

**Heritage Minerals Working Group**  
**MEETING SUMMARY**  
**October 1, 2015**  
**Manchester Civic Center**  
**3:00 PM**

**Call to Order**

1. Roll Call of Working Group Members:
  - X Mayor Ken Palmer
  - Donna Markulic, 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 3<sup>rd</sup>
  - 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 15<sup>th</sup>; 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, 1<sup>st</sup> floor den and garage, 2<sup>nd</sup> floor living, 3<sup>rd</sup> 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 2<sup>nd</sup>, 4<sup>th</sup> 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-2<sup>nd</sup> 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 2<sup>nd</sup> child they are looking to move out, and eventually looking for a single-family home by the 3<sup>rd</sup> 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



- 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-bedrooms, 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