

**Affordable Housing Board Meeting**  
**Thursday, January 28, 2016**

The following are the minutes of the Affordable Housing Board meeting, which was held on Thursday, January 28, 2016 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:**

**Present:** Peter Ferrone, Susan McCloskey, Kevin VanHise, Murali Mallampati (6:44); Jessica Ann Clifford

**Absent:** None

**Excused Absence:** Jean Washington, Christopher Bobbitt, Council Liaison

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

**Election of Officers:**

Mr. Link opened up the floor for nominations for Chairperson and Vice-Chairperson:

Peter Ferrone nominated Kevin VanHise as chairperson, seconded by Susan McCloskey. No other nominations, Kevin VanHise was unanimously elected Chairperson.

Susan McCloskey nominated Peter Ferrone for vice chairperson, seconded by Jessica Ann Clifford. Mr. Ferrone was unanimously elected Vice Chairperson.

**Approval of Minutes:**

The July 23, 2015 minutes were approved as submitted by unanimous vote.

**Approval of 2016 Meeting Schedule**

**Public Comment:**

None

**Expiring Rental Unit Controls:**

Mr. Link stated the Township has affordable units in three developments: Steward's Crossing, Avalon Run and Avalon Run East. Avalon Run and Avalon Run East their terms were for 20 years and Avalon Run's term (64 units) has expired and Avalon Run East will expire later this year in November (31 units) for a total of 95 rental units. The rest of the units are with Steward's Crossing (36 units). Avalon Run is in the process of sending out letters to tenants when their lease has come up for renewal saying that your affordable rates are good through the end your 2016 lease; but after that your rates will go up to market rate, which will have a traumatic jump in their rent.

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The Township is still weighing its options about what it can or cannot do to try to help out. There is nothing to report, but we are working on it, our Attorney, our Planner and our Manager. Mr. Link thought there were going to be some people coming to the meeting to make some comments. Mr. Link told them what he knew at that point which was that everything is up in the air and take the letter at face value. Mr. Link said about the Board meeting to air their concerns.

Mr. Ferrone asked if we had a list when the terms expire on the other communities, which is Steward's Crossing. Mr. Link stated those controls are in perpetuity and will never expire. Chairperson VanHise asked how Avalon Run received the 20 year restriction. Mr. Link stated he thought it might be the deal at the time when the development was approved. Chairperson VanHise stated it might have been part of the funding because 20 years ago the provisions were already in place, which was in 1996.

**Township Actions:**

53 Joyner Court: The house was sold this past month.

217 Fountayne Lane: The rehabilitation work is almost completed; when completed it will be put up for sale.

301 Talon Court: Is in the process of having a write up for participation in the rehabilitation program.

Chairperson VanHise suggested asking if someone in a rental unit in Avalon would be eligible to purchase.

**Housing Rehabilitation Program:**

Mr. Link stated there is nothing new. There are no new rehabs have been taken on since we met in December. There are a couple of homes that are finishing up. The program is somewhat on hold.

**Update Status of Changes at State Level:**

Chairperson VanHise reported that at the end of December the municipalities have all gotten together and hired a group called "E Consults Solutions" to actually come up with numbers as a counter to the numbers that were given by Fair Share. Those numbers came out Christmas Eve and revised the report and listed it on New Year's Eve. The numbers are significantly lower than Dr. Kinsey's. On December 18<sup>th</sup> all the parties were before Judge Jacobson and entered a schedule order that reports due in December, discovery in January, February timeframe, finalized reports/discovery in March, trial on April, adopt the plan in May and get it endorsed and submit it by June and then schedule trials on the evaluation on how your plan did against your number.

Chairperson VanHise received a proposed schedule, all the Mercer attorneys did. The Judge is looking to consolidate the Mercer case with Monmouth and Ocean, which are in our region, so that we can consolidate and share the discovery, reduce the cost. The trial would be bumped to June instead of April. The Court hired Richard Reading did a preliminary analysis of Kinsey's numbers and for Mercer County Kinsey cut the numbers in half. There is no information from COAH. The Judges are handling all municipalities differently. Chairperson VanHise thinks it will end up back in the Supreme Court.

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The other change in Mercer County was Hopewell Borough and Pennington Borough withdrew their actions in October or November stating this is just too expensive and we are done. Mr. Link asked what withdraw was. Chairperson VanHise stated they could be opened to a challenge that they are constitutionally deficient. If a developer would succeed on that challenge it would be open to a builders remedy lawsuit. Both of those municipalities are built out with no available land for development. Mr. Link mentioned to build up.

**Other Business:**

None

**Adjournment:**

The meeting was adjourned at 6:52 p.m.

  
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Susan Snook  
Secretary

SJS

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