

**Citizens Committee on Affordable Housing  
Minutes Meeting November 2, 2009**

**Present:** Robin Cervantes, Lauren McCaffrey, Ron Jennings, Susan Miles,  
Henry Sprance, Michael Bogner (BOE), Committeeman Clint Hoffman

**Absent:** Karen Barbagelata, Vinnie Marron

**Public:** 6

**Speaker:** Joe Paytas, Woodland Properties (special needs facilities)

The meeting was brought to order at 7:02 PM. Guest speaker Joe Paytas of “The Woodlands Properties, LLC” began his presentation. Mr. Paytas owns and operates four class C boarding homes throughout New Jersey, located in Glen Ridge, Bloomfield, Point Pleasant and Marlboro. The residents the homes serve are generally over 50 years of age, many being senior citizens who are either developmentally challenged or have some mental deterioration. The home provides a structured environment, meals, assistance with activities of daily living, medication administration and laundry services. The population served is usually forgetful seniors who do not require the level of care a nursing home would provide, but are in need of help and support with their daily routines and reminders for medication, services also include in house medical, podiatry, psychological and social work services which come in on a regular weekly basis. The homes are inspected by county and state random inspection. They are designed to fit in with the character of the neighborhoods- and are usually seven to eight thousand square feet and most have 25-30 beds.

There is always a staff member on site. Some residents do drive, they must have a doctor's note and there must be space available for their car. Mr. Paytas stated that only 2 residents out of the 105 at his four locations, drives; so it is a very small percentage. Residents are allowed to come and go at will, it is not a locked facility. He stated that medication records are kept and all residents must comply with their medication protocol in order to remain in the facility. Mr. Paytas' facilities are private pay- he does not accept Medicare or Medicaid. When asked about the turnover rate- Mr. Paytas explained that there is rarely any turnover after the initial 1-1.5 month adjustment period. Once a patient has gotten in and adjusted they generally do not leave.

When asked if any of his facilities qualified for COAH credits, he stated that some of the towns where his homes are located have started to ask him about including some of his units as COAH units, it is early in the process and none of his homes are currently involved. Committeeman Hoffman mentioned that special needs housing gets a bonus credit, the amount was not readily available but he felt it was in the area of 1.25 per unit,

so if a home had 16 units the town would get a credit for 20 COAH units, additionally, there isn't the same income requirement when it comes to special needs housing.

The second presentation of the night was an update of the COAH amendments by Committeeman Hoffman. He stated the substance of the plan has not changed since the previous update. The Township Committee is still working on the elements of "Phase-One" of our COAH plan, among which are some of the smaller projects including; Atlantic Manor apartments- 32 units.. still need to be by the property for that, Sunnyside-8 units, Colfax- 26 units, Bearmore-36 units, Habitat for Humanity-1 unit... and then there is the Holly Blvd Senior project which will have 150 units. The negotiation is under way on the property purchase for Holly Blvd and must be completed by 12-31-09, as a condition of the sale in order for the sellers to take advantage of some tax credits.

Committeeman Hoffman also reported that he and other committee members had a second meeting with the COAH special Master, Frank Banish. He stated the Master was happy with the direction our plan was taking, he had no concerns with the progression of the amendments. So, based on our current obligation of approximately 225-230( the number of units our town has accrued since 2004) we will be able to complete phase one with the afore mentioned smaller projects and the Holly Blvd site. The projected start time for the Holly Blvd project would be sometime in early 2011. The next phase will most likely need to be started by 2013. As for subsequent phases, the Schwartz and Olympic Limo sites are still the main properties. Committeeman Hoffman went into more detail regarding the history of dealing with the DEP on several issues related to endangered species and sewer and water access. Currently, the Township has an issue with the DEP withholding some threatened and endangered species information from them and have made an OPRA inquiry regarding that. He explained that the developer of the property still has not presented a plan to the Township Committee. He had mentioned that the developer option might be expiring soon. The owners of the Schwartz properties have differing opinions on it's use. One brother would like to see the property developed into a farming museum. As per Mr. Hoffman, the Township will make a decision based on what is in the best interest of the residents of Wall Township when that time comes.

Regarding the November 9, 2009 Planning Board Meeting, Committeeman Hoffman explained he would be giving a detailed update to the Planning board regarding the current status of the plan, as he just did for the CCAH. He stated it would most likely be done in the closed session portion, he wasn't certain if there would be a public session despite having the newspaper notice that mentions a public session. He did say that the amended plan was to go to the Planning Board for a vote at the December 7 meeting. After that it would be sent to the Township Committee for a vote and then sent in for certification.

Lastly, we were informed that the status of the three lawsuits that Wall Township was involved in regarding COAH is that we are awaiting a decision from the courts. All of the complaints and briefs are online at the COAH site on WallNJ.com

Next meeting December 14<sup>th</sup>, a guest speaker for a women's shelter will present.  
Meeting adjourned at 8:02PM.

Submitted by:

Robin Cervantes  
Chairwoman, CCAH