

MONROE TOWNSHIP AFFORDABLE HOUSING BOARD MEETING

MINUTES

WEDNESDAY, OCTOBER 14, 2020 @ 7:00PM

The Township of Monroe Affordable Housing Board met virtually via Zoom at the following link <https://us02web.zoom.us/j/86715262680>.

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

Chairwoman Miriam Cohen 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 July 4, 2020; and
4. Posted on the Monroe Township website

UPON ROLL CALL by the Board Secretary Alicia Gonzalez, the following members of the Board were present via Zoom: Chairwoman Miriam Cohen, Vice-Chairman Randy Beverly, Board Member Richard Lans, Board Member Hemant Patel, Alternate I Board Member Andrea Pellezzi and Alternate II Board Member Arnold Riback

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

ABSENT: Board Member Kenneth Hilyard

Chairwoman Miriam Cohen confirmed that there is a five (5) minute standing rule that applies for the public portion of the meeting.

(0) Members of the Public were in attendance via Zoom.

Approval of Minutes: MTAHB Meeting – July 8, 2020

UPON MOTION made by Board Member Hemant Patel and seconded by Vice-Chairman Randy Beverly, the **MINUTES of the July 8, 2020 Monroe Township Affordable Housing Board Meeting** were approved.

ROLL CALL:	Chairwoman, Miriam Cohen	Aye
	Vice-Chairman, Randy Beverly	Aye
	Board Member, Kenneth Hilyard	Absent
	Board Member, Richard Lans	Aye
	Board Member, Hemant Patel	Aye
	Alternate I Board Member, Andrea Pellezzi	Aye

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

- **RESOLUTION – APPOINTMENT OF PROFESSIONAL PLANNER FOR AMENDED 1999-2025 HOUSING ELEMENT AND FAIR SHARE PLAN (Not to Exceed \$10,000)**

Board Attorney Jerome Convery explained the Monroe Township professionals are undergoing a review of the Master Plan which includes Affordable Housing requirements. Mark Remsa is handling that work and additional monies are needed to appropriate that work.

UPON MOTION made by Vice-Chairman Randy Beverly and seconded by Board Member Hemant Patel, the Resolution appointment of professional Planner for Amended 1999-2025 Housing Element and Fair Share Plan (Not to exceed \$10,000) was approved.

ROLL CALL:	Chairwoman, Miriam Cohen	Aye
	Vice-Chairman, Randy Beverly	Aye
	Board Member, Kenneth Hilyard	Absent
	Board Member, Richard Lans	Aye
	Board Member, Hemant Patel	Aye
	Alternate I Board Member, Andrea Pellezzi	Aye

Board Planner's Report, Mark Remsa, PP:

Board Planner Mark Remsa gave an overview of the status of the Veteran's Housing project stating that the Township is working with the developer on the developer's agreement. Once the developer's agreement is executed, the developer will bring the site plan to the Planning Board for courtesy review. The Veteran's Housing Project is a 100% affordable housing project with 37 units being designated exclusively for Veteran's and 43 units being designated with a Veteran's preference but if necessary, opened to non-veteran income qualified applicants as well. Board Planner Mark Remsa went on to explain that the additional 43 units have been absorbed by the Veteran's Housing Project from the affordable units designated to be built by the "Eagle's Nest Developer" a.k.a. SPII-LLC located on Route 33. The "Eagle's Nest" project was denied by the Township Zoning Board which now necessitates the need to amend the Affordable Housing Plan to allocate the affordable units from the "Eagle's Nest" project to the Veteran's Housing project and also reduces roughly 200 market rate units from having to be built by the Township.

Board Engineer's Report, Mark Rasimowicz, Centerstate Engineering:

Board Engineer Mark Rasimowicz stated the following Resolution awards the Rehabilitation Contract to New Venture Construction, LLC as they were the lowest of two bids received. Mark stated that New Venture Construction, LLC did the previous contract awarded in August which had positive results with the only hold up being the inability to get windows as there is a nationwide shortage of windows.

- **RESOLUTION - AUTHORIZING AWARD OF REHABILITATION CONTRACT FOR MT-350-20**

UPON MOTION made by Board Member Richard Lans and seconded by Board Member Hemant Patel the Resolution Authorizing Award of Rehabilitation Contract to New Venture Construction, LLC for MT-350-20 was approved.

ROLL CALL:	Chairwoman, Miriam Cohen	Aye
	Vice-Chairman, Randy Beverly	Aye
	Board Member, Kenneth Hilyard	Absent
	Board Member, Richard Lans	Aye
	Board Member, Hemant Patel	Aye
	Alternate I Board Member, Andrea Pellezzi	Aye

New Business:

- The Affordable Housing Board received a letter from a homeowner who participated in the Rehabilitation program expressing their gratitude to all of the members of the Board, as well as, contractor Bogue Construction for their work in accomplishing the rehabilitation of their home.

Old Business:

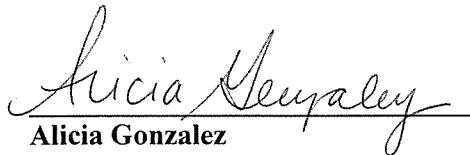
- No Old Business

Public Comment:

- (0) members of the Public were present via Zoom.

UPON MOTION made by Vice-Chairman Randy Beverly and seconded by Alternate I Board Member Andrea Pellezzi the meeting was adjourned at 7:16 p.m.

ROLL CALL:	Chairwoman, Miriam Cohen	Aye
	Vice-Chairman, Randy Beverly	Aye
	Board Member, Kenneth Hilyard	Absent
	Board Member, Richard Lans	Aye
	Board Member, Hemant Patel	Aye
	Alternate I Board Member, Andrea Pellezzi	Aye



Alicia Gonzalez

Affordable Housing Board Secretary

NEXT MEETING: WEDNESDAY, JANUARY 13, 2021