

Citizens Committee on Affordable Housing (CCAH)
Wall Township, NJ

Meeting Minutes Report

Meeting Date/Location: Monday, 10-22-18, Main Committee Room (Municipal Building first level), 6:30 pm

CCAH members in attendance for the CCAH meeting were Jeffry Bertrand (Township Administrator), Ralph Addonizio (BOE representative), Chairman Arthur Anderson, Vice Chairwoman Gale Quinn, Kendy Ker, Bill Cadigan, and Larry Plevier.

Approximately ±6:35 pm, the CCAH meeting was called to order by Chairman Arthur Anderson and lead the meeting in the flag salute with the Pledge of Allegiance.

The adoption of the previous CCAH 6-21-18 meeting minutes were voted on by the eligible CCAH members. Jeff Bertrand made a motion to approve the CCAH 6-21-18 meeting minutes, seconded by Kendy Ker, and all voted to approve the minutes.

Township Administrator, Jeff Bertrand, provided a COAH update to the CCAH.

Jeff Bertrand informed the attendees that the Township of Wall had two meetings at the Monmouth County Court House in June and July 2018 for affordable housing.

Jeff Bertrand indicated that the Township had received the formal court settlement for affordable housing projections one (1) business day before the Township's court date for their obligations and that the Judge Jacobson ruling still did not provide clarity on the 1,000 affordable housing unit cap.

Mr. Bertrand informed the attendees that the Court settlement from the Judge Jacobson ruling results in an affordable housing projection for Wall Township of approximately ±1,500 units.

Jeff Bertrand indicated that the Fair Share Housing Center (FSHC) settlements with other municipalities in the State are exceeding 1,000 affordable housing units, and the FSHC settlements are also not providing clarity on a Court mandated cap of 1,000 units.

Jeff Bertrand informed the attendees that the special master for the Wall Township case has provided compliments to the Judge for the Township's efforts for on-going compliance with the affordable housing obligations.

Mr. Bertrand informed the CCAH that an estimated number for Wall Township for affordable housing obligations based on the Township's own evaluations and projections is in the range of 750 – 1,200 units.

Jeff Bertrand indicated to the attendees that a point of argument for Wall Township to the Judge for justifying the Township's estimate on affordable housing obligations is based on proper

master planning by the Township and will be a point that the Township will argue to justify the need to not penalize the Township with an exorbitant obligation for proper planning and for maintaining/controlling development and sprawl and for maintaining our open space.

Jeff Bertrand informed the CCAH that Rutgers University has issued a demographic report which appears to identify a trend for senior citizens occupying rental units for affordable housing, including units which are not specifically restricted to senior citizens.

Jeff Bertrand informed the CCAH that the Township has adopted the ordinance to establish the required zoning district for the Glen Oaks project, and the stormwater management design by the Developer for the Glen Oaks project has commenced for controlling the runoff from Route 138.

Jeff Bertrand informed the attendees that the stormwater management design by the Developer for attenuating and managing stormwater runoff from the NJDOT Route 138 right-of-way will utilize stormwater detention basins, and the stormwater basins could potentially be located within the NJDOT right-of-way, including the area within the existing jug handle ramp, and also on-site within the Glen Oaks project subject property.

Jeff Bertrand stated that the Colfax Plaza negotiations are on-going and nearing finalization for retaining the current apartment units' rent structure for qualifying as affordable housing units.

Jeff Bertrand informed the attendees that the family units generate bonuses for additional credits to meet the Township's affordable housing obligations, but the family unit bonuses are limited to 25% of the overall COAH obligations.

Jeff Bertrand informed the attendees that the next anticipated steps for the Township would be to either settlement with the FSHC on a reasonable affordable housing obligation or for the Township to proceed with a court hearing for the cap argument.

The members of CCAH engage in a general round-table discussion regarding the general approach in the Township for achieving the COAH obligations and the trend by Developers for constructing affordable housing projects previously within the municipality and also generally throughout the State in other municipalities.

Chairman Anderson then read the notice for public comment from statute N.J.S.A. 10:412(a). and opened the meeting to the public at approximately ±7:50 pm.

No public comments were made.

Chairman Arthur Anderson made a motion to adjourn the CCAH meeting, and the motion was seconded by Vice Chairwoman Quinn.

The CCAH meeting is adjourned about ±7:55 pm.