

Borough Fair Share Housing Counsel Patrick McNamara advised that materials were provided to the Court, the Office of Planning Advocacy, Bergen County, Fair Share Housing Center and Special Master. He explained that the Board is being asked to approve the Amended Master Plan Housing Element & Fair Share Plan which will be ratified by the Governing Body at their May meeting and determine if the three ordinances introduced by the Governing Body are consistent with the Borough Master Plan. He summarized that he and Board Planner Michael Kauker have been working with the Court-Appointed Special Master to refine the documents. Additionally, they have reengaged Triad Associates who will be responsible for operations and management. Once the Governing Body ratifies the Amended Master Plan Housing Element & Fair Share Plan and adopts the three ordinances, he explained that there is a trial date set in mid-July before Judge Farrington for judgement of repose and substantive certification. Once that is settled, there will be a one and half-year break before they begin working on the Round 4 filings which will be due on or around 7/1/25. He believes that the work that was done for Round 3 can be reutilized for Round 4 mostly due to the lack of vacant land in Maywood. He noted that the East Hunter Avenue Redevelopment Plan which was adopted last year has not changed.

Board Planner Michael D. Kauker noted that included in tonight's agenda package is a copy of the Amended Master Plan Housing Element & Fair Share Plan dated 3/1/16, last revised 4/12/23. He explained that the plan is prepared in accordance with COAH regulations as stipulated by the Court. He summarized that the plan fulfills the Borough's obligation to provide for its fair share of low and moderate-income housing. He added that the obligation stems from the Settlement Agreement with Fair Share Housing Center. He then distributed a 1-page Affordable Housing Location Map and 10-page PowerPoint presentation entitled Borough of Maywood Affordable Housing. He summarized that the map depicts the locations that are intended to address of affordable housing obligations. Board Planner Kauker then took the Board through the PowerPoint presentation explaining how the Cumulative Obligation is calculated based on the Rehabilitation Share, Prior Round Obligation and Third Round Obligation. He noted that the Borough was able to apply a Vacant Land Adjustment which resulted in the Realistic Development Potential (RDP) of 25 units and an Unmet Need of 237 units. His presentation outlined the mechanisms for addressing the RDP using Lydecker Manor and the potential development of the Hofmann property on East Hunter Avenue. Chairperson Panny confirmed that the plan reflects the 5 group home units that were excluded. Board Planner Kauker's presentation also summarized the mechanisms for addressing the Unmet Need using Lydecker Manor and three group homes. Lastly, his presentation provided three additional mechanisms addressing the Unmet Need through Ordinances #6-23 West Pleasant Avenue R-C District Expansion, #7-23 Townhouse Use Overlay (THO) Districts and #8-23 Chapter 211 Affordable Housing Ordinance. Borough Fair Share Housing Counsel McNamara added that the Ordinance #8-23 Chapter 211 Affordable Housing Ordinance includes the development fee ordinance and the elements for the spending plan. He noted that all the documents have been posted to the Borough website.

Chairperson Panny invited the Board to ask questions of Borough Fair Share Housing Counsel McNamara or Board Planner Kauker. Derek Eisenberg clarified that the residential development of five (5) units or more would require one (1) low and moderate-income unit. Borough Fair Share Housing Counsel McNamara noted that the units are deed restricted as affordable housing for 30 years and are assessed as such. Rick DeHeer feels that the Unmet Need of 237 units is too high for such a small town that is mostly developed and asked about a deadline to satisfy the Unmet Need. Borough Fair Share Housing Counsel McNamara replied that the Borough is required to provide a reasonable opportunity

Open Meeting to the Public

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. John Gargagliano seconded the motion. All eligible members present voted in favor of the motion. The meeting was adjourned at 8:15pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary