

Affordable Housing Board Meeting  
Thursday, October 17, 2013

The following are the minutes of the Affordable Housing Board meeting, which was held on Thursday, October 17, 2013 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.

**Opening of Meeting/Roll Call (6:32 p.m.):**

Present: Peter Ferrone; John Masso; Susan McCloskey; Kevin VanHise; Jean Washington; Walker Ristau

Absent: James Kownacki, Council Liaison

Excused Absence: William Capell

Also Present: J. Andrew Link, Principal Planner; Susan Snook, Secretary

**II. Approval of Minutes:**

The September 19, 2013 minutes were approved as submitted by unanimous vote.

**III. General Public Comment:**

None

**V. Hardship Waiver Criteria Discussion**

Chairperson VanHise stated there was supposed to be an application for a hardship however; applicant could not make it and is scheduled for next month. There have been three hardship requested recently.

Chairperson VanHise stated we should have an application process with requirements. The facts have been different from each case with individual factors as we will find out from the hardship request next month where the project was half built and he opened up suggestions to the Board members for the process.

Mr. Masso stated should we take the old application for a waiver and turn it into a one page document and volunteered to work on the application. Mr. Masso stated there should be a checklist and the applicant should do the requirements and show proof of what are they asking from this Board.

Chairperson VanHise stated a benefit is that we have heard a few and have an idea of what types of questions to ask and that was part of the problem because we have not had one of these in years. It will help the staff and help Mr. Link to tell if the application is incomplete and therefore, it cannot be heard in front of the Board until the application is complete.

Mr. Masso asked if the application is complete and is just asking for the list can Mr. Link can administratively make the decision to give them the list or if they need something additional then they must appear before the Board. Mr. Masso also suggested that the Board could also make the decision if the homeowner could not make the meeting. Chairperson VanHise stated if anyone has any ideas to shoot Mr. Link an e-mail.

**V. Status at Changes at State Level**

Chairperson VanHise stated that the Supreme Court is requiring COAH to issue new third round rules. COAH has five months to do so; nothing has been heard from COAH. There are a lot of unanswered questions. The Supreme Court stated that the third round rules do not work and are getting rid of them. The Fair Housing Act is constrained what the compliance mechanisms can be so COAH needs to return to that and state what is the obligation for the Township and no one knows because there are a lot of unanswered questions. If COAH can do the rules in five months; this will take it into 2014 so the round would be extended from 1999 to 2024. Everyone scrambled to do commitments and no one heard a word from COAH.

**VI. Other Business:**

Chairperson VanHise stated that the hardship applications we had last month, and Mayor Kownacki wanted to thank the Board for hearing the application.

Chairperson VanHise stated that Mr. Krawczun and Council has discussed some options about programs to help people on providing a mortgage assistance programs or acquiring units. Mr. Link stated the application of Ms. Kush of 184 Federal Point Boulevard is scheduled for closing.

Chairperson VanHise is to call Heather from COAH to discuss the FHA loans.

**VII. Adjournment:**

The meeting was adjourned at 6:50 p.m. The next meeting will be held on November 21, 2013 at 6:30 p.m.

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Susan Snook  
Secretary