

Township of Millburn
Minutes of the Planning Board
May 4, 2016

A regular meeting of the Township of Millburn Planning Board was held on **Wednesday, May 4, 2016** at 7:30 PM at The Bauer Center.

Chairman Kenneth Leiby, opened the meeting by reading section 5 of the Open Public Meetings Act.

A roll-call indicated the following members were present:

Elaine Becker
Fred Coombs
Sandra Haimoff
Leslie Lombardy
Roger Manshel
Ian Mount
Mary Esquivel, Vice Chairwoman
Kenneth Leiby, Chairman

Also present:

Ed Buzak, Board Attorney
Eric Fishman, Court Reporter
Thomas Watkinson, Township Engineer
Eileen Davitt, Zoning Officer/Board Secretary
Paul Phillips, Planner
Louis Ploskonka, Engineer

APPROVAL OF MINUTES

A motion to approve the minutes of March 16, 2016, was made by Elaine Becker, seconded by Mary Esquivel, and carried with a unanimous voice vote.

APPLICATIONS

SITE PLAN #443, 233 CANOE BROOK ASSOCIATES, 150 JFK PARKWAY

Richard Hoff, Attorney for the applicant, announced his appearance. He indicated that he will be presenting the applicant's planner, Creigh Rahenkamp, to provide information relative to fiscal concerns and demographic questions that have come up over the course of the meeting. He stated that Mr. Rahenkamp will provide demographics, particularly regarding school aged children associated with this project. He reminded the Board that this testimony is simply for

informational purposes. The proposed project is a permitted use in the zone. The idea that the proposal will generate school aged children or impact the community is a consideration that takes place at the zoning stage, which has already happened.

Creigh Rahenkamp, P. P., appeared and was sworn. His credentials were presented and accepted by the Board. Mr. Rahenkamp gave demographic testimony with regard to fiscal impacts associated with the proposed development. He stated that many suburban municipalities throughout New Jersey have seen a decline in the asset base of their community. The land values on which real estate taxes are drawn have been in decline throughout suburban New Jersey. Millburn, specifically, has seen their commercial sector decline 200 million dollars assessed value from 2007 to the current time. There is a heavy burden on residents as a result of the decline of asset value of the commercial sector. Many municipalities look for uses that have current demand to fill this decline. They look for high value rents and housing developments as an economic development strategy.

Mr. Rahenkamp indicated that there are several advantages to such development. It provides short term demand that a municipality can turn to, thereby filling the budget shortfall or gap. In addition, it allows for the location of rental housing in close proximity to major office centers, which helps bolster the office market. Finally, it increases consumer spending by giving local merchants the first shot at competing for the money that lives local.

Mr. Rahenkamp spoke to the potential generation of school-aged children associated with the project. He stated that he used the Center for Urban Policy Research prepared by Rutgers as a guideline to project the number of school aged children. It is anticipated that the market rate units will generate between 3-12 school aged children. It is anticipated that the income restricted units will generate approximately 20 school aged children.

Richard Hoff, Attorney for the applicant, agreed to an extension of time until June 30, 2016.

The matter was carried to June 1, 2016 with no further notice required.

BUSINESS

A motion to go into closed session to discuss litigation matters was made by Ian Mount, seconded by Roger Manshel and carried with a unanimous voice vote.

A motion to return to public session was made by Sandra Haimoff, seconded by Ian Mount, and carried with a unanimous voice vote.

ADJOURNMENT

A motion to adjourn was made by Sandra Haimoff, seconded by Mary Esquivel, and carried with a unanimous voice vote. (11:00 PM)

Eileen Davitt
Board Secretary

Motion: EB
Second: FC
Date adopted: 9/7/16