

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

September 14, 2009

Present: Lauren Nikola-McCaffrey, Vice Chairperson, Karen Barbagelata, Ronald Jennings, Vinny Marron, Susan Miles, Mayor Michael Clayton, Township Administrator Joseph Veruni, and Board of Education Member Deidre Kukucka

Absent: Robin Cervantes, Henry Sprance

Public: 5 present

At 7:09 p.m. the meeting was called to order.

Township Administrator Veruni advised the committee of a recent meeting with the Special Master. He believes the meeting was positive, and that the Special Master was very supportive of Wall's timeframe, and understood and embraced the strategy of beginning with senior housing.

Mr. Veruni stated that the Atlantic Manor project, which contains 36 units, is basically wrapped up, and the Special Master has requested soil tests. Colfax (26 units) is proceeding and Bearmore (37 units) is considering extending the credits. Administrator Veruni noted it is economically advantageous for a property owner to extend. Finally, the Holly Road property will complete a very solid start and phase 1.

As to the Olympic site, Mr. Veruni indicated the property is still owned by Olympic, only the business was sold. With the Schwartz property, Wall has appealed to the DEP and is cautiously optimistic.

Presently, the Township hopes to approach the Planning Board on November 9, 2009, and hopes to submit the Amendment to the affordable housing plan to the Judge in December. Administrator Veruni suggested that the next CCAH meeting be moved from November 9, 2009 to November 2, 2009, so that we might see the plans before they are submitted to the Planning Board.

The planned speaker, Dr. Joe Paytas, calls to advise the CCAH that he is regretfully unable to attend this meeting. Administrator Veruni indicated that Dr. Paytas is involved with several special needs housing projects, and that he will make a valuable speaker when he is available. Mr. Veruni added that Wall has a number of group homes, and that they provide a two for one tax credit based on the number of residents. As an example, a group home with 12 residents provides 24 tax credits. These special needs homes can provide respite care, homes for the severely disabled, the autistic and the elderly.

Members of the audience discussed water and sewer availability, and whether or not the Schwartz property is inside the water/sewer area.

A member of the audience inquired about the East Hampton case, in which a municipality met its COAH obligation and was then sued by a developer to build 4-8 more affordable units. A Judge ruled that affordable housing was intrinsically beneficial, and thus granted the developer's request. Mr. Veruni noted that Wall is hopeful that this matter will be addressed soon, and that the State will reclassify Mount Laurel housing as NOT intrinsically beneficial.

At 7:35 p.m. the meeting was adjourned.

The next meeting is the first Monday in November, November 2, 2009 at 7:00 p.m. in the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey. The regularly scheduled meeting in November (on November 9, 2009) will not be held.

Karen Barbagelata
Secretary