

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

May 11, 2009

Present: Robin Cervantes, Chairperson, Karen Barbagelata, Ronald Jennings, Lauren Nikola-McCaffrey, Susan Miles, Committeeman Clint Hoffman, Township Administrator Joseph Veruni, Board of Education President Deidre Kukucka and Mayor Mike Clayton

Absent: Henry Sprance

Public: 9 present

Speaker: none

At 7:00 p.m. the meeting was called to order.

Committeeman Hoffman advised that at the 5/12/09 Township meeting a new, 7th member should be appointed to the Committee. This seventh member will prevent the possibility of a deadlock.

Committeeman Hoffman provided a history of COAH to date. The Township is currently working on an Amendment to the Plan, which among other things removes the Hurley Pond Road site from the plan, along with the West Hurley Pond Road site. Additionally, the Wycoff Road site will be amended to a senior housing project with a smaller number of units. Finally, the Schwartz and Olympic properties are in negotiations at this time. The Special Master and Judge are aware that Wall is amending the plan, and have posed no objections. Committeeman Hoffman has a meeting with the Special Master on May 13, and will attempt to clarify Wall's obligations and timing. The Township is obligated to have a plan in place, and this plan differs from a commitment; it's simply an attempt by the Township to place 667 units with the least impact on the schools and infrastructure. Committeeman Hoffman believes Wall will be held responsible to a smaller number, based on housing starts. The Special Master will assist us in determining how much we must commit to, as well as how much we must plan for.

Committeeman Hoffman mentioned several sites in negotiation at this time. The Holly site has appraised much lower than the asking price. The Schwartz site is subject to concerns from many residents, but is believed to have cleared the issue of having threatened or endangered species, as well as protecting the wetlands. Committeeman Hoffman believes the site may provide 35 buildable acres out of 100. Once the DEP signs off on the site, the Township will move on to planning for sewers and services.

Committeeman Hoffman advised the CCAH that before any COAH units are committed to, the Township Committee will hold a vote. No plan of action can be committed to by the Township without this procedure being followed, in a formal setting.

Committeeman Hoffman suggested that the CCAH invite a developer, such as Brad Ingerman of the

Ingerman Group, to address the meeting. Mr. Ingerman or someone like him could explain the process for these units. Mr. Veruni added that this could provide valuable information to the CCAH and the community. Mrs. Cervantes agreed to reach out to several developers and invite them to our next meeting.

Mayor Clayton added that the Township is actively pursuing a reduction in unit cost. He advised that Atlantic Manor is down to \$30,000 per unit, as is Bearmore.

Committeeman Hoffman noted that once the builder remedy suits are blocked by the acceptance of the Township Plan, the Township can then investigate many options to fulfill our requirements. Mayor Clayton reiterated that the Township is planning for the long term.

Committeeman Hoffman and Mayor Clayton reiterated that the focus of the Township Committee is to keep the impact on the schools to a minimum. The Township believes we must do what we can to avoid the need to build a new school, which would cost \$50,000,000 or more.

Committeeman Hoffman indicated that nothing is ready to submit to the Planning Board at this time, and that the May 18 meeting will be a change for the Planning Board to be brought up to speed. Much of that meeting may take place behind closed doors, since no vote will be held.

Mrs. Cervantes advised the CCAH that she attended the Monmouth Advocacy Bus Tour on May ____, 2009. They visited a Habitat for Humanity street in Freehold, an inclusionary subdivision (Beacon Place) in Middletown, a 100% senior subdivision at Conover Place in Atlantic Highlands and Mill Pond in Eatontown. The presentation showed affordable housing at its best, and did not address the impact on the school systems or infrastructure. Additionally the facilities toured were not completely family rentals.

After public comment on how the design of the homes could reduce the impact on the schools, Mayor Clayton commented that the Township can limit the number of bedrooms, which does in fact reduce the impact on schools to some extent.

There was public comment throughout, in an informal setting.

The next meeting is the second Monday in June, June 8, 2009 at 7:00 p.m. in the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey.

Karen Barbagelata
Secretary