

Work Session
Mayor and Council
October 24, 2013

A Work Session of the Mayor and Council was called to order at 7:35 p.m. by Mayor Barra who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following individuals answered roll call: Council members Bernstein, Strauch, White, Wilczynski and Mayor Barra. Ms. LaMonica and Mrs. Wilczynski were absent. Mrs. McCarthy and Mr. Bole were also present.

Public Comments

Mayor Barra opened the meeting to the public for comments.

There were none.

Administration

Zoning Ordinance Amendments

Mr. Barra stated that Mr. Ed Snieckus, Borough Planner, was present to discuss a Zoning Ordinance Amendment to revise the ML-4 District to incorporate Orchard Commons Housing and Orchard Commons Park.

Mr. Snieckus distributed an updated copy of the ML-4 Ordinance that was revised this morning. He explained that the current ordinances don't recognize the uses that presently exist in that area.

Mayor Barra said a revision of the ML-8 Ordinance which pertains to Crescent Commons will be discussed at a future meeting of the Council.

Mr. Snieckus reviewed the Ordinance as follows:

The opening section provides a general purpose for the ordinance as well as the reason for the changes which was initiated due to the Third Round Certification by the Council on Affordable Housing which was approved on October 14, 2009.

The primary intended uses for this area have changed from townhouses to special needs residential housing as well as municipal parks, open space and passive recreation.

Other changes can found under the section entitled, "District Regulations". They include density, height, area, yards and setbacks, buffer strip, occupancy of land, off-street parking, and the necessity of have qualified individuals living in the housing units.

The clause on affordable housing contributions has been deleted because each dwelling in this zone will be occupied by income qualified households.

In response to a question from Mrs. Wilczynski, Mr. Snieckus stated that the only ML-4 Zone in the municipality will be this location and it will have a density of ten units per acre.

Mr. Strauch commented that the first three “Whereas” sections are important housekeeping issues. Included in those sections are COAH’s 2009 approval of the Borough’s Fair Share Plan. Also the Planning Board recommended in 2011 that the properties set forth in this ordinance be rezoned to be consistent with current conditions.

Agenda Review

Mayor Barra reviewed the resolutions on this evening’s agenda of the Council.

Mr. Bernstein asked the Council if the Council would consider extending a free Crestwood membership to the members of the Planning Board and the Board of Adjustment. He suggested a credit of \$15 per month for the time they donate to these groups.

Mrs. Wilczynski said she would add the topic to the next meeting of her committee.

Mrs. McCarthy read the following resolution into the record:

Whereas, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

Whereas, this public body is of the opinion that such circumstances presently exist; and

Whereas, the Governing Body wishes to discuss:
Contract Negotiations

Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

Now, Therefore, Be It Resolved that the public be excluded from this meeting.

On voice vote, all Council members voted in favor.

On a motion by Mrs. White, seconded by Mrs. McSwiggan, the Council voted unanimously to adjourn to Regular Session at 8:03 p.m.

Respectfully submitted,

Gwen McCarthy
Municipal Clerk