

**TOWNSHIP OF MOORESTOWN  
LOW AND MODERATE INCOME HOUSING OVERSIGHT COMMITTEE  
MEETING MINUTES**

**LIBRARY ROOM A  
Tuesday, May 3, 2022  
7:00 P.M.**

- I. Call to Order** – Mr. Sutherland called the meeting to order.
  
- II. Roll Call** – Committee members and other committee participants present at the meeting were Evoy, Gillespe (Mayor), Jackson, Jamanow (Director of Community Development), Newcomer, Sutherland, Thomas.
  
- III. Minutes** – for the minutes from the 2/15/22 meeting, the committee vote to approve these minutes was moved by Sutherland and seconded by Jackson. All voting members present voted in favor.

**IV. Discussion Items -**

**1. Resolutions adopted by Council in January, February, March and April 2022**

Res 56-2022	Raymond Coleman Heinold	\$1,008.00
	Surenian, Edwards & Nolan LLC	\$4,557.50
		\$7,752.50
	John Maczuga, P.P., AICP	\$1,062.50
	Clarke Caton Hintz	\$ 12.50
Res 70-2022	Community Options	\$200,000.00
Res 73-2022	Raymond Coleman Heinold	\$560.00
	Surenian, Edwards & Nolan LLC	\$4,476.25
Res 77-2022	Chad Whyte	\$5,000.00
Res 90-2022	Surenian Edwards & Nolan LLC	\$8,247.62
Res 106-2022	Raymond Coleman Heinold	\$3,408.00
	Clarke Caton Hintz	\$1,612.50
	CGP&H	\$300.00
Res 120-2022	Raymond Coleman Heinold	\$6,102.00
	Surenian Edwards & Nolan LLC	\$1,878.25
		\$7,473.00
		\$756.75
		\$2,892.50
		\$105.00
		\$3,394.75
		\$4069.00
	Clarke Caton Hintz	\$2,403.15

	CGP&H	\$2,100.00
Res - 2022	Clark Caton Hintz	\$1,379.50

The Committee discussed the above listing of invoices that were approved by Council. The Community Options invoice was voted upon and approved at a previous meeting of this Committee and is listed above to show the approval by Council.

2. **Reimbursement Requests for Council consideration at the 5/23/2022 Council Meeting upon recommendation from LMIHOC.**

Review and Approval for a request for payment to Surenian Edwards & Nolan LLC in the amount of \$11,347.00 for litigation services in February 2021.

Ms. Jamanow discussed that this was an invoice that was recently received from the vendor. Mr. Sutherland motioned to approve this invoice for \$11,347.00 for services provided. Mr. Newcomer seconded the motion. All voting members present voted in favor.

3. **Update on 712 New Albany Road – Property purchased for a Market to Affordable Program home.**

The Committee discussed that the agenda for this item listed the incorrect property address as 712 New Albany Road. The correct property address is 712 North Lenola Road.

Ms. Jamanow discussed that this property was previously purchased by the Township and is currently undergoing various property improvements by the Township before it will be sold as an affordable home.

Ms. Thomas asked if the Township has ever considered using Habitat for Humanity as a partner for coordinating targeted conversions of homes in the Township to affordable housing. The Committee discussed that Habitat for Humanity typically will provide affordable homes as a private, nonprofit entity and the Township has not used Habitat for Humanity for this role in any formal manner.

4. **Compliance Hearing Update – The Township was granted a FINAL JUDGMENT OF COMPLIANCE AND REPOSE**

The Committee discussed that Penrose expects to start construction on the Harper Drive property next year. For the Moorestown Mall property, Mayor Gillespie said construction could begin as early as the fall of this year.

5. **Review of Ordinance 6-44.**

Mayor Gillespie discussed that this is the ordinance that created the Low and Moderate-Income Housing Oversight Committee for the Township. Mayor Gillespie explained that all Township Committees are being tasked with reviewing the ordinances relating to each committee and for the committee members to suggest modifications to committee responsibilities that could be

beneficial. Mayor Gillespie asked the Committee members to review this ordinance and offer suggestions for roles and responsibilities of the Committee going forward, due to recent developments such as the Final Judgement of Compliance and Repose being granted. Mayor Gillespie tasked the Committee with discussions, at our next meeting, regarding what would a group of citizens on this Committee offer to the Township Council as it relates to affordable housing in the Township.

### **Other Topics Discussed by the Committee:**

The Committee discussed what type of oversight there is on the selection of affordable housing candidates. Ms. Jamanow said CGP&H (Community Grants, Planning and Housing) is an outside agent that is responsible many roles with the Township's affordable housing. Ms. Jamanow said at a future Committee meeting, a presentation to the Committee by CGP&H could be a worthwhile event to coordinate.

The Committee discussed the questions of: How integrated are affordable housing residents in the community? What help can the Committee provide to these current and prospective residents?

Mayor Gillespie discussed the Better Together task force created by Council that has done research and surveys and made recommendations to Council relating to various community topics in the Township. Mr. Newcomer said it may make sense for members of the Committee to meet with the Better Together task force to discuss ways that group and this Committee could work together. Mayor Gillespie said she can ask that task force if the group could meet with members of the Committee and discuss these ideas.

### **V. Public Comments** – Mr. Sutherland asked if there were any public comments.

Barbara Rich was the only member of the public present at the meeting and said she was impressed with the amount of detailed discussions that took place at this meeting on important topics, such as this. Ms. Rich asked if there are any homeowners converting portions of their homes for low or moderate income housing. Ms. Jamanow said this type of conversion would need to go through the Township's various Committees and Boards for any such requests by residents. Ms. Rich asked about the property on Chester Avenue that she said is applying to change the property use to 6 apartments for the existing property and if they would be subject to any affordable housing rules. Ms. Jamanow said the conversion process would likely need to include a portion for affordable housing in the conversion and this would be part of the Township's review and approval of any such conversion and development plans.

### **VI. Adjournment** – the meeting was adjourned. Next meeting scheduled for June 28, 2022.

**OFFICIAL ACTION MAY BE TAKEN ON ANY ITEM ON THE AGENDA**