

SPECIAL JOINT MEETING OF THE EAST NEWARK PLANNING BOARD
AND MAYOR AND BOROUGH COUNCIL
COUNCIL CHAMBERS
BOROUGH HALL
34 SHERMAN AVENUE
EAST NEWARK, NEW JERSEY 07029
JUNE 26, 2025
MINUTES

PUBLIC STATEMENT

ADEQUATE NOTICE OF THIS MEETING BEING HELD ON THIS 26TH DAY OF JUNE, 2025 HAS BEEN PROVIDED BY THIS BOARD TO ALL APPLICABLE PARTIES, AGENCIES AND AUTHORITIES. THIS MEETING IS BEING HELD AND CONDUCTED IN ACCORDANCE WITH P.L. 1975, CHAPTER 231 OF THE LAWS OF THE STATE OF NEW JERSEY.

AGENDA

1. Approval of Minutes for February 27, 2025, Meeting
2. Approval of 2024 Annual Report
3. Resolution – Adopting a Fourth Round Housing Element and Fair Share Plan

MEETING CALLED TO ORDER BY BOROUGH CLERK AT 7:00 P.M. THE PLEDGE OF ALLEGIANCE WAS RECITED.

BOROUGH CLERK CALLED THE ROLL OF THE MAYOR AND COUNCIL

THE BOARD SECRETARY CALLED THE ROLL CALL FOR THE PLANNING BOARD.

MEMBERS	PRESENT	ABSENT
MAYOR DINA M. GRILO	X	
COUNCILMEMBER CHRIS REIS	X	
BILLY EREZUMA		X
RAY GRAHAM	X	
KELLY CORBLIES		X
MICHAEL MANCINI	X	
CRISTINA GONZALEZ		X
ERIC MULRENAN	X	

As six (6) members of the East Newark Planning Board are Present, a QUORUM was established.

ALSO PRESENT: GARY J. CUCCHIARA, ESQUIRE, BOARD COUNSEL;
McKINLEY MERTZ, BOARD PLANNER AND MARY C. GAINES, SECRETARY
TO THE PLANNING/ZONING BOARD.

PRESENTATION OF THE HOUSING ELEMENT AND FAIR SHARE PLAN WAS MADE BY MCKINLEY MERTZ, BOARD PLANNER.

She stated that the Borough has not participated in the past historically with affordable housing. The Mount Laurel process is in year 50 and it was determined that each municipality in the State of New Jersey has a constitutional obligation to provide an opportunity for affordable housing units within its borders. There have been several rounds. The 4th Round is 10 years and runs from 7/1/2025 to 6/30/2035.

Who lives in affordable housing? There are thresholds and deed restrictions for 40 years. Moderate income is 50-80% median household income, Low is 30-50% and very low is less than 30% and that is all earners of the household.

East Newark is not considered an Urban Aid Municipality. Neighboring Towns are. This is based on census data. The DCA designates it. If East Newark was an Urban Aid Municipality, you would not have an obligation to develop. East Newark's requirement is cumulative on rounds. First round required 2 units. Third round required 21 and 4th round required 22 units which is a combined 45 units.

East Newark does not have a lot of undeveloped land. There is a Town Center project. That project proposes to develop 67 affordable units which were going to Seniors. The Fair Housing Act caps the number of senior age restricted housing. The developers are willing to amend the mix of affordable housing to add Veteran's preference. The 4th Round caps senior preference to 30%. So the proposed 67 units will cap out the senior preference and the rest for Veterans.

The other part of this is to identify present need or rehabilitation. East Newark's present need obligation is 31 units. There is less of a burden with this part. You can not force a homeowner to rehabilitate their home if they don't want to. They have to apply for the program. You have to make it available. There are two ways to address this. Hudson County -advertise those openings making sure the public knows it. The second way is a town wide program.

Once this is approved, the next step is for the Borough to adopt a Development Fee Ordinance. It puts a small fee on commercial and a smaller fee on residential developers. They will provide that fee which will go into this trust fund which can only be used for affordable housing expenses. This covers administrative expenses. It covers planning fees and legal fees associated with affordable housing. The Borough will appoint a firm to administer the rehab program. You do not have to appoint a firm until you have adequate funds in the Trust fund.

This is the way most towns are meeting their obligation.

To recap: 45 units to be met by amending the Town Center to have Senior preference and Veteran's preference. 31 -Rehab obligation to be met by county and municipal programs.

After this is approved by the Planning Board and Mayor and Council, it will be submitted to the State. There is a 60-day period where someone can object to the Plan once it's submitted which we do not anticipate anyone doing.

McKinley finished her presentation.

MOTION BY BOARDMEMBER REIS TO APPROVE HOUSING ELEMENT AND FAIR SHARE PLAN AS PRESENTED.
SECONDED BY BOARDMEMBER MANCINI.

REIS-AYE, GRAHAM-AYE, GONZALEZ-AYE, MANCINI-AYE, MULRENNAN-AYE, MAYOR GRILO-AYE MOTION CARRIED

APPROVAL OF MINUTES

WHEREAS, copies of the minutes of the following meeting have been provided to the members and reviewed by the members of the East Newark Planning Board:

Regular Meeting February 27, 2025.

NOW THEREFORE, BE IT RESOLVED, that all of the aforementioned minutes of said meeting be and are hereby approved.

MOTION BY BOARDMEMBER REIS
SECONDED BY BOARDMEMBER MULRENNAN

REIS-AYE, GRAHAM-AYE, GONZALEZ-AYE, MANCINI-AYE, MULRENNAN-AYE, MAYOR GRILO-AYE MOTION CARRIED

OLD BUSINESS: 2024 ANNUAL REPORT

WHEREAS, copies of the 2024 Annual Report have been provided to the members and reviewed by the members of the East Newark Planning Board.

NOW, THEREFORE, BE IT RESOLVED, that the 2024 Annual Report is hereby approved.

MOTION BY BOARDMEMBER REIS
SECONDED BY BOARDMEMBER MANCINI.

REIS-AYE, GRAHAM-AYE, GONZALEZ-AYE, MANCINI-AYE, MULRENNAN-AYE, MAYOR GRILO-AYE, MOTION CARRIED.

NEW BUSINESS:

Presentation of the Fourth Round Housing Element and Fair Share Plan. McKinley Mertz

RESOLUTION ADOPTING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN. CHAIRMAN ASKS FOR A MOTION.

MOTION BY BOARDMEMBER REIS
SECONDED BY BOARDMEMBER MANCINI

REIS-AYE, GRAHAM-AYE, GONZALEZ-AYE, MANCINI-AYE, MULRENAN-AYE, MAYOR GRILO-AYE; MOTION CARRIED.

BOROUGH CLERK CONDUCTED THE MAYOR AND COUNCIL PORTION OF THE MEETING.

OPEN TO THE PUBLIC: Borough Clerk asked if there was anyone from the public that wishes to be heard on this matter.

NO COMMENTS FROM THE PUBLIC

MOTION TO ADJOURN MEETING:

MOTION BY BOARDMEMBER REIS
MOTION SECONDED BY MAYOR GONZALEZ
ALL IN FAVOR SAYING AYE.
MOTION CARRIED

MEETING WAS ADJOURNED AT

RESPECTFULLY SUBMITTED, MARY C. GAINES, SECRETARY TO THE EAST NEWARK PLANNING/ZONING BOARD