MONROE TOWNSHIP AFFORDABLE HOUSING BOARD MEETING

MINUTES

WEDNESDAY, JULY 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:
>
> 1. Posted on the Bulletin Board of the Office of the Township Clerk;
> 2. Posted on the Bulletin Boards within the Municipal Complex;
> 3. Printed in the Home News Tribune & Cranbury Press on January 8, 2016; and
> 4. 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, Kenneth Hilyard, Joe Delaney, Richard Lans and Board Secretary Claire Juraska.

ALSO PRESENT: Board Attorney Jerome J. Convery, Board Planner Mark Remsa, Board Engineer Mark Rasimowicz.

ABSENT: Affordable Housing Manager Tanya Pannucci and Municipal Housing Liaison John Riggs.

There was (1) member of the public present.

Approval of Minutes: MTAHB Meeting – APRIL 13, 2016

Attorney Jerome J. Convery requested that the following typographical errors be fixed:

- **His middle initial be corrected from S. to J., as well as, the number of units amended from 143 to 133.**

UPON MOTION made by Board Member Joe Delaney and seconded by Board Member Miriam Cohen, the **MINUTES of the April 13, 2016 Monroe Township Affordable Housing Board upon correction of the noted typographical errors**, were approved.

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	Aye
	Board Member, Alternate 1, Joe Delaney	Aye
	Board Member, Alternate II, Richard Lans	Aye

Reports:
***Board Attorney, Jerome J. Convery, Esq. & Board Planner, Mark Remsa* - DISCUSSION ITEM- SETTLEMENT - HOUSING ELEMENT & FAIR SHARE PLAN:**
Board Attorney, Jerome J. Convery and Board Planner, Mark Remsa jointly gave their report on the Housing Element & Fair Share Plan. As discussed the Monroe Township Council has approved the Housing Element and Fair Share Plan of the Monroe Township Master Plan. The Monroe Township Planning Board had approved the plan previously.

Middlesex County Superior Court Judge Wolfson will hold a compliance hearing on August 15th to determine if the Township's Housing Element and Fair Share Plan have met all of the requirements that are needed to receive substantive certification. To show support for the proposed plan, Monroe Township will be allowed to submit the Council's approved ordinance to Judge Wolfson during that hearing.

Board Attorney, Jerome J. Convery explained that the substantive certification approval by Judge Wolfson would affirm that the township has developed a Housing Element and Fair Share Plan that provides housing in the Township for low and moderate income eligible residents, as well as, preventing any builder/developer from suing the Township for ten years. This certification would also allow the Township to decide where the developments should be located because without it the builders would be able to decide on the locations of the projects.

Following a lawsuit from Monroe 33, the Township passed an ordinance that lists four new zones for affordable housing within the Township. This ordinance, O-7-2016-026, will be submitted to the court for approval.

The Township's obligation is now 1,133 through year 2025.

In response to the gap period, Judge Wolfson has agreed that the Township will meet the obligation of 399 units as follows: 133 units during the first decade, 133 units during the second decade and 133 units during the third decade.

A request for a thirty day extension has been discussed; the Special Court Master sees no issue with this request. This would allow for us to be in a better place to understand what our next plan would be.

Board Engineer's Report, Mark Rasimowicz, Center State Engineering **- MT-324-15 – AUTHORIZE CHANGE ORDER #1:** Board Engineer, Mark Rasimowicz explained that an additional $325.00 is needed for roof repairs.

UPON MOTION made by Board Member Miriam Cohen and seconded by Board Member Joe Delaney, Change Order #1 for MT-324-15 has been approved.

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	Aye
	Board Member, Alternate I, Joe Delaney	Aye
	Board Member, Alternate II, Richard Lans	Aye

Mr. Rasimowicz proceeded with the next agenda item **- MT-328-16 – AUTHORIZE CHANGE ORDER #1:** Board Engineer, Mark Rasimowicz explained that an additional $1,400.00 is needed for unforeseen repairs and materials.

UPON MOTION made by Board Member Miriam Cohen and seconded by Board Member Glen Tucker, Change Order #1 for MT-328-16 has been approved.

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	Aye
	Board Member, Alternate I, Joe Delaney	Aye
	Board Member, Alternate II, Richard Lans	Aye

New Business - MTAHB REHABILITATION ASSISTANCE - TEN YEAR LIEN REQUIREMENT:
Board Attorney, Jerome J. Convery and Board Planner, Mark Remsa, will contact the State to see if the term of the lien under the Rehabilitation Program can be lowered from ten years to six years. The Board discussed and agreed that the ten year term of the lien could be causing many residents to shy away from applying for assistance through this program.

Old Business – DISCUSSION ITEM – REMOVAL OF LIEN FOR MT-310-12:
Board Engineer, Mark Rasimowicz discussed MT-310-12 as he had recently visited with the homeowner to address a number of concerns she had emailed him about with regard to the rehabilitation work done on her home. Board Attorney, Jerome J. Convery concurred that a letter from the Township will be sent to her regarding her situation.

Public Comment:
Councilman Blaise Dipierro – introduced himself to the Board and discussed the Housing Element and Fair Share Plan with regard to the numbers and the Township's affordable housing population growth over the projected thirty year timeframe in order to gain a better understanding of the Board's plan with regard to the requirements from COAH, the gap period and how the plan will protect the Township from future builder's remedy lawsuits.

UPON MOTION made by Board Member, Miriam Cohen and seconded by Vice-Chairman, Randy Beverly, the meeting was adjourned at 8:00 p.m.

ROLL CALL:	Chairwoman Leslie Koppel	Aye
	Vice-Chairman Randy Beverly	Aye
	Board Member Miriam Cohen	Aye
	Board Member Kenneth Hilyard	Aye
	Board Member Glen Tucker	Aye
	Board Member, Alternate 1, Joe Delaney	Aye
	Board Member, Alternate II, Richard Lans	Aye

Claire Lynn Juraska
Affordable Housing Secretary