

**TOWNSHIP OF WALL  
CITIZENS COMMITTEE ON AFFORDABLE HOUSING  
MINUTES OF MEETING**

**January 29, 2010**

Present: Robin Cervantes, Chairperson, Karen Barbagelata, Ronald Jennings, Vinny Marron, Susan Miles, Lauren Nikola-McCaffrey, Gayle Quinn, Committeeman Clint Hoffman, and Mayor George K. Newberry

Absent: None

Public: 6 present

At 7:02 p.m. the meeting was called to order.

Mrs. Cervantes noted that with the Amended Plan submitted, meetings should move to every other month. If something presents which requires attention, a special meeting can be called. Accordingly, meetings are hereby scheduled for March 22, 2010, May 24, 2010, July 26, 2010, September 27, 2010 and November 22, 2010.

Committeeman Hoffman brought the committee up to date on several pending issues. Specifically

Holly Road: The DEP advised the Township on December 30, 2009 that the Holly Road property was at least 90% developable. Accordingly, Wall Township acquired the Holly Road property before the end of 2009.

Bearmore: A meeting is being set next week to clear up several issues. Wall would like to hold 37 units for the present phase and have 37 units for Phase 3. The first 37 units have expired. Donna Rose will attempt to sort this out. If these units return, every effort will be made to keep them compliant.

Mayor Newberry added that the homes in Bearmore are privately owned homes, as well as COAH properties and Section VIII properties. Private owners pay land rent for the ground. Some of the current tenants may need to be evicted to keep the property COAH compliant.

Audience members asked questions and a discussion was held on the Township's view of the owner's plan for Bearmore.

Schwartz: Committeeman Hoffman indicated that Arthur Schwartz and Jesse Schwartz have met with the Township. These two brothers are aware of the DEP and developer issues with their property, and seem to want to work with the Township. There was a meeting at the County today, with the DEP and Mr. Veruni. Mr. Veruni reported that the DEP seems to be willing to work more closely with the town on the property. Mr. Hoffman feels this is a positive turn of events.

General discussion was held on the time frame, with Mr. Hoffman indicating resolution was anticipated in 2014 or later, as well as the current developer.

Mrs. Quinn asked about the Colfax property and a rumor she's been made aware of that there was a plan for more units. The Mayor and Committeeman Hoffman have not heard anything about turning the Stuart School into affordable housing. There was a suggestion that the property may be used to house a nursery school. The owners of the Stuart property do own a property across from the new Sunnyside on Ridgewood Road, but that property is not a part of the Wall COAH plan.

Mrs. Cervantes led a discussion on potential speakers. She will ask the Monmouth Housing Alliance to speak to us.

Committeeman Hoffman advised the Committee that Bill S-1 has been introduced, which is a plan to abolish COAH. Mayor Newberry believes we can hope for an amendment, and/or a slowing down of the process. He noted that Governor Christie appointed a Mr. Keith as a liaison to mayors. When Mr. Keith called, our Mayor did have the opportunity to discuss the problems presented by current COAH legislation, among other things. This is a new avenue of communication.

The committee held a general discussion on officers for 2010. Mrs. Quinn made a motion to keep the slate as it is, with Mrs. Miles seconding the motion, which carried unanimously.

An audience member inquired about unfunded mandates. Mayor Newberry believes any changes to COAH may have a retroactive look. As an example of the COAH dilemma, the law clearly states that taxpayers will not be responsible to support COAH, yet does not say where the money might come from.

The meeting was adjourned at 7:45 p.m. The next meeting is the fourth Monday in March, March 22, 2010 at 7:00 p.m. in the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey.

Karen Barbagelata  
Secretary