Call to Order

1. Roll Call of Working Group Members:
   X Mayor Ken Palmer
   □ Donna Markulis, Business Administrator
   X Craig Wallis, Councilman*
   □ Jim Vaccaro, Councilman*
   □ Lisa Parker, Chief of Police ()
   X Al Yodakis, Director of Public Works
   X Don Somerset, Director of Utilities
   X Felicia Finn, Zoning Board
   X Michele Zolezi, Planning Board
   X Dave Trethaway, School Superintendent
   X Blanche Doran, Senior Advisory Committee
   X Marge Camposano, Secretary to Mayor Palmer
   *Council members Wallis, Vaccaro and Fusaro will alternate

2. Redeveloper Representatives Attending:
   X John Pagenkopf
   X Susan Doctorian Kyrillos

3. Staff Attending
   X David Roberts, Township Planner (Maser)
   X Zachary Zeilman, Planner (Maser)

Approval of Minutes:

1. Approval of Meeting Summary of September 3rd
   a. Suggestion to table because Working Group would like a map distributed for reference
   b. John will provide map before/ at the next meeting along with a conceptual Master Plan

2. Distribution of Meeting Summary of September 17, 2015.
   a. Will be distributed before the meeting on the 15th, still needs comments/edits

Presentations:

1. Discussion of Fiscal Impact Analysis – Dave Roberts and John Pagenkopf
   a. Marked up overall master plan (map) with use types
   b. Hovsons prepared a preliminary fiscal analysis in 2013 of built-out project
      i. Estimated to produce $1.5 billion dollars in tax ratables
      ii. School revenues of $20 million and Township revenues of $10M annually
      iii. A portion of this analysis included some active adult communities
   c. Upgraded plan to 6,800 units which made sense with traffic, but adjustments need to be
      made to the market-rate housing to be fiscally positive
   d. The projected home sales dictate the amount of public school-aged children there are in
      each home
   e. Total Number of Homes & Estimated Sales Prices:
      i. Rutgers report (2006) sets general State standard for various demographics
      ii. Apartments:
         1. 90% of apartments as 2-bedroom, 5% as 1-bedroom, 5% as 3-bedroom
            a. May find later that there is a greater market for 1-bedroom, etc.
b. Don’t see many 3-bedroom apartments
2. 2-bedroom luxury apartment (~$1800) might generate 0.1 school-aged children
3. $1200/month apartment might generate 0.3 children
4. Estimating that apartments in area might rent for $1500 month

iii. Village homes
1. 2,200 SF
2. $240,000 anticipated sales prices

iv. Village townhouse
1. 1,000-1,100 SF
2. $200,000 anticipated sales prices
3. 2 bedrooms
4. Not many of these
5. Intended for people who want to be closer to the village

v. Small Townhomes
1. 2-3 bedrooms
2. $230,000 anticipated sales prices
3. No basement, 1st floor den and garage, 2nd floor living, 3rd floor bedrooms
4. (ex.) Ryan Homes in Toms River – 20 ft. townhomes selling for 275k, 293k, 319k

vi. Large Townhomes
1. $240,000 anticipated sales prices
2. Probably basements and 1-2 car garages

vii. Single-family Homes
1. 5,000 SF Lots
   a. 2,200 SF
   b. $300,000 anticipated sales prices
   c. 3 bedrooms
2. 8,000 SF Lots
   a. 2,400 SF
   b. $330,000 anticipated sales prices
   c. 3-4 bedrooms
3. 10,000 SF Lots
   a. 2,800 SF
   b. $350,000 anticipated sales prices
   c. 3-4 bedrooms
4. (DR) (example) Horton – Coventry Estates off of Rt. 37
   a. Home sales sold for $347+
5. (ex.) Prima Homes – Hickory Pines, Toms River
   a. 387k, 431k, 447k

viii. Mayor: Who dictates the pricing? (Mayor)
1. (JP) The market will dictate pricing, but we need to project what the market is going to sell.
2. (JP) We have reviewed the home products with independent builders
3. (DR) What they do is what we’ve done and find comparisons of what is selling in the area and look at variables and disadvantages/advantages.
4. (JP) We are laying the groundwork for determining values for the fiscal analysis, i.e. how much will be taxable, revenue, what will be realistic
   a. Resales in Toms River for townhomes are comparable (200-230k for smaller, 230-260k for larger)
5. (JP) We will present a fiscal plan, but will be getting input from both the developer’s fiscal consultant and the Township’s fiscal consultant as to what are fair home products, anticipated sales prices, and bedroom counts.
6. (Don) Best at this stage to be conservative
7. (JP) We are starting with conservative sales prices, but we are going to see increases in value

f. Phasing & Impact of School-Aged Children
   i. Studies showing that millennials aren’t having children the way we are (fewer or later in life)
   ii. Rutgers numbers (2006 Report) may be outdated, but are conservative and will be used as a base
   iii. New Jersey’s demographic family size has remained stable in urban areas because of immigration, but Ocean County doesn’t have the job base and highest rate of commuters. Not as many immigrants in the school systems.
      1. (Trethaway) Enrollment has been down overall, except for Lakewood. Consistent last couple of years; some bubbles in 2nd, 4th grades
      2. Elementary is tight, middle schools are okay, high schools have a lot more space (since additions)
   3. (DR) Possibility to see military families move down this way?
      a. Some off-base kids attend high school
      b. (Felicia) We’re not going to see military contingent moving down this way
      c. (JP) We don’t have the preserved lands/flight paths that they have up there near Ft. Dix
      d. Traffic through Lakehurst can be pretty high
      e. (CW) A lot of civilian type people have homes up there already, commuting down 70; younger engineers moving in ($250k salary/year) and many living in Toms River – might draw some of them
   iv. Development is going to impact schools, but will be gradual influx
      1. (JP) Phase One with apartments, large townhouses, small townhouses, etc. will ease into that capacity
         a. Start with a smaller product with fewer school aged children
         b. (JP) Tried to introduce a mix of different types of housing and predominantly with a smaller impact of school-aged kids in Phase 1
         c. Phases Two and Three looking at expanding school capacity
         d. Work together to plan ahead and measure how sales track thru
   2. (Felicia) Going to hit elementary schools with young families with young small children with that price point and apartment style.
      a. (JP) 0.1 school aged children in k-2nd in 2-bedroom apartment; 0.3 high schoolers in 2-bedroom
      b. (Felicia) 2-bedroom apartments are very desirable for single parents – need to raise the price; Going to have a lot of school-aged children living with single parents in those types of units
   3. (DR) Affordable Housing is going to have to be developed with this plan – want diverse neighborhoods
      a. Normally (as in Rutgers Report) families move into 2-bedroom units when they are affordable. When they have a 2nd child they are looking to move out, and eventually looking for a single-family home by the 3rd child – that has been the paradigm – can come up with an estimate of the ages of school kids and how they can be spread out
   4. (JP) Some builders have told us their developments will be age-targeted, so this doesn’t necessarily apply to all of the units
      a. (DR) Master-down units is a townhouse variation of an active adult unit; not as desirable for young families
b. Single parent household making around $40,000-50,000 per year, you will probably qualify for affordable units
5. (Felicia) People also moving out of Jackson; worried about capacity of the schools
6. (JP) We’re going to be able to show with a PILOT that prepared with the Board of Education and Governing Body is ideal so that schools aren’t suffering at expense of other revenues and costs
   a. (JP) Going to make sure we’re conservative with all of the projections
   b. (JP) Marking out space for potential school – Entire north side is open, room to accommodate growth
   c. (JP) We will see potential projections of school aged kids next meeting
v. Phase One – East Side of Main Street over to Route 37
   1. Housing Types:
      a. Multifamily – Garden apartments (Land bay H)
      b. Small townhouses (Land bay G)
      c. Town Center Multifamily – Inside Town Center; parking in back, close to sidewalks (Land bay F)
      d. Village Homes – on alleys, no back yards, parks (Land bays N, O & P)
         i. Somerdale – 5 school aged kids in first 100 homes; designed intentionally with alleys and no backyards to minimize school impacts
      e. Large townhomes – first floor master down, lower density, higher price point, back yard (Land bay Q)
      f. ¼ acre lots (Land bay R)
   2. Looking at light absorption (1 rental, 4 homes/week)
   3. (JP) Area A is wetlands with buffers
      a. What’s brown in land bays A, B, D is probably 100 acres
      b. Reserve depth east of the wetlands for Main Street expansion
      c. Flexibility to incorporate the land bays
      d. Mirroring rec fields along B and D next to existing rec fields at entrance off of Colonial Drive
vi. Phase Two – Land Bays C, E, J, K, L, and M
   1. 10,000 SF lots (Land bays J)

vii. Phase Three (Last phase) – West of Town Center/ Main Street
   1. Housing Types:
      a. 5,000 SF lots along lake edge (Land bays T, U, V, W), but still common lands between the lakes and these homes
      b. 8,000 SF lots (Land bays Y, AA, DD)
      c. 10,000 SF lots (Land bay BB, FF)
      d. Large townhomes (Land bays EE, HH)
      e. Small townhomes (Land bays Z, CC)
      f. In general, there is less density with larger lots a little further from the center
      g. Planner considering placing an iconic apartment/multi-family type building at edge of two lakes in the west with lake view (Land bay S)
   2. Tailings area west of Land Bay Y
   3. Light Industrial to the west in Land Bay II
   4. (JP) The portion of the Boulevard inside the Pinelands can be widened, but not excessively
a. Per the Traffic experts, we may not need full 4 lanes in this area west of the development, but current settlement agreement allows for some widening
5. (JP) Regarding Land Bays T – W, there may be more value with more small lots around water than fewer larger homes
   a. Public access – not waterfront lots
   b. There are a number of larger lots backing up to wetlands
   c. (Wallis) Can we get an overlay of Pine Lake Park and see if it fits?
      To see how much more you’re going to be putting in here
      i. Pine Lake Park – very efficient layout – but straight roads encourage speeding
      ii. Not designing it that way, but for comparison of density
   iii. 10k lots are the minimum; Lots will be larger and they meander along curved streets
   d. Demographics are going away from the “McMansions” and 5-bedroom, 1 acre properties – enough resales in the area
6. Bicycle paths into Holiday City? Or buffer?
   a. (DR) Even though I love to see connectivity, my experience is that Holiday city would not want to that.
   b. The Working Group agreed, do not propose any connections to Holiday City

viii. Estimated timeline for moving in
    1. Best case scenario, if we start building in 2018, wouldn’t see any kids in schools until at least 2021
ix. Mayor: What is the additional mileage of roads?
   1. (JP) Another 40-60 miles of roads (estimate)
   2. (Al) Township currently maintains 135 miles
   3. Street impacts are higher because they aren’t private streets
   a. Make sure there is room to stockpile plowed snow in alleys (if there are alleys)

x. Will there be a maximum number of units within land bays? Who decides?
   1. Yes, but we want to build in flexibility with market to make modifications
   2. Will set a cap based on schools, children, traffic – presenting a worst case scenario
   3. Don’t want to increase impact in one place without reducing somewhere else (may change ratio of school-aged children)
   4. Redevelopment Plan is now the zoning ordinance (overview) dictating what is happening in the community
   a. (DR) The Redevelopment Plan is the overview, whereas the Fiscal Study and Traffic Plan will be updated every time a new project goes in
      i. Density parameters will be set for each development type and there will be flexibility between each land bay. At some point decision will have to be made about what will actually be improved in each Land bay – never have more than the set cap “x”, but may have different distribution. Each step along the way, Township can monitor to make sure they are staying fiscally positive.
   b. (Michelle) Once we approve the Redevelopment Plan, do you have to go back to the State?
      i. Will be working with other State departments through winter and spring, such as sewer
      ii. Looked at best case/worst case scenarios
Discussion:
1. Sample Redevelopment Plan Comments – template given out last meeting with LHLR (Berkeley Town Plan)
   a. Can send to Dave or will talk about at next meeting
2. Next Meeting
   a. October 15, 2015
   b. Topic: Draft Manchester Heritage Town Center Redevelopment Plan
      i. Front and back end already done; uses outlined based on John’s concept plan; haven’t developed development requirements yet (zoning – FAR, yards, etc) – most important piece
      ii. If we have time later, get general observations about Berkeley plan
         1. Manchester Plan doesn’t follow Berkeley’s density necessarily for large-format retail/“big box”
            a. In order to get Beachwood Plaza cleaned up, they were allowed to move a big box to the front
   c. Send maps (PDF) before next meeting
d. Projections for school-aged children

Adjournment: 4:26