OLDMANS TOWNSHIP

 PLANNING BOARD MEETING

October 18, 2021

The Regular Meeting of the Oldmans Township Planning Board was held on October 18, 2021. The meeting was called to order by Chairman Sandy Collom at 7:00 PM. This meeting was held in compliance with the Sunshine Law.

IN ATTENDANCE: George Bradford, Sandy Collom, Sue Miller, Earl Ransome, Steve Smith, Mike Tuturice, Melinda Taylor, Rae Walzer and Barbara Wilson.

It was announced by Chairman Sandy Collom that the Zoning Application for Matthew Cassidy will be postponed until the November 15th meeting

MINUTES OF PREVIOUS MEETINGS: A motion was made by Steve Smith, seconded by Sue Miller and approved by all those who attended the September 20, 2021 regular meeting.

CORRESPONDENCE: None.

SUBCOMMITTEES:

Economic Nothing to report.

Environmental Nothing to report.

Farmland Preservation

Melinda Taylor reviewed the County’s proposed ADA (Agriculture Development Area) area versus the Township’s proposed ADA area. The County is only proposing farmland preservation up to Route 295 whereas the Township would like to offer farmland preservation to all farmers throughout Oldmans. Two other maps were also reviewed by the Planning Board …the proposed sewer service area as well as the State’s density map which has a small portion of Oldmans along US Route 130 as being “metropolitan.” Since sewer service is unlikely to occur in the future, the Planning Board believed it was okay to leave the proposed sewer service area as is with no changes recommended. The Planning Board consented to asking the State to change the metropolitan area to a suburban planning area instead. The County Ag Board will be holding a public meeting on Wed., October 27th at 7:30 pm at the Ware Building to discuss the County’s proposed draft of the farmland preservation element. All Planning Board members were invited to attend.

NEW BUSINESS: Presentation by Brian Slaugh of Clarke, Caton & Hintz

Public Hearing: Proposed Amendment to the Housing Element and Fair Share Plan of the Master Plan

The proposed Housing Element and Fair Share Plan is not considered an amendment since changes were made in 2008 to the COAH procedures. Tonight’s plan will be considered to be “new.” The proposed plan is requesting a durational adjustment since Oldmans has no sewer service and few areas with public water. A durational adjustment means that the Township must provide an opportunity for affordable housing but doesn’t have to build the houses itself. The prior round of COAH originally required Oldmans to have 183 affordable houses but with the most recent round the number was reduced to 125. This number was based on 20% of total housing units in 1990. The third round of COAH used Judge Jacobson’s method whose methodology is accepted by the Fair Share Housing Center states Oldmans must be 120 fair share housing units.

The Township has an affordable housing trust fund which can be used for rehabilitation of qualified affordable housing units. The Township rehabbed 9 owner-occupied houses since 2010 which counts toward COAH. Additionally, the Township is working on one market to rental program with a thirty-year deed restriction. There is also a program known as Market to Affordable which allows the Township to purchase a house, rehab it and sell to an income qualified (low, moderate income) purchaser. The State can recall the trust fund but the Township has made the decision to use the money locally to assist the residents in Oldmans, not in other parts of the State. Other options for the trust fund include 1. affordability assistance for renters (2 months rent) and 2. Group homes – each bedroom counts as a housing unit (4 bedrooms – 4 credits).

After the Affordable Housing Element Is completed, the municipality needs to pass an ordinance to update the current affordable housing ordinance and the development impact fee charged to residential and commercial builders. The impact fee for non-residential is currently at 2.0% of equalized value; the State allows up to 2.5%. The residential fee is 1.5% which is allowed per State statute.

Once the proposed Fair Share Housing Element is adopted and sent to the Fair Share Housing Center, they could ask for changes. If the durational adjustment is approved, this will protect the Township from builder remedy lawsuits.

OPEN TO PUBLIC

Dean Sparks Would a group home need a thirty year deed restriction?

Brian Slaugh Group home would need a thirty year deed restriction but a rehab program would only need a ten (10) year deed restriction

Dean Sparks Wanted to know how the Township could purchase a house as municipality purchases are generally slow since the Committee only meets once/month.

Brian Slaugh Suggested checking with Niki Arbittier but one possibility would be to authorize an employee to act on behalf of the Township for an option agreement to purchase a house.

Jennifer Dohner Why wouldn’t the municipality let the trust fund go back to the State?

Sandy Collom The municipality would still be required to offer affordable housing even if the State had the trust fund so better if the Township uses the money. The requirement for affordable housing wouldn’t go away.

Rae Walzer Couldn’t Oldmans build a housing project for disabled residents?

Brian Slaugh It would cost millions of dollars to build a sewer treatment plant. Right now a 75 unit building costs $18,000,000 to build.

CLOSED TO PUBLIC

Sandy Collom made a motion to adopt the Fair Share Housing Plan, with the proposed changes, which Earl Ransom seconded and a roll call vote was taken.

Roll Call Vote:

George Bradford Yes

Sandy Collom Yes

Sue Miller Yes

Earl Ransom Yes

Steve Smith Yes

Melinda Taylor Yes

Mike Tuturice Yes

Rae Walzer Yes

Barb Wilson Yes

9—aye and 0-no.

NEXT MEETING: Monday, November 15, 2021

There being no further business, Sue Miller made a motion to adjourn, Barb Wilson seconded which was agreed to be all to adjourn at 8:30 pm.

Melinda Taylor

Secretary