

Affordable Housing Board Meeting
Lawrence Township, Municipal building

February 16, 2012

The following are the minutes of the Affordable Housing Board meeting, which was held on Thursday, February 16, 2012 in the Community Development Conference Room, located in the Lawrence Township Municipal Building.

Statement of Proper Notice

Adequate notice of the regular meeting of the Lawrence Township Affordable Housing Board has been provided by filing an annual meeting schedule with the Municipal Clerk, and by filing the agenda with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times, the Trentonian and the Lawrence Ledger.

Present: Peter Ferrone, John Masso, Susan McCloskey, Jean Washington

Absent:

Excused Absence: Kevin VanHise, William John Capell

Also Present: J. Andrew Link, Principal Planner, James Kownacki, Council Liaison,
Susan Snook, Secretary

Approval of Minutes:

The January 19, 2012 minutes were approved as amended by unanimous vote.

Public Comment:

None

Discuss Change of Board to Five Members:

Mr. Link stated that we are having a problem getting a quorum. The Board is currently seven members with two (2) alternates; so the idea was to change it from a seven member board to a five member board and the quorum would have to be three, this would make it easier getting a quorum.

In the meantime, we did get a new member and for the time being the problem has been resolved; therefore, Mr. Link suggested tabling the change of the Board to five members until it becomes an issue and address it then.

Allocation of Trust Funds:

Mr. Link stated he has nothing new to report; however, we still have to decide what we are going to do with our Affordable Housing Trust Fund before the July deadline to spend that, so the options are still being discussed. Mr. Link stated that there is nothing new since the discussion at the last meeting.

Ms. McCloskey stated she looked into the tax liens and the Township is not interested. Mr. Link asked about the Pit Stop and the bankruptcy. Ms. McCloskey asked if the lot had to be 75' in depth to be a buildable lot, even if the lots are side by side. Councilman Kownacki stated that those lots are grandfathered for the size and they were looking to move the building more to the front so there will be parking in the back; therefore you do not need the 75'.

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Mr. Ferrone asked about some of the foreclosures. Ms. McCloskey did not get a chance to look into that yet. Councilman Kownacki asked about the new law passing where it would stop foreclosures and the Township could take them over and turn them into affordable units. Mr. Link explained the procedure if an affordable housing unit was going into foreclosure and has been successful. Our Township Attorney gets judgments and transferring the property to the Township and then the Township repairs it and sells it back to income eligible household to keep it as an affordable unit and it has been working. The Township also gets reimbursed for the repair costs and closing costs and what is left goes to the bank or the homeowners association. So far we have been able to protect our units that are in the program.

This new law will be an opportunity of getting new affordable housing and group homes, and then turning it over to an income eligible household; this might present some problems on how to manage these homes. Ms. McCloskey stated that maybe the banks that own homes that are in foreclosure might be interested in turning them into affordable units.

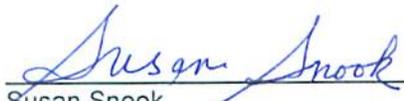
Status of Changes at State Level:

Mr. VanHise is knowledgeable on this subject and he is not present at this meeting. Mr. Link stated that DCA is still up in the air and have some loose ends.

Other Business:

None

The meeting was adjourned at 6:59 p.m. The next meeting will be held on March 15, 2012 at 6:30 p.m.


Susan Snook
Secretary

SJS
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