

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

**July 13, 2009**

Present: Robin Cervantes, Chairperson, Karen Barbagelata, Ronald Jennings, Vinny Marron, Lauren Nikola-McCaffrey, Susan Miles, Henry Sprance, Committeewoman Anne Marie Conte, Committeeman Clint Hoffman, Township Assistant Administrator Kate Kohri, Board of Education President Deidre Kukucka, John Hoffman and Matt Zahorsky

Absent: None

Public: 6 present

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

Mr. Zahorsky responded to a series of questions developed by the CCAH regarding the Hess Pit vs. Holly Road COAH sites.

1. *Will line of sight be an issue with egress at the Hess Pit site?* Mr. Zahorsky advised that site distance had been taken into consideration, and Mr. Reyes, a traffic engineer, had suggested road widening. Wall Township would be required to share in some part of this, but it's believed that those costs would not be substantial. Both sites require some work.
2. *When considering project cost only, are both sites equal from a planning and engineer perspective or does one site have attributes which make it better suited?* Mr. Zahorsky stated that the sites are comparable. Both have water and sewer available, both have a major road close by. Neither site presents a large cost differential.

The Hess Pit site will require a different drainage system, a rechargeable one. Holly Road has some wetlands, and would require a standard outlet control system.

The Holly Road site was previously approved for an assisted living development, so it's been through the approval process with success.

3. *Is there a way to take the proposed building configuration of three-50 unit buildings at Holly and two-75 unit buildings at Hess and convert that to two-75 unit buildings at Holly, to make the site more economical and perhaps reduce the cost per unit?* Mr. Zahorsky stated that in both instances, the building configuration was a proposal, a concept. The number of buildings can change. Numbers were not generated for the concepts, and any numbers generated for any proposals thus far are rough and not detailed.
4. *Has there been discussion of including market rate homes or units at either site?* Mr. Zahorsky indicated that no discussions had been held about market rate units at either site. There was general discussion about whether the senior housing market is maxed out, as Lakewood is reporting issues with vacancies. Mr. Hoffman believes that affordable senior housing would be more marketable than market rate senior housing.

5. *Can the CCAH be provided with plans for the Holly Boulevard site?* Yes. Mr. Zahorsky provided the CCAH with copies of the proposed plan and a copy of the previously approved assisted living development for the site.
6. *Given that the Hess Pit site is a large pit, is there a potential problem with water collection? What costs might be accrued by the Township, if any, with regard to that issue?* Mr. Zahorsky replied that the site is feasible for development, and that both sites have challenges with development.
7. *What consideration has been given to traffic on Allenwood Road if the Hess Pit site is approved?* Mr. Zahorsky believes that with improvements, the site will not present a problem. It's true that Allenwood Road can be congested at time, but senior housing is typically off-peak traffic, so the impact would be minimized.
8. *Could the Hess Pit site remediation be funded by the current property owners? Is it possible that certain specifications as to the land might be required to secure financing?* Mr. Zahorsky stated that both sites have topographical issues. Holly has a drop-off towards Route 34, and yet it was engineered and designed. The Hess Pit site is a pit, but the current owners have stabilized the sides as part of the mine closing process. No impact on the point system is anticipated, as neither site is perfectly flat and would require no remediation.

Committeeman Hoffman addressed the CCAH and advised that the goal of the Township is an Amendment to the COAH Plan. There may be use for a presently unused site down the road. Wall believes that Senior Housing should be build first. The Hurley Road and West Hurley Road sites should be off the Plan. Once an Amendment is approved, the Township must than acquire the properties.

General discussion was held on visibility at the Hess Pit site. It's not ideal. Attorney Middleton advised the CCAH from the audience that the site is visually misleading. One needs 420 feet and the site has 620 feet for a left turn and 500 for a right. The current entrance to the site is only 20 feet, so it seems much smaller than it is. The entrance would also be relocated slightly to alleviate line of sight issues.

Mr. Zahorsky advised that Holly has traffic issues, as well. A left turn off Holly at Ramshorn would be challenging. The current plan limits egress and ingress to Holly.

Discussion was held on the Holly Road site having close proximity to shopping. Mr. Zahorsky stated that preliminary discussions had been held with ShopRite management, and that they appeared amenable to the possibility of a raised walkway. This might provide the site with tax credit points.

A member of the audience asked if there was a cost differential between the properties, as the Hess site is 23.05 acres and the Holly site is 9.3 acres. Committeeman Hoffman responded that the sites are roughly equal in cost, primarily because of site location and amenities.

There was discussion on removal of the Wycoff Road site from the plan. Mr. Hoffman indicated that Wall Township owns the Wycoff Road site, so while he hopes that the site will never be needed, he personally couldn't vote to remove it from the plan. He considers the site a "banked" or fail-safe site, there if needed as a final option, only.

Discussion ensued about North Wall and South Wall issues. Is there a way to use the Holly site for family and the Hess Pit site for senior housing? Would that share the burden of COAH throughout Wall Township? Mrs. Kukucka indicated that both the Allenwood and Central Schools are overcrowded, and that only the West Belmar School has any space available. Any plan will result in busing for some students.

Mrs. Kukucka advised the CCAH that the Board of Education is investigating the use of a Princeton Model, where schools become more specialized. One school would be a K-1 school, another 2-3 school and so on.

Mrs. Cervantes noted that the Holly site has been on the COAH plan for quite a while, and that no Wall residents had come forward with objections. She noted that local residents are unaware of the Hess Pit site, and wondered how adjacent residents might feel about the use of that site.

A member of the public noted that the intersection of 138 at Allenwood Road is a very dangerous intersection, and wondered if that was being considered. Committeeman Hoffman advised that the Township has requested that the State of New Jersey look at that intersection, to see if it could be improved.

Committeewoman Conte inquired as to school registration numbers so far. Mrs. Kukucka replied that the numbers are currently remaining consistent, and are still high.

General discussion ensued on parking shown on the concept drawings for Holly, PILOT (payment in lieu of taxes) and the 9% versus 4% tax credits.

Mrs. Cervantes suggested that the CCAH hold a roll call vote on which site (Holly v. Hess) that they believed would be best based on current information. She advised the audience that this is a non-binding vote, and is truly a suggestion to the Township Committee only). The vote was:

Barbagelata	-	Holly
Cervantes	-	Holly
Miles	-	Holly
Sprance	-	Holly (as family housing if possible)
Jennings	-	Holly
Marron	-	Holly
Nicola-McCaffrey	-	Holly

Committeeman Hoffman advised the CCAH that the Amendment is in process, and that the Schwartz site should stay in the Plan with or without a developer attached at this time. Bearmore is making progress and those 37 units should come back into the plan. Colfax's owner is also working with the Township, and those 28 units may come to fruition. Additionally, the township is looking at all Township-owned small property parcels, to see if any of those properties are viable to include.

At 8:03 the meeting was adjourned. The next meeting is the second Monday in August, August 10, 2009 at 7:00 p.m. in the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey.

Karen Barbagelata - Secretary