passage way on south border. Kate – budgetary reasons. Visibility going out is difficult. Removal of some trees beside the alley. Eckel – concern both with going through the alley in both cases turning parents into sidewalk with kids walking

Sky vansaun - speak about alley – understand that all alleyways home owners to middle. Do not think you would be able to do that and I would not. Kate – create separate driveway.

Sky – when do taxes begin – when co is issued. Warren once it has been assessed as a dwelling about when it gets a co. attorney – look at in October and added assessments can be done throughout the year. Sky – traffic light at eighth and Harrison. Sky – water tower – is that a sure thing of staying. Planner – subcommittee thought they want to stay. Part of character of skyline of frenchtown.

Caroline scutt – ridge road, thank you for all the work. Have comments, and one question. Day job work with united way. Addresses well what is lacking in hunterdon county. People are looking for places to live that has walkability, front porches, do not have that type of inventory in county. Like that it is affordable in the county. I understand the density so you would have to take away homes. Hear tape. A lot of thought went into the process and you are ahead of trend in hunterdons. Good opportunity to let people know what this development will do for the community. Read that there will be retail. Planner – subcommittee previously in the overlay zone thought a good idea for live work opportunity. Live above retail. This developer were not enthusiastic. Subcommittee thought it would look storefront clutter. Committee decided to drop it out of the plan. Form and design and function perspective was not right place. Gordon – live work works at home do not have to create a second business district. Can have office in your home. Scutt – great opportunity for our community thanked everyone.

Charles low – eight street – what site will look like from river. Protection from bike path – will continue visual from the river. Clearing area between development and bike path. Engineer – property line is 20 feet from bike path. Have to stop at property line. Warren – borough at the insistence of dep. Adopted an ordinance that protects the vegetation from bank of river 150 feet east. Serious restrictions in that property. Engineer- existing building is within 150 foot buffer and will put detention basin. Charlie low – trees being added. Are they shade tree. Or maintain by project. Engineer – project responsible. y project –

Liz Johnson – how do you get information. Request from Brenda, email randy. Jim has volunteered to post and minutes. Hear tape.

Laura einhorn – on school board – direct impact on the school. Density could have influx of families anywhere from one to 3 children. How many kids are we potentially looking at.

Meiskin – planner was not able to come hope hw will be hear when we go to council. calculation 44 kids . based on a model from Rutgers. Accurate as it relates to new jersey – k-12 – planner – around here people come to frenchtown because of local school. Think fewer will send there school to private school. Have the planner when he

does his study, check with board and make sure what the percentage will be. Nugent – how many of 44 are k-8th. Planner – probably will be higher incidence of school age developer. In the affordable units, higher rate of school age children. You will have more school kids, you will not get a situation, relatives will not move it. If people are overcrowding offered bigger units. A lot of controls, household has to be income qualified including adults in the units. There is that kind of protection a lot of oversight. Gordon – understanding it would benefit the school to have more children. Number keeps going down. Nugent enrollment is steady but we are below functional capacity. Assuming number is functional. Once we get clarification. Function capacity is 235 currently 150. not ideal 235 kids in 10 classes w 23 kids per class if they were all the same age. Well below functional capacity.

Brian Fleming. Raising elevation of the site. Flood soccer p=field. Building occupies flood plain today. Raise area . water is not flowing through right now. Flood line is in the tree line when you are in the soccer field.

Brian Fleming – David Meiksin –

Warren – affordable housing in Frenchtown is more expensive. Hear tape. Fleming – HUD can come in. planner – section 8 go in market price unit, pay what they can afford state makes up the difference . affordable housing has to be rented by developer and developer takes the hit. Different dynamics. Part of why there are regulations to provide this type of housing. Idea it aht the units w will be in their own buildings and buildings will be scattered. Indistinguishable from the outside. Meiksin showed them on the map. Colored building, blue, yellow and pink. They have to be managed because they are rentals. If maintenance has to be done. You will not be able to tell. Same elevation. Scutt – Hunterdon county there is 460 section 8 voucher goes with you. Make assumptions that are not true. You are looking at people making 50,000 to 60,000 per year talking about teachers, police officers, etc.

Planner – appreciate you pointing that out. when the regulations are such that a household that qualifies earns 80% of medium income. Fixed income may qualify. Study done long ago, mt. Laurel 2, doing inclusionary development, did a study who moved in that demographically they were same people as those who bought market unit. Maybe a little young.

Kate – owner of rentals are nonprofit organization. Planner – developer could choose to own it.

Dominika Prostek – 12 seventh street – appreciate comments on affordable housing, necessary in our town. Talking to folks older feeling a lot of strain with sewer and taxes rising greatly. Development is necessary to help us in are aof sewer units. If there is someone who wants twelve houses per acre and wants to pay my sewer that is fine. Warren – million dollar houses would offset taxes but they would only generate 12,000.00 in sewer rates as opposed to 130,000.00 at 0 inches in operation of the new sewer . raise 300 for the year. Went into affect as to the tax bill in August.

Liz Johnsons – sewer rate paying for debt service of public works building. Warren – no true –

100,000.00 is debt service for dpw. Added to tax bill. 0 dollars pay for sewer. Tried hard to make sure sewer cost come out of sewer. All out. some borough employees who have part of their salary they provide function related to sewer. Sewer collections. What we have done we have removed all the excess cost out of sewer fees.

Dominikija – how can we make sure we do not have same problem. Get this development through – Jan spent a long time working to find a developer for this property. Is the collection of trash and recycling. Meiskin – each individual unit will be handclign trash alleyside. Eckel – they have to be able to fire trucks down alley. Will deal with that in details. Dominikija – hear tape. To our benefit to collect recyclingables. Pay one fee for one or thousand.

Jay Raymond, cedar street – townhouse 2 units, garage, where do they make up additional driveways or garages. Architect- only one bedroom not all the affordables get a garage and will have other off street parking to use. In most cases, all have garages, parking will be off street adjacent to the units.

Dominikija – not in favor of water tower, graffiti attraction. If someone falls, Eckel – hopeful that when developed, graffiti will be addressed. If we lose that as a cell phone tower, most of us will not be able to talk on our cell phones.

Eckel – thanked everyone who came together. Not last opportunity for input. If you have questions, please feel free to contact us.

Members returned to the meeting.

Eckel - Need to hire a traffic engineer. Covered by escrow. Warren – is it typical municipality hires its own. Planner – something of this magnitude and focusing on pedestrians, you will want to figure safest way for crosswalks, drop offs, etc. issue is pedestrian safety. Suttle – critical for outcome of the density. Traffic engineer – planner – board will need help just like you have landscape architect, etc.

Eckel – get names for recommended traffic engineer. Police go to school everyday. Hear tape. Attorney – get names and have Betsy or Bobo contact to make sure they can do this type of work. Eckel – need to make sure they do not have a conflict with Meiskin's team. Desapio – hope that they will look over what our engineers report. Eckel – agree to make sure they are accurate. Planner – what will be useful if you come up with a design of crosswalks, has to be specific and that and the ability to testify to the safety and our engineer can react to that. how it will function, etc. will be critical.

Eckel – next step – planner – have discussion with Chris at a meeting about how we are getting. There may be things done with it height, porch design, trim for variety.

Desapio - would like to see the board refer this to the council. planner some of this will have to come it is a functional issue. Attorney – types of design elements are expected to be in the redevelopment plan. Planner – if we defer the traffic issue, to council, hear tape. This is a threshold issue. Scott – everyone left and we told them informal discussion. Planner have to have discussion about some of the issues. Need input from

that. attorney could target that at next meeting. Planner – if there are areas board does not agree, they can discuss. Eckel – some of the board, they saw this evening only. Just gotten information. Board meetings ends at 10:00 pm. Planner – board needs to talk to Chris Pickell. Meiskin – if it is not moved to council. it will be Feb. Seller will have a problem. With that. Meiskin – seller is pushing me. Seller has financial pressures that is driving it. Planner – council will not introduce and adopt in one year. If it goes to council,

Desapio – not sure any of the discussion will result in changes to the language in the redevelopment plan. Paragraph – 1 or more will have general guidelines. Get concept out of the way so he can move forward with designs you want to see. Planner – borough attorney would expect their will be plans the redevelopment plan. Might have a design for Harrison street, that is not usual in a redevelopment plan. Through a concept plan should accompany redevelopment plan when it is presented to council. understand your desire to do that. will not gain you time. even if this body would meet between now and borough council meeting. We can not introduce and adopt within December to pass that ordinance. It would have to cross over to Jan. you can not introduce in one year and adopt in next year. Borough council could not act any faster. Suttle – we gave public that it would be moved at that. would not be comfortable. Meiskin – ask for a special meeting. They will have multiple opportunities for input. McKenzie – it is a redevelopment plan. Attorney Cruz suggested that you have not started negotiation and draft redevelopment agreement there is a lot of steps. And you do not control the property. Still have to come for site plan. Attorney – has a lot more in terms of design features. Desapio – more of site plan issue. Attorney – been on your side. Redevelopment plan are intended to include design standards. Meiskin – how do I do redevelopment, pilot if I do not know what I am approved for. Attorney – talk with Albert Cruz. Planner – there is a concern that there are other things that have to be worked out. Meiskin – different order than we are doing. Warren – agree that if we take action tonight after community felt it was important enough to share because of our willingness to stay to this hour, give you opportunity to share vision. Would undermined and make this body suspect. And would reflect back on you. Has nothing to do with agreement with property owner.

Attorney – tell your seller – this has been worked out with you, you are the intended redeveloper. This deal will not keep moving without your company in the mix. Not in his self interest.

Cooper – he would be happy to reach out to the property owner

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Eckel – traffic engineer – we want to know – will be at December meeting. Engineer – start with getting traffic report to see what level. With expertise on pedestrian.

Desapio – if we were to put together comprehensive plan. Three weeks before. Monday after Thanksgiving. Would like to see traffic report and the design plan. Eckel – we will be discussing design with. this board will not recommend anything to council just because technical review committee. I cannot guarantee you that they will take action in December. Attorney – have another meeting with Chris Pickell and work and subcommittee. A report can come with it. Desapio – does anyone have issue with exterior design and traffic issues that we need further examination. Planner – one issue with building design, placement of windows, on perspective, you do not have a lot of

windows on side of building. It is not way older housing were designed. Need more windows on side. Page 5 blanket walls are not – scott – asked that we have some sense of height perspective. From eighth, harison and ninth tenth or towpath. Perspective from other common view point driving from Harrison street. From pedestrian presepective and from parking area from ballfields. Not in the back if you live on eighth street or ballfield. Warren talked about perspective from school looking acrossharrison street. Planner – have elevation from side. Line of site cross section to show what happends to the elevations and heights of the building. Start with school and take to towpath. Planner – will help. Eckel – was clever to show previous proposals. Get a lot of stuff from you. Planner – need more specific information on traffic study. Engineer – board will want input traffic engineer. Will not hire to you meet again until you get information. Planner – first thing you want is a solution not an identification of problems. Warren – we can not hire this consult until the next meeting. Consultant can not do any work until after that. if board engineers firm has traffic engineer. Warren if not borough engineer. Borough council meets December 2nd. Could authorize hiring would expedite it. Planner – you reviewed with court. Anyone else you want to know. Want to make sure there is no discomfort. Extension of immunity until march 31st. may be further extension. We have time across the state may not be as bad as it might be. Want to make sure you are protected.

2. Planning Board discussion of the preliminary draft Redevelopment Plan
3. Planning Board discussion on hiring of a traffic engineer
4. Public comments and questions

6. Vouchers

This agenda is subject to

VOUCHERS

Brenda Shepherd, Board Secretary, presented the following vouchers for approval:

VOUCHER LIST 10/28/15

NJ Planning Officials	2016 Membership Dues	\$ 370.00
Elizabeth McKenzie	Professional Services for Land Use Ordinance through 9/30/15	\$ 43.75
Elizabeth McKenzie	Professional Services for Affordable Housing through 9/30/15	\$ 3,237.50

Archer & Greiner	Professional Services for General Representation through 9/30/15	\$ 260.00
Albert Cruz	Professional Services for Declaratory Judgement through 9/30/15	\$ 1,170.00

ESCROW ACCOUNT – BLOCK 3 LOT 1 – Frenchtown 7

Elizabeth McKenzie	Professional Services for Frenchtown 7 through 9/30/15	\$ 437.50
Archer & Greiner	Professional Services for Frenchtown 7 through 9/30/15	\$ 220.00
Albert Cruz	Professional Services for Frenchtown 7 through 9/30/15	\$ 57.00

ESCROW ACCOUNT – BLOCK 57 LOT 1 - Cretella

Herbert, Van Ness, Cayci & Goodell	Professional Services for Cretella through 8/31/15	\$ 629.50
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ESCROW ACCOUNT – BLOCK 34 LOT 1 – Michael

Albert Cruz	Professional Services for Michael through 8/31/15	\$ 75.00
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ESCROW ACCOUNT – BLOCK 55 LOT 1 – Cahill

Archer & Greiner	Professional Services for Cahill through 6/30/15	\$ 480.00
Van Cleef Engineering	Professional Services for Cahill through 6/30/15	\$ 202.50
Archer & Greiner	Professional Services for Cahill through 7/31/15	\$ 260.00

On motion by Warren Cooper, seconded by Gerry Case, and carried by unanimous favorable roll call vote, the Planning Board approved payment of the above bills list.

CORRESPONDENCE, COUNCIL REPRESENTATIVE REPORT AND OTHER RELATED ITEMS

. Correspondence, Council Representative report and other related items

Letter fro madam Blackburn – dealing with previousl draft version. Accidnetially got release. Do not have to deal anything. Energy efficcency.

Rocco – did not know that it was on the agenda. jim meade – not instructed.

Caroline scutt sent to every parent.

ADJOURNMENT

Gerry Case moved adjournment at 8:27 PM, and Jack Weeks seconded. The motion passed on favorable voice vote.

Brenda S. Shepherd
Planning Board Secretary