

LAWRENCE TOWNSHIP AFFORDABLE HOUSING BOARD
Regular Meeting
Thursday, June 27, 2019

Present: Peter Ferrone, Vice Chairperson
Kevin VanHise, Chairperson
Jean Washington
Murali Mallampati
Mary McKillip
Craig Schultz

Absent: Keva Stewart
Joyce Scott

Excused Absence: Susan McCloskey

Also Present: Jennifer Carabelli, Liaison
Christopher Bobbitt, Council Liaison
Susan Snook, Recording Secretary

Statement of Adequate Notice:

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meeting Act, N.J.R.S. 10:4-10, specifying the date, time and place of the meeting.

Minutes:

The May 23, 2019 minutes were approved per unanimous vote.

Public Comment: None

Township Actions:

Ms. Carabelli stated:

- 232 Federal Point Boulevard: a resolution was adopted by Township Council on June 18, 2019 to sell unit to Seema Pujara for \$87,000.00, our asking price was \$90,121.00; Ms. Britton was reaching out to her to see if she was still interested in purchasing the unit
- 2 Alburtus Court: Mr. Nerwinski, Township Manager, hired David DePaola as our realtor and the asking price is \$142,987.00.

Carriage Park:

Discussion of the Operating Manual, copy attached.

Chairperson VanHise stated it is a standard operating manual that comes out from the HMFA and suggested that the low income table be added to the report. He continued that for them to complete the development, part of the requirement from us was to have an operating manual and stated he is good with it. They are looking for the Board's endorsement with comments and/or changes, and take whatever action and let them know. It is a form document where you fill in the blanks.

A motion was made by Mr. Mallampati and seconded by Vice Chairperson Ferrone for a unanimous vote by the Board.

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Update to Status of State Level:

The judges are continuing to move their cases and try to bring everything to a conclusion. It has been pretty quiet and no changes.

The manual stated there are 16 affordable units out of 101 units.

Other Business:

Mayor Bobbitt spoke about the Trails at Princeton, our affordable housing settlement where Brandywine put up their last piece of property and that is was going to be an intense use. The Township is not receptive to that heavy use and is in discussions to lower it; maybe redo the numbers. The settlement was for 60 rental units and was going to be condominiums and not townhouses, but the developer came back with townhouses which really cramped it in. The feeling was they did not care about wetland preservation or view shed from the Brearley House. So with discussions with Mr. Nerwinski and Mr. Parvesse, they agreed to change the plan. However, as of this date, we have not received an updated plan.

Mayor Bobbitt stated for a cost saving measure, with Mr. Link's retirement, to outsource our Affordable Housing Program to a consultant, Piazza and Associates. They will be taking care of a lot of things that Mr. Link was doing. Chairperson VanHise stated the firm is very good, they do it for a lot of municipalities, developers so they get the ability to have an economy of sales. They work with fair share, the courts and know what is expected which is a great move.

The biggest complaint is from the homeowners that they have to pay \$1,000.00 to sell their unit. Chairperson VanHise stated not sure if it has to be an ordinance to charge because it is more like an administrative fee. The seller is paying the fee to Piazza and Associates to sell their unit. The Board members had a discussion about Piazza and Associates and what they are actually doing for the Township.

Mayor Bobbitt spoke about the Merry-Go-Round site on Princeton Avenue and they want to build too densely which is a struggle. He spoke about the Lawrence Shopping Center site and a developer who wanted to build behind it; but, along Texas Avenue they are proposing duplexes, which would have been all affordable. The Mayor suggested that the Board should discuss this for school capacity.

Ms. McKillip asked about the fee for filing an application and do we have more information for the five percent and is it required for everyone. Chairperson VanHise stated this manual only applies for the affordable units but the requirements for verification are different for the affordable units because it is not just a credit check. It is certifying that the unit is habitable and recording requirements that go to COAH. The manual states up to five percent and no more. It will be disclosed at the time they are applying and if they are not approved do they get their money back. The Board asked to have it checked with Mr. Slauch, the Planning Consultant for the Township. The Board had further discussions with the charge of the application fee.

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Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:14 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Susan J. Snook
Recording Secretary

Minutes approved: _____