

Citizens Committee on Affordable Housing Meeting
March 30, 2009

Present: Robin Cervantes, Susan Miles, Henry Sprance, Ronald Jennings, Lauren Nikola-McCaffrey, Karen Barbagelata, Committeeman Clint Hoffman, Committeeman Mike Clayton, Twp Administrator Joe Veruni, BOE president Deidre Kukucka

Absent: None

Public: 8 present

Speaker: None

Meeting was called to order at 7PM at Town Hall by Committeeman Hoffman. Mr Hoffman proceeded to give a history of COAH (council on affordable housing), previous rounds and how the most recent third round COAH plan for Wall Twp was developed. He detailed the reason for the formation of the Citizens Committee on Affordable Housing (CCAH) which occurred due to community concerns discovered during the creation of the third round COAH plans. He noted the limited time frame which the township's COAH sub-committee had to craft the plan and of the limitations involved in choosing locations for example, minimum lot sizes of at least 10 acres, which also needed to be buildable lots (without significant wetlands or other barriers to development). The CCAH was given a packet of information which outlined the plan that was submitted on December 30, 2009 to the state master and of the planned amendments that are being made in response to citizen concerns.

Mr Clayton also contributed some information about the difficulty of finding large lots that conformed to the desired 10 acre minimum specifically in the southern part of the township. He also mentioned the different types of properties - Twp owned versus developer owned versus condemnation.

Mr Veruni contributed information about the status of two lawsuits the township is involved with as it related to our third round plan. He stated Wall has an order of protection while the amendments to the plan are being worked out. He also stated that the area on Asbury Rd known as the Schwartz Property, which is slated to receive a significant portion of the plan's rental housing, has an "LOI" from the State DEP which states that there are 50 buildable acres on that site, the LOI is good for 7 years. He did

note that before any building can happen, there would be the standard investigation of endangered species, and wildlife impact studies.

The committeemen updated on the amendment to the plan, and that it is scheduled to be heard by the planning board meeting on May 18, 2009.

Selection of the CCAH chairperson, co-chair and secretary was discussed and decided that the CCAH will meet at it's discretion and vote on those positions before the next meeting.

Meeting Schedule for the CCAH was discussed, the next meeting is planned for April 13, 2009 7 PM. It was discussed that the committee will meet on the 2nd and 4th Mondays of the month. A schedule will be made but according to Mr Veruni, there might be some months where more meetings are required due to developments in the plan and it's amendments.

CCAHA member Robin Cervantes asked a question about current affordable housing development at Collingwood Mews, asked if the units payed any taxes to the township or the school tax. Per Mr. Veruni the manager of the development, "The Ingerman Group" does not pay into the school tax levy.

Per Committeeman Hoffman, by 2011 the growth share (1 of every 16 jobs added in town since 2004 and 1 of every 4 market rate houses built) will be approximately 300 units. It is anticipated some building would most likely commence sometime in 2011. It is planned that these 300 units would be built in phases, with the senior units being started first to minimize school impact as long as possible, and of course would comply to whatever the COAH rules might be at that time.

Meeting was adjourned at 9PM