

Citizens Committee on Affordable Housing (CCAH)
Wall Township, NJ

Meeting Minutes Report

Meeting Date/Location: Monday, 4-23-18, Executive Conference Room (Municipal Building lower level), 6:30 pm

CCAH members in attendance for the CCAH meeting were Mayor Timothy J. Farrell (Township Committee liaison), Jeffry Bertrand (Township Administrator), Robin Zawodniak (BOE representative), Chairman Arthur Anderson, Vice Chairwoman Gale Quinn, Kendy Ker, Bill Cadigan, Robert Matticola, and Larry Plevier.

Approximately ±6:36 pm, the CCAH meeting was called to order by Chairman Arthur Anderson and lead the meeting in the flag salute with the Pledge of Allegiance.

The adoption of the previous CCAH 1-29-18 meeting minutes were voted on by the eligible CCAH members. Vice Chairwoman Quinn made a motion to approve the CCAH 1-29-18 meeting minutes, seconded by Chairman Anderson, and all voted to approve the minutes.

Mayor Farrell provided a COAH update to the CCAH.

Timothy Farrell informed the attendees that Judge Mary Jacobson of Mercer County has made a ruling on affordable housing quota, and the master from Mercer County determined a new number of 1,500 affordable housing for the gap period for community involved with the court ruling.

Mayor Farrell indicated the Judge Perry for Monmouth County will consider the ruling in Mercer County for determining municipal obligations for affordable housing in Monmouth County.

Mayor Farrell informed the CCAH that the subject parcel for potential affordable housing in Wall Township along Route 138 near the Thompson Farm will be re-zoned to allow for COAH development in the near future, as no action by the municipality could potentially jeopardize the immunity without such actions.

The CCAH was updated by Mayor Farrell on a potential development near the Harvest Exchange building on Route 34, and the professional planner for the municipality will be working with the Township to evaluate potential impacts from the Mercer County court ruling.

As updated by Mayor Farrell, the Judge Jacobson court ruling could increase the previous Wall Township COAH obligations by 50%, and the Wall Township Mount Laurel Subcommittee could be scheduled to reconvene in the near future to work cooperatively with the CCAH.

Jeffry Bertrand informed the attendees that the State Police Barracks project is still moving forward with the procurement of funding and appealing their recent funding application outcome.

Mr. Bertrand informed the attendees that 27 residential units currently exist at the Colfax Plaza and could potentially be reclassified as affordable housing units with Wall Township, as the current rental rates are at a level considered as affordable, and higher rent rates should not potentially impact current leases as the units are or could be grandfathered.

Jeff Bertrand indicated that the letter sent to the members of the CCAH from MDK Development, LLC regarding Wall Stadium was distributed to the public without being first vetted by the Township, and MDK Development are scheduling an informal meeting with the Township Administrator's office, which is the standard process in the municipality for any developers with concept plans for COAH development.

Jeff Bertrand informed the attendees that Wall Township is being proactive for meeting COAH needs but just not allowing all development without a proper screening and planning process, and the projections for the municipal obligations will be challenged by the Township if the anticipated substantial increase in affordable housing is assigned by the Monmouth County court ruling.

Vice Chairwoman Quinn informed the CCAH, including the new members of the CCAH, about her visit to the existing affordable housing site, located in another municipality, constructed by the developers of the proposed State Barracks COAH project.

The CCAH members were informed by Jeff Bertrand about the potential improvements to public infrastructure as related to COAH development as a possible benefit to any required affordable housing development. Mr. Bertrand informed the attendees about the NJDOT storm sewer runoff and discharge impacts to the Thompson Farm and the potential site for affordable housing located along Route 138, and the CCAH members were informed by Jeff Bertrand about his meeting with a potential COAH developer and the NJDOT representatives to correct and mitigate the existing stormwater runoff problem. Mr. Bertrand also explained the possibility of improving pressure for the potable water system in the northwest section of Wall Township by possible affordable housing development as a developer contribute to upgrades to the water supply system in the Township.

Tim Farrell, Jeff Bertrand, and Gale Quinn discussed the ruling by the Courts on the gap period and the potential increase to the required affordable housing obligations for Wall Township including the increase in units to the previously maximum obligation of 1,000 units.

Ms. Quinn informed the attendees about the past listing of the Wall Stadium site by the Township as a potential location for affordable housing, and Ms. Quinn also discussed the current development restrictions on the Wall Stadium for a safety zone due to the airport runway approach for the airport parcel near the Wall Stadium lot.

Mayor Farrell and Mr. Bertrand explained to the attendees the current process for logging and recording potential concept plans for COAH projects from possible developers including listing the concept projects along with the developers name and identifying the benefits and negatives for each conceptual COAH project in an attempt to screen the projects for minimizing development density and to assess the advantages for a greater number of affordable units for

any inclusionary concept project and to also assess any potential off-tract public improvements which could be part of any conceptual COAH project to provide the greatest advantageous development for the Township.

Mayor Farrell and Mr. Bertrand indicated that the rezoning of the Route 138 parcel near the Thompson Farm for allowing and establishing development standards for affordable housing is still part of the study for the subject parcel and is indirectly connected to the State Barracks COAH project on the opposite side of the State highway.

Mayor Farrell and Mr. Bertrand informed the attendees that there is no time limit or deadline yet for the Judge's ruling on affordable housing for the Monmouth County judge, and Mr. Farrell and Mr. Bertrand indicated that another meeting with the CCAH should be scheduled within the next few weeks for an update from the Mount Laurel Subcommittee.

Mr. Plevier, Mayor Farrell, and Mr. Bertrand discussed the potential for open space land acquisition to preserve vacant undeveloped parcels in the Township, and Mayor Farrell and Mr. Bertrand informed the attendees that even preserved open space parcels with development constraints is still considered in the COAH formula for calculating the Township's affordable housing obligations.

Ms. Ker, Mayor Farrell, and Mr. Bertrand discussed the potential to reinstitute the Regional Contribution Agreements (RCAs) credits as a method for municipalities to comply with their COAH obligations, and Mr. Farrell and Mr. Bertrand informed the attendees that reinstituting the RCA credits will require an act of legislation at the State level and the Mercer County Court ruling did not consider or revise the current status of the RCA credit options.

Jeff Bertrand informed the attendees that the Township is attempting to disperse the mandatory COAH units throughout the municipality to reduce impacts to one section of Wall Township and the availability of undeveloped land becomes a major contributing factor for determining the location of any future affordable housing development in the Township.

Chairman Anderson then read the notice for public comment from statute N.J.S.A. 10:412(a). and opened the meeting to the public.

Resident, Mike Pettit from Spring Street, inquired about a time frame to implement the mandatory COAH projects, and Mr. Bertrand indicated that a 10 year period for planning and constructing the units is a conceptual time frame but within approximately 45 days the Township may potentially rezone property in the Township for Mount Laurel development, which may appear aggressive but is required to maintain immunity from builder remedy law suits. Mr. Bertrand indicated that the construction schedule for affordable housing is conceptual at this time and no hard schedule for affordable housing development has been made in the Township.

Mr. Pettit, Mr. Farrell, and Mr. Bertrand discussed that the maximum senior housing for COAH units is 25% of the Township's obligation and that there is no set schedule for senior housing units at this time, including the time frames for when or must be built to satisfy the COAH obligations.

Mr. Pettit requested a copy of the list from the Township for the potential developers' conceptual plans for affordable housing, and Mr. Bertrand indicated that the list is not a public document and cannot be released at this time, as the list of potential affordable housing development concept projects are the notes maintained by the Township Administrator's office.

Jeff Bertrand made a motion to close the public comment period, and the motion was seconded by Vice Chairwoman Quinn.

Chairman Anderson made a motion to adjourn the CCAH meeting, and the motion was seconded by Jeff Bertrand.

The CCAH meeting is adjourned about ±7:45 pm.