

LAWRENCE TOWNSHIP AFFORDABLE HOUSING BOARD  
Regular Meeting  
Thursday, October 27, 2016

Present: Peter Ferrone, Vice Chairperson  
Susan McCloskey  
Kevin VanHise, Chairperson  
Murali Mallampati

Absent: Jessica Ann Clifford

Excused Absence: Jean Washington  
Christopher Bobbitt, Council Liaison

Also Present: Andrew Link, Liaison  
Susan Snook, Secretary

**Statement of Adequate Notice:**

Adequate notice of this meeting has been provided in accordance with the provisions of the Open Public Meeting Act, N.J.R.S. 10:4-10, specifying the date, time and place of the meeting.

**Minutes:**

The September 22, 2016 minutes were unanimously approved.

**Public Participation (for items not on agenda):**

None

**Approval of 2017 Meeting Schedule (agenda was amended):**

Susan McCloskey made a motion to approve the schedule and seconded by Peter Ferrone and approved per unanimous vote.

**Expiring Rental Unit Controls:**

Mr. Link stated there is nothing new except we are asking our attorney since Avalon Run is disbanding their affordable component, if they would be subject to our rent control ordinance. Mr. Krawczun thinks something happened in the law stating that if after a certain point the control ordinance was not already applied you could not apply it at that point.

Mr. Link stated that the Township has a rent control ordinance for rental developments with ten or more units that do not have an affordable component. He continued that those developments that fall under rent control we issue an annual maximum rent increase and it is based on a consumer price index. The change is from September to September. Avalon Run was exempt because they had affordable units and now since they do not the question is are they now subject to the rent control ordinance.

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**Township Actions:**

Mr. Link stated there is nothing new:

- 217 Fountayne Lane: hopefully will be sold on Monday of next week
- 301 Talon Court: there is some additional rehabilitation work that we have a contractor to do and need to get him a contract and get him started
- 1319 Colts Circle: we have to re-bid that work because we did not get a satisfactory bid
- 34 Chamberlin Court: we notified the heirs that the unit was full furnished and gave them an opportunity to take possession of the furnishings but they did not respond so we are in the process of hiring a clean out firm to carry all the belongs away and then it will go through the rehab process

**Housing Rehabilitation Program:**

Mr. Link stated we are getting the old consultant back on board, which has been a long process and is being wrapped up.

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

Chairperson VanHise stated the Supreme Court jumped back into the 1999 – 2015 period. While the Supreme Court oral argument on that will take place after Thanksgiving and this is a major component that still is up in the air and so in Mercer County has assumed that the schedule trial will be put off and instead last week, there was an order from the courts that all the attorney's will be brought back in on the 4<sup>th</sup> for the conference and will leave the trial date of December 5<sup>th</sup> in place and added a whole bunch of additional trial dates in case they are needed.

The Court has set aside 14 or 15 days in December and January to actually proceed with trial on setting the municipal obligations. When that order was issued over the summer it was anticipated that the Ocean County trial would have occurred and they started trial a couple of weeks ago and between the weeks of the depositions and trial was to start, all one of two towns settled out. Mercer will be first unless we get settlement offers and will be the second trial in the State on methodology. The court has been notified that we intend to ask for an adjournment until the Supreme Court makes its ruling because that affects over 100 towns State wide. There were several towns that settled; however, there are seven municipalities that will be going to trial.

**Other Business:**

None

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**Adjournment:**

There being no further business to come before the Board, the meeting was adjourned at 6:44 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook  
Recording Secretary

Minutes approved: Jan. 26, 2017

After the meeting was adjourned, two college students came in and Chairperson VanHise stated that the Board held their meeting; however, he asked them if they had questions on an item that was on the agenda. She had to write a two page paper after the meeting and she will tell her teacher she attended but was late.

She asked how many units are for rental and to purchase in the affordable housing program. Mr. Link stated they are 36 affordable rental units and we used to have more; however, that changed recently. He continued there are 369 purchase units in the affordable housing program.

She asked if the minutes are put on line. Chairperson VanHise stated they will be but they have to be adopted first and won't be until the end of December.