

DRAFT MASTER PLAN RE-EXAMINATION:

Donna Holmqvist of Preferred Planning Group presented the Master Plan Re-examination Draft. This is the second draft to incorporate the Quarry plans to include future uses for the Quarry that would be the most demanding.

John Barbarula stated that the Borough has been made aware of potential requests from property owners at Windbeam and Rock Creek. The Board can choose to adopt the plan as is or to include the proposed requests.

Holmqvist stated some issues to be aware of are Affordable Housing and resiliency in Affordable Housing as towns start planning for the next round. The communities will be met with obligations; there is no clear path to be able to give more guidance to the Borough.

Rick Malanga in attendance 7:38 p.m.

Holmqvist stated that with Rock Creek there is very little information and the Borough has a steep slope ordinance, are they are within it? It is a critical project for the Borough to undergo. It showed 28 units and right now the zone is R-35 that is more than is allowed for the zone. The Windbeam property is also environmental restrained and they are also proposing a greater density than the zoning allows. The community would need a better understanding of the benefit of these projects. John Barbarula stated that in 2025 the Housing obligations are going to be wide open, it is not set yet how every town will have to comply. A council member stated that New Jersey is one of the more densely populated states. Barbarula stated that there is a general belief that NJ needs more housing because the population will continue to rise. A council member asked what happens if you do not conform. Barbarula stated there will be builder's remedy.

A council member stated that the population is 40% single family, a big change from 20 years ago when 75% of the town was single family homes. With the proposals now it could bring single family down the 35%. The whole town demographic is changing. The discussion continued.

Mayor Carelli asked what our exposure is for builder's remedy for the land, do you have to be the owner. Holmqvist said that things can change, property owners can change their ideas. The discussion continued.

Mayor Carelli asked what if the property cannot support the infrastructure. Barbarula stated that is the biggest defense the town has. Riverdale is fortune because it does not have vase open land for development and is severely restrained environmentally. The discussion continued.

Mayor Carelli asked how the Quarry was being handled. Holmqvist stated that the Quarry is identified in the Land Use Plan as a redevelopment overlay. All of the zones are being kept the same in the Re-examination.

A council member asked about the Rails to Trails, is that included in the Master Plan Re-ex. Mayor Carelli explained that when he called the County about the program, the County told him that the previous Mayor did not want it. The Mayor would like to find a way to resurrect this project from the county to have the path continued into Riverdale.

OPEN PUBLIC PORTION:

There was no one from the public present at the meeting. Thereupon Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to close the public portion.

ALL IN FAVOR / MOTION PASSED

Thereupon Rick Malanga set forth the motion seconded by Warren Sheps to adopt the Master Plan Re-examination as it stands.

ROLL CALL: **Ayes: Malanga, Sheps, Carelli, Pellegrini, Roberts, Reilly, Scilingo, Bulger, Trowse**
Abstained: Talerico
Nays: None
(9 Ayes – 1 Abstained - 0 Nays – Motion Carried)

HEARING DATES:

The hearing dates will be scheduled for July 27th, August 3rd and August 24th

ADJOURNMENT:

Thereupon Chairman Scott Trowse set forth the motion seconded by Christopher Scilingo to adjourn the meeting.

ALL IN FAVOR / Motion Carried

Meeting adjourned at 8:44 p.m.

Respectfully submitted by:

Stephanie Colella, Board Secretary