

BOROUGH OF PINE BEACH  
SPECIAL MEETING  
NOVEMBER 20, 2017

The Mayor and Council of the Borough of Pine Beach held a special meeting on November 20, 2017 starting at 6:00 PM. Mayor Cuneo called the meeting to order and read the STATEMENT OF ADEQUATE NOTICE

“IN COMPLIANCE WITH THE ‘OPEN PUBLIC MEETING LAW, P. L. 1975 C 231, NOTICE OF THIS MEETING WAS SENT TO THE BERKELEY TIMES, AND ASBURY PARK PRESS AND ALSO POSTED ON THE BULLETIN BOARD OF THE PINE BEACH MUNICIPAL BUILDING AND THE PINE BEACH POST OFFICE. THIS STATEMENT SHALL BECOME A PART OF THE OFFICIAL MINUTES OF THIS MEETING.”

ROLL CALL: Present, Mrs. Coletti, Mr. Polhemus, Mr. Reitz, Mr. Wieck  
Absent: Mr. Budesca, Mr. Newman

FLAG SALUTE was led by Mr. Wieck

UNFINISHED BUSINESS

NEW BUSINESS

Channell Wilkins, of O.C.E.A.N., Inc. presented a proposal for development of Affordable Housing in the B-1 zone

Mayor Cuneo explained that the Borough is under a court mandate to have a minimum of 6 low to moderate income homes and 3 rehabilitations.

Mr. Wilkins described the proposal of a six unit complex, each unit will be 890 sq. feet, and one unit will be handicap accessible. The proposal is on a portion of the B 1 zone. They will seek a D variance for the zone before the land use board. The use is a positive use for this property. Timing is important because of the funding obtained by Ocean Inc.

Mr. Reitz, asked where the egress and access be, and there will be one wide driveway on Washington Ave. The building will be close to the natural tree line, and there’s a county pipe going through a different area of the B 1 zone and the apartments won’t be near it. They are proposing \$1 convenience of title for the piece of property and a 10 year pilot program, in lieu of property taxes they will pay a percentage of the rent collected.

Moderate income rental fee is 30% of income for rent, 10% of the rent would come to the town.

Mr. Wieck asked about 2<sup>nd</sup> floor apartments, they will not be wheelchair accessible but bathrooms would be accessible if the people are ambulatory. There will be one fully handicap accessible apartment in first floor.

Mr. Reitz asked about preference for housing, and Mr. Wilkins stated the apartments will have an income restriction and veterans and seniors will have preference. Mr. Reitz asked if residents would get preference. Mr. Reitz asked about the previous presentation, will Ocean Inc. would maintain property and if a site manager

will be responsible for the area, Mr. Wilkins stated that trash and recycling will be picked up by the town; a site manager will be available 24 hours a day.

#### Public Comments

Cathy Costino, asked when they are looking to break ground; and Mr. Wilkins is hoping for March approvals, and then go to bid. Break ground in the summer.

Susan Benziger asked if there will be 6 units, and if it will take care of our required affordable units. Yes, 6 units are what is required. As for other units run by Ocean, Inc. there are 32 units in Barnegat, 48 unit in Lakewood, 10 units on J street in Lakewood. These are one bedroom units. Mayor stated that this is a small project but difficult to find such a small affordable housing project.

Ms. Benziger is interested in the maintenance of like projects and she was directed to the Barnegat Emerald Terrace

Ms. Costino asked if the Borough will continue to own the property, no, it will be deeded to Ocean Inc. Is there a limit of the number of the people in the unit, for a 1 bedroom there are a limit of 3. The income will be added together.

Mr. Polhemus asked about the vetting process by which they make the list. It is open up within 60 days of project completion, and based on income, and there is also a check in the court system for prior convictions. They will use a point system, veteran, senior, local will receive points.

Gene Jardel asked about the location, and this project will be off Washington Ave. Mr. Jardel asked about water and sewer in the road and it is existing.

Mrs. Saxton asked about the building being two stories, and it was explained that makes it the most cost effective.

Mark Schneider, asked if this will be under a fair share housing agreement. He asked if the Borough could purchase credits in other towns, and the Mayor explained that fair share housing center objected to that so it must be in our town.

Mr. Saxton asked if the project will cost the taxpayers money, and it was explained that we would be entering into a pilot program for payment to the Borough, and we will pick up 6 or less trash cans. Concerning the impact on the school taxes, Mayor explained that with a pilot program, the developer won't be contributing to school taxes. The equalized assessed value of the town is used to equate the taxes but the Mayor believes it's not a huge impact. With a pilot program, money comes only to the town, not school, library, or county taxes.

Mrs. Saxton asked about the vetting process, and security. Mr. Wilkins stated that there will be exterior security with lights and cameras and the site manager will be available 24 hours a day. There is a program the potential residents are required to attend concerning Tenants Rights. The Ocean, Inc. attorney is Mr. Smith.

Mr. Saxton asked about excessive fire/police calls, and the Mayor explained that we have an ordinance where we have excessive calls there is a fine schedule. With reference to exterior lighting, Mr. Smith explained that it keeps with our ordinances and the project will be presented to the land use.

Susan Benziger asked if there would be sidewalks, and they will be just in front of the property.

## Council Comments

This is a concept plan, and if the project goes forward site plan approval will go before the Land Use Board and will show exactly what the building look like.

Mr. Newman came into the meeting at this point.

## Mayor's Comments

The Mayor explained that the Borough will have to enter into a developer agreement and Ocean Inc. will form a new company that they will own, and due to their financial obligations it has to have urban renewal in its name.

The Special Meeting was suspended to allow the scheduled work meeting to take place at 7:30 PM. following a motion by Mrs. Coletti, and a second by Mr. Reitz.

Following the work meeting, the Council returned to the Special Meeting following a motion by Mr. Reitz and second by Mr. Wieck, All were in favor

Resolution 17-118, Awarding a contract for the purchase of one 2018 Cab, Chassis and 32 yard side loader lift arm refuse truck was approved following a motion by Mr. Newman and a second by Mr. Reitz.

Mr. Newman commented that it's about time we will be replacing the old trash truck.

Mr. Sedlak thanked the Council for moving on purchasing this trash truck and promised that it will be kept at the utmost cleanliness and mechanical maintenance. He asked about the requirement to provide a performance bond which was part of the bid specifications.

Roll Call: Yes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz, Mr. Wieck

Public Comments, None

## Council Comments:

Mr. Wieck mentioned that he had discussion with Mr. Mallon about a flooding problem on Midland Ave. Mr. Wieck feels it is dangerous and as it gets cold the street could be icy.

The two concrete veteran's memorials were moved from the firehouse to the bluff at Vista Park near the flag pole and we have hopes to add to the park to honor veterans.

A second presentation concerning the Affordable Housing units for the Borough followed:

Glen McDonald, of Homes for All presented a proposal for development of Affordable Housing in the B-1 zone Mr. McDonald has been in discussion with the Mayor regarding our affordable housing obligation.

Homes for all is a nonprofit agency which has been building affordable housing for over 30 years.

There is also the agency Hands for All which provides critically needed repairs to income eligible people.

The designated parcel, on Washington Avenue is a 2.8 acre parcel. The site desired is smaller, with a proposal to build 6 units. An artist rendering showed a similar project which was built in Toms River. It has a maintenance free exterior, two stories with garages. The mix is four 2 or 3 bedrooms, on the end side entrance a one bedroom unit. There will be a driveway with an attached garage for the 2 or 3 bedroom apartments. Homes for All will develop the site, build, lease the units, they do all the advertising and screening, credit check, background check. They manage the property and do the maintenance. There are six people in the company. It will take about a year to start, 4-5 months to build. Locating the project on Washington Ave. closest to the car wash. Its' a mostly cleared area of property and all will have access from Washington Ave.

Council comments:

Mr. Wieck stated that the property will be donated to Homes for All, and they will build and lease the apartments. Establishing a Pilot program can be discussed. Mr. Wieck asked if a sidewalk could be placed behind the buildings and lead to the highway.

Homes for All has a development in the Toms River area, between 37 and 70, near Magnolia Gardens that council and interested residents can visit.

Mr. Polhemus asked about the parking lot and it will be on 2 sides of the structure, not around the building with 12 parking spaces.

Homes for all does upkeep; trash pickup not determined yet.

Mrs. Coletti asked about the vetting process, and Mr. McDonald explained that they advertise, accept applications, and require a full criminal and financial background check. They do not lease to people with criminal backgrounds. Mr. McDonald indicated that he is willing to discuss preference to determine veterans, seniors, employees.

Mr. Wieck asked if it is a private company or federally funded. Homes for All is a private nonprofit and routinely receives CDBG grants. Some county monies would be in play.

Mr. Budesca came in at this point, 8:15 PM.

Mr. Reitz asked how many units, there will be 6 units, possibly four 3 bedrooms and two 2 bedroom units. The lease names people and restricts them. They will also be restricted to 2 vehicles per unit.

There is a property manager available 24 hours a day. There are security cameras along the perimeter. Income guidelines, low and moderate is set by the county.

Mr. Polhemus asked about the right away along Washington Ave. and if there will be any sidewalks. There is one main entrance on Washington Ave. sidewalks in front of the property and driveways on Washington Ave.

Public:

Justine Saxton had questions regarding parking. She had concern of 4 driveways backing out to Washington Ave. and asked where visitors will park.

The drawings say the proposal is for 2 bedrooms, but can be 2 or 3 to be determined. Mrs. Saxton asked how they limit applicants and how do you prevent another person joining them. The lease names the specific people and they are the only ones permitted to live there. She asked about the end unit apartment, if it is 1 or 2 bedroom and if they are any handicapped accessible units. Mr. McDonald stated that the building is adaptable, zero thresholds and the dining room on the lower level can be changed to bedroom.

Cathy Costino questioned the size of the apartments, and Mr. McDonald stated they are 1900 square feet. She is concerned about the impact on the school. It was pointed out that the school is not overcrowded. The building set back is 25' from Washington St.

Gene Jardel was concerned about cars backing out on the street and it was pointed out that there are many existing homes on the county 30 MPH speed limit roads.

Susan Benziger asked if the building could be sold to another company and it was explained that it will be deed restricted.

Jim Saxton asked what would be behind the units and Mr. McDonald stated it would remain as green space.

Justine Saxton asked if there are sliding doors from the rear, and yes with small patios. Storage is adequate in the garage and under the stairwells

Cathy Costino asked when the council will be making a decision as to which developer to use for the project, and Mayor Cuneo stated that the Council is making the decision soon and that there are two quality applicants, both with a long history of successful projects. The Council will discuss at the next meeting because we have to enter into an agreement soon. The Mayor feels people should drive by projects by both developers to see the appearance and maintenance.

With larger apartments, the rental fee would be higher. The settlement agreement doesn't list the number of bedrooms so one bedroom would be acceptable to them.

Mr. Polhemus stated that we will maintain the integrity of Pine Beach, and we want a developer who will maintain the buildings, and it is important that the vetting process allows for qualified individuals.

Justine Saxton stated that her mother has been a resident for over 50 years. There are Section 8 people living behind her and these people are not good neighbors.

We restrict rentals with certificate of occupancy, but they aren't always leased to good people.

Mr. McDonald stated that Homes for All, is a hand up for people but they have to be good citizens. It's not a hand out.

Mr. Budesca asked about the eviction process used by Homes for All.

Mr. McDonald explained that they have nearly 300 rental units in Ocean County, some are single family homes. Jim Saxton asked what sets them apart from Ocean Inc. and Mr. McDonald explained that for 30 years, that's all they do is affordable housing.

Susan Benziger asked if they use local contractors and Mr. McDonald explained that it will be subject to public bidding.

Ms. Costino asked if the apartments could be downscaled, and Mr. McDonald explained that is open for discussion with council.

Justine Saxton asked about the pilot program; asking if we sell the land for \$1, but after the building is complete, is there any control over maintenance. Mayor Cuneo explained that our zoning ordinance has control of maintenance issues.

Mr. Wieck explained that doing a pilot program the county, library and school taxes are eliminated. The equalized assessment will be affected. But the developer is paying the town more than the tax rate.

Charles Phillips, Pennsylvania Ave. asked if there will be an effect on other property values, and it was explained that it would not.

Mr. Budesá asked about time frame, and Homes for All would like to be breaking ground within a year and have the project completed in 18 months.

There were other questions of Mr. McDonald or Council.

The Mayor asked Council to think about the two good presentations, two quality local choices. He urged council to go out to look at the other units built by the developers. Both do quality work and keep the property nice. We are under time constraints and he would like discussion at our Dec. 11 meeting to make a final decision. Any questions should be directed to the Mayor.

Move to adjourn the meeting was made by Mr. Budesá and seconded by Mr. Reitz. All were in favor

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