

**Ewing Township Planning Board Meeting August 2<sup>nd</sup> 2018**

A Ewing Township Planning Board meeting was held in the Council room of the Municipal Building.

Mr. Owen opened the meeting and the following statement was read, "The notice requirements provided for in the open Public meeting act has been satisfied. Notice of this meeting was properly given in the resolution adopted by the Ewing Township Council on January 6<sup>th</sup> 2018, which was transmitted to the Times of Trenton and the Trentonian, and filed with the Clerk of the Township of Ewing, and posted in the Ewing Township Municipal Building all on the 6th day of January 2018

<b><u>Present</u></b>	<b><u>Excused</u></b>	<b><u>Absent</u></b>
	Fredricka Billups	
Peter Boughton	Anthony Apicelli	
Thomas Lanigan	James Walker	
Dan Burke		
Bert Steinmann (Mayor)		
Shirley Thomas		
Vincent Shea		
Richard Owen		
Kathleen Wollert		

The Minutes for July 12<sup>th</sup> were approved  
Motion made by Ms Thomas  
Seconded by Mr Shea

**No New Business**  
**No Applicants**

Review and discussion of referral from Township Council pertaining to Ordinance replacing the entire contents of the existing Affordable Housing Ordinance of Township of Ewing to address the requirements of the fair housing act and the uniform housing affordability controls (UHAC) regarding compliance with the Township's Affordable Housing obligations.

Review and discussion of referral from Township Council pertaining to ordinance amending the Land Use Ordinance of the Township of Ewing to provide for the collection of development fees in support of affordable Housing as permitted by the New Jersey Fair Housing Act.

Review and discussion of the referral from the Township Council Pertaining to Ordinance amending the revised general Ordinance of the Township of Ewing in the County of Mercer Chapter 215, Article IV Zoning District regulations; conditional uses, parking and sign requirements with respect to commercial structures.

Mr Latini combined all the discussion into one he stated with all these been discussed and options made by the board Mr. Herbert can write letters to the Council with the discussions and changes been made.

Mr. Latini stated with Affordable Housing over the years it has been getting better, the courts do find minor edits but we do correct and keep up with what is required, the Ordinance is the same as it was first adopted, some changes should be made but not too many it has been working for the Township, The Land Development Ordinance should be part of the little changes also, Law Income needs to be supported, money needs to be

collected through Development fees, accounts is needed for contributions for Housing and Rehabs it needs to be met Donations are for Churches, Home Front, Mr Steinmann that we are the only Town that is up to date with all the Affordable Housing and the Judge was very Impressed with all the Compliance work that has been met so any more small changes that need to help fix this better would be very appreciated he thanked Mr Latini and Mr. Herbert for all their hard and great work they need to make this happen. Mr. Herbert was approved to send letter to Council with changes.

Motion made by Mr. Shea and

Seconded By. Ms. Thomas

All in Favor

Mr. Latini stressed the building of new homes is becoming an issue, the Zones will have to be revised , too many bedrooms going into the new homes and then rented out, this is an issue with not enough parking in Residential Areas, if done properly they can be conditional Uses within business Zones, the conditional uses can be amended to Residential Mixed Use or Commercial Rooming Structures, with Mixed Uses the Commercial Uses and the Residential uses cannot be on the Same floor A proper plan will have to be provided for Mixed Use and the Commercial Use different parking will have to be drawn up.

Row parking in front for Commercial Use only and has to be provided on plans.

The board did have a discussion on the changes for the New Construction, it is important the Applicant has proper information showing detail of the Mixed Uses or Renting also, parking is an issue all over especially in Residential Areas, they agreed changes will have to be made and new Ordinances put into place.

Mr. Latini thanked the board for their input and he will start on the paper work as requested.

Mr Hebert did tell the board he will send required letters to the Council as requested

Submitted by Imelda