

LAWRENCE TOWNSHIP AFFORDABLE HOUSING BOARD
Regular Meeting
Thursday, February 27, 2020

Present: Peter Ferrone
Kevin VanHise
Mary McKillip
Joyce Scott

Absent: Murali Mallampati

Excused Absence: Susan McCloskey
Jean Washington
Craig Schultz
Keva Stewart

Also Present: Christopher Bobbitt, Council Liaison
Susan Snook, 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.

Election of New Officers:

The floor was opened up for nominations for Chairperson and Vice Chairperson.

Peter Ferrone nominated Kevin VanHise as Chairperson and seconded by Joyce Scott. There were no further nominations, therefore, the Board members voted and was approved per unanimous vote.

Joyce Scott nominated Peter Ferrone as Vice Chairperson and second by Mary McKillip. There were no further nominations; therefore, the Board members voted and was approved per unanimous vote.

Minutes:

The October 24, 2019 minutes were approved per unanimous vote.

Public Participation (for items not on agenda):

None

Township Actions:

- 232 Federal Point Boulevard: the Township owns the unit and papers were sent to our Consultant, Piazza and Associates asking for a selling price and list of names because Kevin Nerwinski will be hiring David DePoala to sell the unit. We have owned this unit since June of 2018.
- 2 Alburtus Court: Piazza and Associates stated the unit was sold on November 14, 2019 for \$142,987.00 to Monica Wollover.

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Housing Rehabilitation Program:

- 710 Eagles Chase Drive: The job is completed; however, there was a change order for the main shut off valve to be replaced. The original bid was in the amount of \$19,300.00 and see attached for items that were completed.
- 1 Roxboro Road: The job is almost completed just waiting for the French drain to be installed because it was a change order. The original bid was in the amount of \$21,775.00 and see attached for items that were completed.
- E-17 Carver Place. This is still under construction and the bid amount was \$24,900.00, see attached for items that were completed.

There have been some emergency items that we performed and they will be getting a full inspection to see if any other items need to be corrected.

Updated Status of Changes at State Level:

Chairperson VanHise stated not much has been going on at the State except the Courts are getting through the 40 towns that are left that are not settled. Lawrence has filed a motion with the Court to approve the amendments to the plan due to the units from Brandywine because they could not be accommodated due to environmental issues. Judge Jacobson stated there are no arguments and hopefully will get approved. Councilman Bobbitt stated we thought it was going to be one thing, which is behind the Brearley House, and the developer came in and it was really intense. It did not take in consideration for the view shed of the Brearley House and also some of the other environmental constraints, with the wetlands that is there and it was being shifted closer to the Brearley House and we stated that is not a good idea.

It is being lowered and will have some other things going on in Town to make up for some of the settlement of 60 units. There are some other sites that might be in play.

Chairperson VanHise stated that Kevin Walsh is no longer with the Fair Share Housing Office and is the State Comptroller as of February 1, 2020. Adam Gordon is the Executive Director.

Ms. McKillip asked if Princeton had to do more affordable housing and have a school meeting about numbers going up because of affordable housing. Chairperson VanHise stated Princeton settled in December of 2018 at a special meeting and started lining up some of the projects. The fairness hearing was held on February 7, 2020. Princeton's obligation is 753 units but they had an interesting issue because in Round 2 Princeton Borough had an unmet need obligation, which means they had an obligation that was higher than what they could actually physically produce. They had met its second round obligation but there issues that were unique because what happens to that unmet need obligation on a combined municipality. If there is sufficient land mass that could accommodate that 753 could have been almost a 1,000 units, which created complications to the settlement.

They had a settlement in 2017; however, could not finalize it but released a preliminary plan in 2017 and this is what had the school productions really high. Using various techniques and doing some senior units and 100% affordable housing units they were actually able to decrease the total number of units that would go in to meet the 753 units. Rezoning was performed to accommodate the need to reduce the overall unit cap, which made the schools very happy and gave them some time. If everything goes right they will carry credits to the next round.

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Other Business:

Chairperson VanHise stated if the Board members are in agreement on a Board composition. We are established by Ordinance where nine members plus two alternates and we need a minimum of four for a quorum. We have monthly meetings and the Board was created before COAH's regulations that essentially administratively took a lot of the tasks that the Board used to do, reviewing applications are now required to be done administratively because you need an Affordable Housing Administrator, you have a Municipal Liaison. The fact is that if someone submitted an application they can't wait to the next meeting, which is a month away to try to process those. Chairperson VanHise spoke with Mr. Nerwinski and stated it is time for a change to the ordinance and one of the thoughts was to recommend to Council that we go down to five standing members and two alternates and have a Board with seven members, having a quorum of three and require to meet at least once a year or as needed. So if there is an application we can pull for a special meeting. Chairperson VanHise would do a quick ordinance, give to Mr. Nerwinski to review and then present it to Council.

Ms. McKillip stated we spoke about this in October and thought everybody was in agreement. Chairperson VanHise looked at the ordinance, spoke to Mr. Nerwinski and it seems to make sense. We traditionally float with four to six showing up, so five seems to be a good number. Ms. McKillip asked does that mean we have to kick anyone off of the Board. Chairperson VanHise stated we do not know how many people we have. There are currently nine members on the Board and just let their terms expire. Back in 1998 when the Ordinance was amended, there was a note that stated that this does not affect any sitting members and if your term expires and want to reapply you can.

Ms. Scott asked if Greenacres is low income. Councilman Bobbitt stated it is a way to keep the Country Club viable because they were losing money and this was for them to sell off a piece of their land, get the money from selling the homes and with each of those homes, you have to have a social membership with the Club, you cannot golf, but you can use the Club House.

Councilman Bobbitt spoke about the Tesla grand opening and he was asked to cut the ribbon. Councilman Bobbitt also spoke about the budget and how it is being presented, Lawrence is supposed to get another 10% for the school district. Chairperson VanHise stated 10.62% equals \$453,454.00 which is great because there was a shortfall.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 6:53 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,

Susan J. Snook
Recording Secretary

Minutes approved: _____