

MONROE TOWNSHIP AFFORDABLE HOUSING BOARD MEETING

MINUTES

WEDNESDAY, APRIL 13, 2016

The Township of Monroe Affordable Housing Board met in the Municipal Building, 1 Municipal Plaza, for a meeting.

The meeting was called to order at 7:00 p.m. by Chairwoman Leslie Koppel with a Salute to the Flag.

Chairwoman Leslie Koppel requested the Board Attorney to read the following **SUNSHINE LAW**:

In accordance with the Open Public Meeting Act, it is hereby announced and shall be entered into the Minutes of this meeting that adequate notice of this meeting has been provided by the following:

- Posted on the Bulletin Board of the Office of the Township Clerk;
- Posted on the Bulletin Boards within the Municipal Complex;
- Printed in the Home News Tribune & Cranbury Press on January 8, 2016; and
- Posted on the Monroe Township website

UPON ROLL CALL by the Board Secretary, Claire Juraska, the following members of the board were present: Chairwoman Leslie Koppel, Vice-Chairman Randy Beverly, Miriam Cohen, Glen Tucker, Joe Delaney and Affordable Housing Manager Tanya Pannucci.

ALSO PRESENT: Board Attorney Jerome Convery, Board Planner Mark Remsa, Board Engineer Mark Rasimowicz and Board Secretary Claire Juraska.

There were (0) members of the public present.

Approval of Minutes: MTAHB Meeting – January 13, 2016

UPON MOTION made by Board Vice-Chairman Randy Beverly and seconded

by Miriam Cohen the **MINUTES of the January 13, 2016 Monroe Township Affordable Housing Board**, were approved pending the following correction by Vice-Chairman Randy Beverly: editing MT-324-15 All Jobs Construction, LLC to Double D.

ROLL CALL: Chairwoman Leslie Koppel	Aye
Vice-Chairman Randy Beverly	Aye
Board Member Miriam Cohen	Aye
Board Member Glen Tucker	Aye
Board Member Kenneth Hilyard	Absent
Board Member, Alternate I, Joe Delaney	Aye
Board Member, Alternate II, Richard Lans	Absent

REPORTS:

Board Attorney's Report, Jerome J. Convery, Esq.

**DISCUSSION ITEM – SETTLEMENT & HOUSING ELEMENT
& FAIR SHARE PLAN
COURT LITIGATION EXPLANATION**

A settlement was reached. Approved by the Monroe Township Council.
 End litigation; estimate of two to four years of further litigation and could end up on appeal.
 Advised to reach an agreement as more time would mean more money expended.
 Prior Round 1987 – 1999 responsibility met unit obligation.
 Present Need – Rehab Program in place. 104 total units. Rehab applicants have to reach out to the Township for help.
 Prospective – original 2000 + units. We were able to reduce the number to 1399; 1133 through 2025. Difference is 133 units to 2025 the 4th Round.
 Judge Wolfson to approve Monroe Township's plan on Monday, April 18, 2016.
 No other Builders Remedy can come forward.
 Maximum 25% change to age-restricted housing , Rental Housing get bonuses up t 25% of total # (credit for 1 unit but doesn't have to be built).
 Gap Period Obligation – Judge Wolfson agrees there should be and sided with Monroe Township and stated that the number should be lower #399.
 Court master will provide the final comments on April 15, 2016.
 Court Date is April 18, 2016.

Board Planner's Report, Mark Remsa, PP

DISCUSSION ITEM – APPENDIX & CHART EXPLANATION

Explained Appendix along with Chart and required numbers for Monroe Township.
 Butcher Road – zoning needs to be changed.
 Applegarth Road – zoning needs to be changed.
 Route#33 – zoning needs to be changed.
 Board Planner Mark Remsa discussed the process with regard to the Master Plan. Chair Leslie Koppel wants to make sure that we preserve more open space.

Board Engineer's Report, Mark Rasimowicz, Center State Engineering -
Mr. Rasimowicz proceeded with the next agenda items:

DISCUSSION ITEMS:

MT-321-14 -RECOMMENDATION OF AWARD OF CONTRACT FOR ROOF REPAIRS.

Board Engineer Mark Rasimowicz discussed MT-321-14 which was awarded and completed for \$63,000 and is now experiencing an issue with the roof leaking. The situation is unique as the roof repair is now out of warranty and Attorney Convery explained that the repair will be treated as a new item so a new contract and lien will be needed. *Center State Engineering* received proposals, reviewed them and Board Engineer Rasimowicz recommended that the contract for roof repair be awarded to the second lowest bidder, Double D for \$9, 975.00. Board Member Glen Tucker inquired as to why we didn't go with the lowest bidder. Board Engineer Mark Rasimowicz responded that Double D Construction provided a more detailed proposal.

UPON MOTION made by Board Member Glen Tucker and seconded by Board Member, Miriam Cohen, MT-321-14 Contract was awarded to Double D.

ROLL CALL:

Chairwoman Leslie Koppel	Aye
Vice-Chairman Randy Beverly	Aye
Board Member Miriam Cohen	Aye
Board Member Glen Tucker	Aye
Board Member, Kenneth Hilyard	Absent
Board Member, Alternate I, Joe Delaney	Aye
Board Member, Alternate II, Richard Lans	Absent

MT-321-14 Contract was awarded to Double D.

DISCUSSION ITEM: MT-324-15 --CHANGE ORDER #1 to DOUBLE D

CONSTRUCTION - \$9,721.48. Mark Rasimowicz, Board Engineer explained why the change orders are necessary and what additional work was completed.

UPON MOTION made by Vice-Chairman Randy Beverly and seconded by Miriam Cohen to approve **MT-324-15 Change Order #1.**

ROLL CALL:

Chairwoman Leslie Koppel	Aye
Vice-Chairman Randy Beverly	Aye
Board Member Miriam Cohen	Aye
Board Member Glen Tucker	Aye
Board Member Kenneth Hilyard	Absent
Board Member, Alternate I, Joe Delaney	Aye
Board Member, Alternate II, Richard Lans	Absent

MT-324-15 Change Order #1 has been approved.

Mr. Rasimowicz proceeded with the next agenda item.

MT-326-15 – AUTHORIZE CHANGE ORDER #2: Mark Rasimowicz, Board Engineer explained why the change order is necessary and what additional work was completed, replaced patio slab that was rotted out.

UPON MOTION made by Board Member Miriam Cohen and seconded by Vice-Chairman Randy Beverly to approve **MT-326-15 Change Order #2 in the amount of \$1,250.00 to Local Home Repair and Maintenance, LLC.**

ROLL CALL: Chairwoman Leslie Koppel	Aye
Vice-Chairman Randy Beverly	Aye
Board Member Miriam Cohen	Aye
Board Member Glen Tucker	Aye
Board Member Kenneth Hilyard	Absent
Board Member, Alternate I, Joe Delaney	Aye
Board Member, Alternate II, Richard Lans	Absent

MT-326-15 Change Order #2 has been approved.

MT-327-15 -RECOMMENDATION OF AWARD OF CONTRACT FOR REHAB REPAIRS. Board Engineer Mark Rasimowicz discussed the extent of the rehab repairs. Repairs will include: deck, siding, bathroom, bay windows, doors, bringing electric up to code, switches, rewiring. There will be no work on the second floor, other than repairing the light.

UPON MOTION made by Board Member Miriam Cohen, and seconded by Vice-Chairman Randy Beverly to award **MT-327-15 Contract in the amount of \$52,880.00 to Local Home Repair and Maintenance, LLC.**

ROLL CALL: Chairwoman Leslie Koppel	Aye
Vice-Chairman Randy Beverly	Aye
Board Member Miriam Cohen	Aye
Board Member Glen Tucker	Aye
Board Member Kenneth Hilyard	Absent
Board Member, Alternate I, Joe Delaney	Aye
Board Member, Alternate II, Richard Lans	Absent

MT-327-15 was approved.

New Business: None

Old Business: None

Public Comments: None

UPON MOTION made by Board Member Miriam Cohen and seconded by Board Vice Chairman Randy Beverly.

ROLL CALL: Chairwoman Leslie Koppel	Aye
Vice-Chairman Randy Beverly	Aye
Board Member Miriam Cohen	Aye
Board Member Glen Tucker	Aye
Board Member Kenneth Hilyard	Absent
Board Member, Alternate I, Joe Delaney	Aye
Board Member, Alternate II, Richard Lans	Absent

The Monroe Township Affordable Housing Board meeting was adjourned at 7:53 pm.


Claire Lynn Juraska, MTAHBD Secretary
for Tanya Pannucci, MTAHBD Coordinator