

**LOW AND MODERATE INCOME HOUSING
OVERSIGHT COMMITTEE MEETING
FEBRUARY 17, 2010**

Meeting #81 of the Low and Moderate-Income Housing Oversight Committee, of the Township of Moorestown, was held on February 17, 2010 at 7:00 PM in the First Floor Conference Room of the Moorestown Library, 111 West Second Street.

MEMBERS PRESENT:

Stanley Ralph
Rod Wyrofsky
Anthony Severino
Douglas Sell
William Hughes
Florence Collins
Michael Locatell
Peter Miller

STAFF PRESENT:

Thomas Ford, PP, AICP
Sharon Leinheiser, Recording Secretary

Absent: Dan Roccato, Council Member

Mr. Ford called the Reorganization meeting to order at 7:00 PM in the First Floor Conference Room of the Moorestown Library by reading the Open Public Meetings Act statement. He introduced new members, William Hughes, Richard Koory, and Michael Locatell.

NOMINATION OF OFFICERS:

- Mr. Sell made a motion, seconded by Mr. Wyrofsky, nominating Stanley Ralph as Chairperson. The voice vote of the Committee was unanimous in favor. Mr. Ralph is the Chairperson for 2010. Mr. Ralph chaired the meeting from this point on.
- Mr. Ralph made a motion, seconded by Mr. Wyrofsky, nominating Mr. Miller as Vice-Chairperson. The voice vote of the Committee was unanimous in favor. Mr. Miller is the Vice-Chairperson for 2010.
- Mr. Wyrofsky made a motion, seconded by Mr. Ralph, nominating Mr. Severino as Secretary. The voice vote of the Committee was unanimous in favor. Mr. Severino is the Secretary for 2010.

Mr. Ralph detailed the mission and actions of this Committee. The Committee's responsibility is to work closely with Council, MEND, COAH, and Township residents to meet the COAH requirements and the affordable housing needs of the Township, while remaining apolitical.

MEETING SCHEDULE FOR 2010:

Mr. Ford read the proposed dates for 2010. Mr. Sell made a motion, seconded by Mr. Koory, to adopt Resolution 2010-06, 2010 Meeting Schedule, as proposed. The voice vote of the Committee was unanimous in favor.

CONSIDERATION OF MINUTES:

Mr. Severino made a motion, seconded by Mr. Wyrofsky, to adopt the October 21, 2009 Minutes, as written. Mr. Sell abstained from the vote due to not being present at that meeting. The voice vote of the remaining eligible Committee members was unanimous in favor.

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Mr. Ford advised that a Housing Plan was adopted by the Planning Board and Council in December, 2008 and submitted to COAH on the deadline date of December 31, 2008. He explained that, in 2009, the Township began the COAH mediation process and responded to COAH's request for additional information. He stated that the Township is currently waiting to hear from COAH.

REVIEW OF THE TOWNSHIP'S CURRENT GROWTH SHARE OBLIGATION:

Mr. Ford explained to the public and new members of the Committee the Township's COAH Third Round Plan Housing Obligation and how it is calculated. Job growth projections and land area to be developed affect what will be required. He discussed how the Township has met its obligations in the past and how it will address the obligation for the Third Round. The Township's plan includes the construction of the Nagel and Maybury Tracts. The Township owns these tracts of land and there is existing infrastructure on both tracts. These two properties have always been zoned for this purpose. He explained deed restrictions to the public. The Township is also considering the use of a portion of Wesley Bishop Park for the construction of low and moderate income housing. The number of units that would be developed on the three tracts will depend on the environmental constraints determined by the NJDEP on the Maybury tract when they issue an LOI. The Committee discussed the sites and the development possibilities available.

REVIEW OF THE TOWNSHIP HOUSING TRUST FUND:

Mr. Ford advised that these are funds that are paid by developers and detailed the dollar amount that is currently in the Trust Fund. He stated that the past Governor legislated that townships can no longer collect funding for non-residential development approved after June, 2008.

STATUS OF THE THIRD ROUND HOUSING PLAN:

Mr. Ford described the Third Round plan that was submitted to COAH and the filed objections to that plan. The new governor recently issued a 90-day executive stay order to COAH and created a task force to determine what townships should be doing and how to change the COAH rules to make them more fair. The Governor also supports RCA's so that possibility could return. MEND acts as the Township's housing agent. The Committee asked Mr. Ford to check with MEND as to their financial status so that they do not face a funding crisis while we wait for the task force determination and approval of the Township's plan.

PUBLIC COMMENT:

Monique Begg, 209 Parry Drive, stated that she runs a program for underprivileged children in Moorestown. Within the past two weeks, two of those families have been evicted from their homes. Affordable housing is important to the wellbeing of these children. She feels that there is not enough of this type of housing, especially for large families. This recession has

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brought about many of these situations and it is good the township is trying to address the lack of affordable housing.

OTHER BUSINESS:

The next meeting of the Committee is scheduled for March 17, 2010.

Mr. Sell made a motion, seconded by Mr. Wyrofsky, to adjourn the meeting. The voice vote of the Committee was unanimous in favor. The meeting was adjourned at 8:15 PM.