

**MINUTES
TOWNSHIP COMMITTEE
REGULAR MEETING
FEBRUARY 28, 2019**

Mayor Selen called the Regular Meeting of the Township Committee of the Township of Chatham to order at 7:30 P.M.

Adequate Notice of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both The Chatham Courier and the Morris County Daily Record on January 4, 2019; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 4, 2019; and notice was filed with the Township Clerk on January 4, 2019.

Mayor Selen led the flag salute.

Roll Call

Answering present to the roll call were Committeewoman Ness, Committeewoman Swartz, Committeeman Ritter, Deputy Mayor Kelly and Mayor Selen.

Approval of Agenda

Committeewoman Ness moved to approve the Agenda. Deputy Mayor Kelly seconded the motion, which carried unanimously.

Reports

Committeewoman Ness reported that Colony Pool registrations will be open on March 1st. Committeeman Ritter asked if a resolution would be adopted regarding Colony Pool fees. The Township Clerk indicated that the fees are set by ordinance, and action is only necessary if the fees will be changed. Committeeman Ritter asked why the fees are not being raised for 2019, and suggested that the Township Committee should discuss raising the fees. Administrator Hoffmann said that there was a note in his file from his predecessor regarding having Colony Pool fees remain at the 2018 level, and he apologized for not having consulted with the Township Committee.

Engineer Ruschke reported that preliminary drawings for the Lafayette Avenue Safe Routes To School sidewalk project were submitted to the DEP for review. He said that he will coordinate with Administrator Hoffmann for a public hearing to be held so that residents can review the plans. Committeewoman Swartz asked when a public hearing would be held. Engineer Ruschke said he hopes it would occur within the next month so that the public can provide input. Committeewoman Swartz asked about input from JCP&L regarding utility poles. Engineer Ruschke said that there would be some pole relocation needed. Committeewoman Swartz also asked about parked cars blocking the sidewalk. Engineer Ruschke said that it would be dealt with if that problem occurs. Mayor Selen asked about the sidewalk along Cougar Field. Engineer Ruschke said that the Township does not place responsibility of the maintenance of that sidewalk on the School District.

Administrator Hoffmann said that a new employee, Kathleen Nagy-DeRosa, will begin work on March 1st, and will be working in the Construction Department. He also provided an update on the budget adoption process. Administrator Hoffmann said that the Annual Financial Statement has to be filed before the budget can be introduced, and there has been a delay in the State's system for the uploading of that information. At the March 14th meeting, Administrator Hoffmann said that he would like to discuss some budget matters with the Township Committee, including the open space tax. Administrator Hoffmann also said that the Township Committee had authorized an RFP for athletic field lawn care at the February 14th meeting. Since then, discussions have been held with Borough officials about sharing the work as the fields are used for the joint recreation program. He also said that there are co-ops that offer these services.

Attorney Cruz addressed Resolution 2019-070. He said that the litigation with the Fair Share Housing Center has been settled, and the Superior Court has approved the settlement. Attorney

Cruz said that the approval requires that the Township adopt a Housing Element and Fair Share Plan consistent with the settlement agreement, and the matter needs to be referred to the Planning Board as the Housing Element and Fair Share Plan are components of the Master Plan. The resolution also asks the Planning Board to complete their work within 120 days, as the Township has to go back to court within 150 days for a compliance hearing.

Attorney Cruz further noted that he received correspondence from the attorneys representing the Transcontinental Gas Pipeline regarding infrastructure improvements. He said that a valve is going to be replaced in the PSE&G easement crossing Southern Boulevard near the intersection of Hampton Road. Attorney Cruz said that Transco has the Federal authority to proceed, and an application has been made for soil erosion sediment control permits. Attorney Cruz said that work is anticipated to be complete by June 2019. The area is already clear, no trees are expected to be removed, and the site will be restored. Notice will also be given to adjacent property owners, and the Township will also be given 72 hour notice. Engineer Ruschke said that most of the work will not be visible. Deputy Mayor Kelly noted that this project is separate from the Pilgrim Pipeline.

Mayor Selen reported that a meeting will be held with representatives from PSE&G at the site of their tree removal project. He also said that he is working on forming a technology committee, and hopes to have a formal proposal at the next Township Committee meeting.

Hearing of Citizens

Mayor Selen opened the Hearing of Citizens.

1. Rez Estevez, 126 Southern Blvd, said that the Colony Pool summer camp should only be run if it will make money for the Township. She also said that the request to have the Planning Board review R-3 and R-4 zoning regulations is an example of big government creep, and is an encumbrance on property owners. Mrs. Estevez also asked the Township Committee to not raise property taxes. Mrs. Estevez further asked the Township Committee to allow developers to improve properties.
2. Samuel Sealy, 23 Edgewood Road, described water problems he is having on his property, and he said that it is because of the large houses being built in the Township. He also said that road conditions are bad because of water drainage.
3. Dan Miller, 465 Green Village Road, said that many years ago, he opposed larger homes, however they are here now. He said that people who have not yet built larger houses should not be restricted because other people have built large houses. Mr. Miller said that most of Green Village is in the R-3 zone, and it is not like the other R-3 areas due to a lack of sewer service. He further opined that the matter should be studied by professionals rather than the volunteers serving on the Planning Board. Mr. Miller also said that if the zoning in Green Village is to change, they should also receive sewer service. He also said that he will file a tax appeal if his property is devalued.
4. Todd Goodman, 4 Woodlawn Drive, alleged that builders are allowed to violate land use regulations without penalty. He suggested that the Planning Board consider height regulations so that he can monetize his own property. Mr. Goodman asked when the Municipal Court recognized the East Park Builders matter as being resolved. Attorney Cruz said that the conceptual settlement was reached on January 23rd, which was subsequently reduced to writing. He said that the summonses will be formally dismissed on March 12th. Mr. Goodman also said that residents were told that East Park Builders hates the residents on Woodlawn Drive, and they are taking their time with their project in order to hurt the neighbors. Mr. Goodman also cited statements made by Mr. Cruz that the law favors settlement and that the Municipal Court had encouraged the Township to reach a settlement. Mr. Cruz said that the Municipal Court Judge would not fine East Park Builders \$2000 for every violation. Mr. Goodman asked why it took seven months to reach a settlement. Mr. Cruz said that it took time to bring the builder into compliance and to reach a settlement.
5. Kristin Herendeen, 7 Maple Road, said that her house is downhill from Woodlawn Drive, and has been adversely impacted by East Park Builders' construction projects. Mrs.

Herendeen said that she did not have water issues prior to the recent East Park projects, and one of her neighbors on Maple Road spent thousands of dollars proving that the problems were caused by mud and water from East Park's projects. Mrs. Herendeen said that Administrator Ciccarone and Engineer Ruschke assured her that East Park was receiving summonses. Mrs. Herendeen also said that she expects East Park to pay for the recent drainage upgrades, and pay a \$200,000 fine.

6. Genevieve Castelino, 104 Ormont Road, said that she would like to see an end to the politicization of land use. She said that there can be balance with development. Mrs. Castelino also suggested that Township Committee members stop using social media for Township business, and said that issues should be discussed at Township Committee meetings.

Committeewoman Swartz said that many have posted on social media about a variety of topics, and she does not believe that discussions at the Township Committee are party oriented. She also said that Mrs. Castelino is suggesting that people who own bungalows should be limited to keeping houses the way they are. Mrs. Castelino said that her comment was that there is a balance in the Township of housing types. She also said that she would not challenge a new house on size alone, but rather on the disruption to the neighborhood created by builders, and she does not want to see builders create a mess for the neighbors who remain. Mrs. Castelino also suggested that Committeewoman Swartz should read the Master Plan.

7. Carole Wipf, 2 Woodlawn Drive, said that houses do not exist in a vacuum, and her neighborhood has been damaged. She also criticized enforcement of Township regulations, and said that she complained about noise ordinance violations committed by East Park. Mrs. Wipf asked for an assurance that if East Park commits any violations at 3 Woodlawn Drive, that work be stopped. She also asked that East Park be asked to keep their proposal for 3 Woodlawn Drive to something consistent with the rest of the neighborhood.
8. Christina Mott, 22 Nicholson Drive, said that she is disappointed that East Park has not been fined for damage done on Woodlawn Drive, and it sends a message that laws can be trampled without penalty. She also thanked the Township Committee for considering having the Planning Board review the need for zoning changes. She said that further development like that at 11 Woodlawn will reduce or eliminate the natural beauty of Chatham Township.
9. Carol Bolton, 4 Yarmouth Road, said that she has written to the Township Committee about potentially changing zoning regulations. She said that house modifications in her neighborhood have also enhanced her property value, and she raised a concern about limiting future development. Mrs. Bolton said that current residents deserve the same opportunity that others have had in the past.
10. Dan Miller said that there is an enforcement issue rather than a zoning issue.
11. Meg Smith, 1 Yarmouth Road, said that there are some homes in the Township that are not aesthetically pleasing, and there is a mishmash of homes. She also said that seniors are disproportionately affected by limiting future house sizes. Mrs. Smith said that there are people who want to sue the Township for lost value and appeal their tax assessments.
12. Christine Ruckriegel, 10 Long Hill Road, said that the Township is allowing builders to decide what the Township will look like. She said that neighboring houses have been devalued by larger new houses. Mrs. Ruckriegel said that it is the Township Committee's responsibility to protect the character of established neighborhoods. She also said that the houses that have recently been built on Woodlawn Drive are a travesty.
13. Abby Reitz, 5 Woodlawn Drive, said that her house has been devalued. She also said that she feels the Township Committee has turned its back on her neighborhood. Mrs. Reitz also addressed safety issues.

14. Todd Goodman said that the residents are being told that the Township Committee does not have authority over a settlement agreement with East Park. He also wants the height restrictions on development
15. Tom Hoffelder, 27 Fairfax Terrace, addressed recent redevelopment in his neighborhood, and said that some people have moved away because the character of the neighborhood was changed. He said that a review of the zoning regulations would be a good thing.

Seeing no further comment, Mayor Selen closed the Hearing of Citizens.

Non-Consent Agenda

Resolution 2019-069

**RESOLUTION 2019-069
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM FORMALLY REFERRING THIS MATTER TO THE PLANNING BOARD**

WHEREAS, the members of the Township Committee are responsible to act in the long-term best interest of the entire Township; and

WHEREAS, the role and responsibility of the Planning Board, in addition to hearing specific applications for construction, is to advise the Township Committee on the long-term planning goals of the Township; and

WHEREAS, the Township Committee relies on the dedicated members of the Planning Board and its professional staff for the planning advice and expertise to provide the best guidance for the ongoing development of the Township.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee does formally request the Planning Board to review the existing limitations on the size of homes in the Township in relation to lot size, especially in the R-3 and R-4 Zones, and to report back to the Township Committee on the effectiveness of the existing limits, and to recommend any changes that would benefit the long-term interests of the residents of the Township both positively and negatively.

Committeewoman Swartz said that she wants to table this resolution so that the Planning Board can focus on affordable housing matters. She also opined that requesting the Planning Board to review existing limits is an overreach. She also noted that the request does not include a time frame or a budget. Committeewoman Swartz also raised a concern about asking volunteers to review land use regulations.

Deputy Mayor Kelly said that his impression from the Hearing of Citizens is that there are a spectrum of concerns coming from the public, and house size is an important issue that needs to be reviewed. He said that the Township Committee needs to be responsive to the concerns raised by residents, and he said that the Planning Board has access to professional experts.

Committeewoman Swartz asked if the Planning Board is responsible for code enforcement, and said that the problems on Woodlawn Drive sound more like an enforcement issue.

Committeewoman Ness said that in 2018 the Township Committee voted unanimously to have the Planning Board review this issue, and the subcommittee formed by the Planning Board never submitted a report. She also took issue with some of the claims made by residents opposing this resolution, as it is not known what the Planning Board will recommend. Committeewoman Ness further noted that in 2006/2007 residents brought forth similar concerns about large houses, and changes were made to zoning regulations, and new restrictions were developed.

Committeewoman Ness also noted that the Zoning Board of Adjustment has repeatedly asked the Township Committee to review house size limits.

Deputy Mayor Kelly said that he spoke with the Zoning Board Chairman about their recommendation, as it would likely increase the burden on the Zoning Board. Deputy Mayor Kelly said that the Zoning Board is concerned about the creeping change in the Township's aesthetic. Committeewoman Swartz said that the Zoning Board can deny variance applications.

Deputy Mayor Kelly commented on the concern raised that taxes would increase by pointing out that the tax rate is at the same level as in 2007. He also pointed out that the Planning Board is being asked to make recommendations, but the elected Township Committee would be taking any potential action. Deputy Mayor Kelly further noted that the Planning Board is advised by seasoned professionals.

Committeeman Ritter said that he would support tabling the resolution until some questions are answered. He asked if there is backup to the claim that house size is one of the most frequently expressed concerns. Deputy Mayor Kelly said that the claim is based on statements made by residents at Township Committee meetings and comments made to him while campaigning. Committeeman Ritter said that the concern has only been raised by residents of the Woodlawn Drive neighborhood. Committeeman Ritter further asked how many properties are in the R-4 zones. Engineer Ruschke said that he did not have that information readily available. Committeeman Ritter asked how having the Planning Board review zoning regulations would benefit the entire Township. He also asked how the term "smaller lot" is defined. Deputy Mayor Kelly said that the question should be answered by the Planning Board. Committeeman Ritter asked how "beneficial" would be defined. He also alleged that the resolution is anti-seniors. Committeewoman Ness challenged Committeeman Ritter to present facts when making such allegations.

Mayor Selen said that there are irresponsible builders around the Township. He also said that the potential reduction in property value is a legitimate concern. Mayor Selen further said that drainage concerns were presented by residents, and the drainage could have been caused by large homes. Mayor Selen said that if the Planning Board makes recommendations that will reduce home values, he will not support the recommendation. However, he does support having the Planning Board review the matter.

Committeeman Ritter opined that any recommendation from the Planning Board that restrict development rights will reduce property values. He also said that the issue on Woodlawn Drive is an enforcement issue.

Committeewoman Swartz said that several Planning Board members have not undergone the mandatory training yet.

Committeewoman Swartz moved to table Resolution 2019-069. Committeeman Ritter seconded the motion.

Roll call: Committeewoman Ness, Nay; Committeewoman Swartz, Aye; Committeeman Ritter, Aye; Deputy Mayor Kelly, Nay; Mayor Selen, Nay.

Committeeman Ritter asked for clarification of the term "smaller lots." Committeewoman Swartz asked about the long-term best interests of the Township.

Attorney Cruz proposed that the first WHEREAS clause in the draft resolution be deleted.

Administrator Hoffmann said that if professionals are to be retained for the Planning Board's review, the anticipated costs will have to be included in the 2019 Budget.

Attorney Cruz reviewed with the Township Committee the amendments made to the resolution.

Deputy Mayor Kelly moved to adopt Resolution 2019-069. Committeewoman Ness seconded the motion.

Roll call: Committeewoman Ness, Aye; Committeewoman Swartz, Nay; Committeeman Ritter, Nay; Deputy Mayor Kelly, Aye; Mayor Selen, Aye.

Resolution 2019-070

**RESOLUTION 2019-070
RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE
OF NEW JERSEY, REQUESTING THAT THE PLANNING BOARD PREPARE A
HOUSING ELEMENT AND FAIR SHARE PLAN CONSISTENT WITH THE
AFFORDABLE HOUSING SETTLEMENT AGREEMENT AND ORDER ON
FAIRNESS AND PRELIMINARY COMPLIANCE HEARING**

WHEREAS, on December 13, 2018, the Township of Chatham and the Fair Share Housing Center, Inc., entered into a Settlement Agreement fixing the Township's affordable housing fair share obligation for the period from 1987 through 2025; and

WHEREAS, on January 10, 2019, the Township and FSHC entered into an Amendment to Settlement Agreement to correct the block and lot identification of the overlay zone permitting family rental or for sale units at Block 128, Lot 9, a 3.2 acre parcel that is currently used for an office building; and

WHEREAS, on February 22, 2019, Judge Maryann L. Nergaard, J.S.C., held a Preliminary Fairness and Compliance Hearing and approved that settlement and entered an Order on Preliminary Fairness and Compliance; and

WHEREAS, the Settlement Agreement contemplates that the Township of Chatham will, subject to the requirements of the Municipal Land Use Law, prepare and adopt a Housing Element and Fair Share Plan consistent with the Agreement; and

WHEREAS, the Settlement Agreement is attached as Exhibit A; the Amendment to Settlement Agreement is attached as Exhibit B and the Order is attached as Exhibit C.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. That the Planning Board prepare and adopt a Housing Element and Fair Share Plan, subject to the requirements of the Municipal Land Use Law, consistent with the Settlement Agreement within one-hundred and twenty (120) days of February 22, 2019, the date that the Order on Preliminary Fairness and Compliance was entered.
2. That this Resolution shall take effect immediately.

Committeewoman Swartz said that she is extremely impressed by the efforts of the Township Committee, Township Attorney and Township Administrator in their efforts to settle the affordable housing litigation.

Administrator Hoffmann said that the Township Attorney and Township Planner did a masterful job, and both Judge Nergaard and the Special Master recognized their efforts as well.

Committeewoman Ness moved to adopt Resolution 2019-070. Committeewoman Swartz seconded the motion.

Roll call: Committeewoman Ness, Aye; Committeewoman Swartz, Aye; Committeeman Ritter, Aye; Deputy Mayor Kelly, Aye; Mayor Selen, Aye.

Consent Agenda

**RESOLUTION 2019-071
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM, ACKNOWLEDGING RECEIPT OF REPORTS**

BE IT RESOLVED by the Township Committee of the Township of Chatham that the following monthly reports of departments be acknowledged as received:

CFO – January
Tax Collector – January

RESOLUTION 2019-072
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM APPROVING MINUTES OF MEETINGS

BE IT RESOLVED that the Township Committee of the Township of Chatham acknowledges receipt of and approves the minutes of the Township Committee meeting held on February 14, 2019.

RESOLUTION 2019-073
RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE
OF NEW JERSEY RELEASING THE PERFORMANCE GUARANTY FOR THE
CHATHAM DAY SCHOOL

WHEREAS, the Planning Board has granted preliminary and final approval for a project at Chatham Day School, Block 135, Lots 1 & 9 located at 700 Shunpike Road; and

WHEREAS, said approvals required, in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the Developer's Agreement between the developer and the Township, the posting of a performance guaranty to secure completion of the public improvements that were part of the project, and which was posted by the developer; and

WHEREAS, as set forth by Township Engineer John K. Ruschke, P.E. in his letter dated February 19, 2019 the public improvements have been substantially completed to the extent that the Phase II performance guaranty consisting of \$15,510.00 in a letter of credit and cash bond of \$7,856.59 plus additional interest (Escrow Account # 92701) may be released to Chatham Day School ;

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, that the performance guaranty for Phase II consisting of \$15,510.00 in a letter of credit and cash bond of \$7,856.59 plus additional interest (Escrow Account # 92701) posted by the developer is hereby released, in accordance with the letter of Township Engineer John K. Ruschke, P.E., dated February 19, 2019 , provided that no relief granted herein shall be construed to relieve the developer from the obligation, once all work is completed and accepted, to post a maintenance guaranty in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., and the Developer's Agreement between the Township and the developer.

RESOLUTION 2019-074
RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM AUTHORIZING A REQUEST FOR QUALIFICATIONS (RFQ) OR
REQUEST FOR PROPOSAL (RFP) FOR 2019 LAWN AND FIELD MAINTENCE
SERVICES FOR TOWNSHIP PROPERTIES

WHEREAS, on February 14, 2019 the Township Committee adopted Resolution 2019-066 authorizing solicitation of quotes or preparation of an RFP for Lawn and Field Maintenance Services for Township properties for up to a three (3) year period commencing in 2019; and

WHEREAS, the Borough of Chatham has expressed an interest in issuing a joint RFP for Lawn and Field Maintenance Services for Borough and Township properties.

BE IT RESOLVED, by the Township Committee of the Township of Chatham that that Resolution 2019-066 is hereby amended to grant authorization to solicit quotes or prepare an RFP for Lawn and Field Maintenance Services for Township and Borough properties for up to a three (3) year period commencing in 2019.

Resolution 2019-075 was pulled for a separate vote.

Committeewoman Ness moved to approve the Consent Agenda. Mayor Selen seconded the motion.

Roll call: Committeewoman Ness, Aye; Committeewoman Swartz, Aye; Committeeman Ritter, Aye; Deputy Mayor Kelly, Aye; Mayor Selen, Aye.

RESOLUTION 2019-075
RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE
OF NEW JERSEY AUTHORIZING ESTABLISHMENT OF A
COLONY SUMMER CAMP

WHEREAS, a proposal has been made by the Colony Pool Advisory Committee to establish a Colony Summer Camp; and

WHEREAS, the Committee Liaison to the Colony Pool Club, Pool Club Manager, Township Administrator and others reviewed the proposal and provided input; and

WHEREAS, a minimum of thirty (30) Campers per week must sign up for this camp to be feasible; and

WHEREAS, a go, no go decision must be made by Friday, May 24, 2019 so that the Township Administrator on behalf of the Township of Chatham can hire the appropriate number of staff members to work at the camp; and,

WHEREAS, the proposed membership rate for the Colony Summer Camp is \$175 per week for Colony Pool members and \$225 per week for non-members; and

WHEREAS, the camp is proposed to run for a six-week period for the weeks commencing July 8; July 15; July 22; July 29; August 12 and August 19, 2019.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, that the establishment of a Colony Summer Camp is hereby authorized; and

BE IT FURTHER RESOLVED, that the Township Administrator and his designees are authorized to work with the Colony Pool Advisory Committee so that they can advertize for camper sign ups; and

BE IT ALSO RESOLVED, that the Township Administrator is authorized to take the necessary action to cancel the Camp if the minimum number of signups are not reached by Friday, May 24, 2019.

Committeeman Ritter said that the camp fees should be increased by \$50 so as to promote Colony Pool memberships. Committeewoman Ness said that the fees were compared to other local camps before the proposed rate was selected, and the proposed per hour fee is competitive. Committeeman Ritter said that the Colony Camp offers additional amenities, and the Township should try to make as much money as possible.

Mayor Selen proposed to raise the rates by \$25 each. He also noted that if there is not sufficient enrollment, then the camp will not be held.

Committeeman Ritter asked if every week the camp is run needs to have 30 registrants. Administrator Hoffmann said that each week of the six weeks needs to have at least 30 registrants in order for the camp to be run. Committeewoman Swartz asked if registrants sign up for two-week increments. Committeewoman Ness said that the registrations will be for two weeks.

Committeeman Ritter asked if money is being budgeted for advertizing. Administrator Hoffmann said that the advertizing will be through the currently available electronic means. Committeewoman Ness said that a press release can be sent to newspapers, and a letter can be sent to the schools.

Mayor Selen moved to adopt Resolution 2019-075. Committeewoman Ness seconded the motion.

Roll call: Committeewoman Ness, Aye; Committeewoman Swartz, Aye; Committeeman Ritter, Aye; Deputy Mayor Kelly, Aye; Mayor Selen, Aye.

Hearing of Citizens/Petitions

Mayor Selen opened the Hearing of Citizens.

1. Dan Miller said that he hopes that the Township Committee will answer questions from the public. He also said that any change in zoning regulations will have an impact on property values, and he expects Mayor Selen to hold himself to voting against any

ordinances that are proposed to change zoning regulations. Mr. Miller also opined that many people who own bungalows are poor seniors, and he alleged that the Township has repeatedly devalued his property.

2. Christina Mott said that she does not live in the Woodlawn Drive neighborhood. Mrs. Mott noted that all property owners in the Township will be beholden to any new zoning regulations, not only seniors. Mrs. Mott also said that when property values are considered, people should consider the variety of people and places that form the community.

Committeewoman Swartz said that seniors have the most to lose if property resale values decrease, and she expressed a concern about government overreach. Deputy Mayor Kelly expressed his confidence in the Planning Board and their professionals to review zoning regulations. He also said that the review is not targeted at any particular demographic.

Seeing no public comment, Mayor Selen closed the Hearing of Citizens.

Administrator Hoffmann said that due to the lateness of the hour, the Executive Session would not be held.

Committeeman Swartz moved to adjourn at 11:02 PM. Committeewoman Ness seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk