

AFFORDABLE HOUSING BOARD MEETING
LAWRENCE TOWNSHIP MUNICIPAL BUILDING
COMMUNITY DEVELOPMENT CONFERENCE ROOM

October 15, 2009

The following are the minutes of an Affordable Housing Board Meeting, which was held on October 15, 2009, in the Lawrence Township Municipal Building Community Development Conference Room.

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.

The roll was called as followed at 7:30 PM:

Present: Chairperson Kim Taylor, Nancy Becker, Skip Conover, and Kevin Van Hise,

Absent:

Excused Absence: Vice-Chairperson Barbara Lavine, and Bob Bostock, Council Liaison,

Also Present: Andrew Link, Principal Planner/Business Advocate
Danielle Hickey, Secretary

Review and Revision of Agenda

None

Approval of Minutes

The April 16, 2009 minutes were unanimously approved.

Public Comment

None

Other Business

There was a question regarding the amendments to the COAH agreements. A problem arose because East Hampton has fulfilled their COAH obligations and another contractor wanted to build more affordable units. The developer requested to put in some type of multi-dwelling residence in East Hampton. The Zoning Board denied the request, stating that they have already fulfilled their COAH obligation, and was not going to approve the development. The developer sued the township, stating that the units were inherently beneficial units and stated that East Hampton cannot deny them just because they have fulfilled their obligation. The Court ruled in

favor of the Developer. The problem arose because the Township did not allow the developer to address the negative criteria of the development, such as the impact on sewer, water, density, traffic, etc. A township needs to allow the developer to address these impacts before they can accept or deny an application. The case was not taken to the Supreme Court. However, this case does weaken the motivation for Townships to become compliant, because they will essentially be providing more Township services with less of an income benefit.

The creation of the Development Fee Revenue has caused a lot of the building to stop in New Jersey. Non-residential building needs to pay 2 ½% on their projects. The Economic Stimulus Act has put a moratorium on that fee, and also requests that if a developer paid that fee in the past year, then the Township needs to reimburse the developer for that fee.

Tuesday, October 13, 2009 was the Growth and Redevelopment Committee's Annual Awards Breakfast in association with the Mercer County Chamber of Commerce. Many individuals from the community were in attendance at this breakfast. Mrs. G's received an award for their contribution to the community, the School Board received an award for their solar panels, Retro Fitness received an award for New Large Business.

The Director from Home Front, Celia Bernstein has stated that she has affordable units and needs to put people in them. She would like to get names from the Affordable lists to be able to fill these units.

Heritage Village is full and has a waiting list for the residential units. They are having trouble filling the bottom offices. The only commercial unit that they have currently is a pediatrician.

The next meeting will be held on November 19, 2009.

There being no further business to come before the Affordable Housing Board, the meeting was adjourned at 7:54 PM.

Danielle N. Hickey,
Affordable Housing Board Secretary