

**WALL TOWNSHIP PLANNING BOARD
MINUTES - SPECIAL MEETING
MUNICIPAL MEETING ROOM
MARCH 15, 2004**

Chairman Braun called to order the regular meeting of the Wall Township Planning Board at 7:45 P.M. Members present were Braun, Luttman, Thomson, Tobia, Morris, Rible, Kiley, Attorney Rubino, Planner Maczuga, Planning Board Secretary Lang, Recording Secretary Schinestuhl and Court Reporter Arnone.

Chairman Braun announced the meeting was being held in accordance with the "Sunshine Law" and a resolution adopted on January 12, 2004.

SALUTE TO THE FLAG

Attorney Rubino announced this is a Special Meeting. Notice has been provided in the paper. The Board has jurisdiction to proceed.

Chairman Braun said Jeff Surenian, Esq. will give a presentation regarding Mount Laurel.

Attorney Surenian gave an overview of Mount Laurel. He said in February 1998 Judge Serpentelli approved Wall Township's plan. In January 2004 it was expiring. You can get an extension of that protection. Part of the process in seeking that requires re-examination of the plan. The Peck project produced fewer units than anticipated. The Court Master gave conditions stating we should plug the gap in the plan. The Housing Element is in the end phase. The resolution that I prepared has the standard language. If satisfactory it would amend the Master Plan. I would seek approval for an extension. There is a slight addition to the language. Items 6 & 7 will be added. Item 6 – This resolution is not intended to usurp the powers of the Board of Adjustment regarding Sunnyside. Item 7 – If, for any reason, any component of the plan amendment does not yield the anticipated credits, the Planning Board hereby expresses its commitment to address any remaining gap.

Mr. Maczuga said there is a gap of 12 units in the plan. We propose to fill that gap through two projects. One project is the assisted living home and the other is the Autistic Group Home. The Autistic Group Home will give us four rental credits and four rental bonus credits. Sunnyside Manor will give us 30 rental credits for affordable assisted living beds or a lesser number of credits, but not less than four if approved.

Mr. Kiley asked if the application references the Township Committee. The resolution just states the Planning Board. Attorney Surenian said the Township Committee has already addressed this.

The hearing was open and closed to the public.

March 15, 2004

Page 2

Deputy Mayor Thomson moved to approve the Amendment to the Housing Element of the Master Plan. Mr. Luttman seconded the motion, which was unanimously approved by a roll call vote. (Messrs. Thomson, Luttman, Kiley, Morris, Rible, Tobia and Braun voted yes.)

There being no further business to come before the Board, a motion was made, seconded and unanimously approved to adjourn the meeting at 7:55 P.M.

Respectfully submitted,

Betty Schinestuhl
Recording Secretary