

Monroe (1987)

3/6/87

Letter to Maya Re: COA H

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No p.i.

CA000421L



STATE OF NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING

CA000421L

Arthur R. Kondrup, *Chairman*
(609) 987-2186

707 Alexander Road • CN 813 • Trenton, N.J. 08625-0813

March 6, 1987

Municipality of Monroe
County of Middlesex

Peter P. Garibaldi
Mayor, Township of Monroe
Municipal Complex - Perrineville Rd.
Jamesburg, NJ 08831

Dear Mayor Garibaldi:

Your municipality submitted an adopted housing element and an accompanying fair share plan to the Council on Affordable Housing (COAH) for substantive certification. After a careful review and analysis of your submittals by both COAH staff and a task force of COAH members, deficiencies were found which rendered your submittals incomplete for mediation and review. This was by resolution of COAH at its March 2, 1987 meeting, a copy of which was forwarded to you.

These deficiencies demonstrated a misunderstanding of the rules adopted by COAH. If you need clarification of the rules you may contact the Principal Planner referenced at the end of this letter.

The deficiencies are attached to this letter. It is your responsibility to address the deficiencies and to file an adopted housing element that conforms to COAH's Substantive Rule, N.J.A.C. 5:92.

To remain under COAH's jurisdiction you have until May 7 at 5 p.m. to file an adopted housing element and a fair share plan that meets COAH requirements and addresses the deficiencies. Filing means stamped in at the COAH office.

Kindly take note that any amendments to your housing element require a public hearing and an adoption by the planning board. You must also re-publish your petition of substantive certification in a newspaper of general circulation within your municipality and county no later than May 13, 1987. Please review N.J.A.C. 5:91-4.4. Documentation of adoption and publication must also be submitted.

Please take note that all objectors of record to your initial submittal will also be considered objectors of record for any future submittals (unless COAH is notified to the contrary by the objector).

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Mayor
Incomplete Review Letter

COAH expects full compliance from all municipalities and is prepared to take whatever action is necessary if compliance is not forth coming, including in those circumstances when necessary, accelerated denial.

If you have any questions please call the Principal Planner referenced below.

Sincerely,

Douglas V. Opalski, Executive Director
Council on Affordable Housing

By *Douglas V. Opalski*
Principal Planner

cc: Planning Board Chairman
Municipal Attorney
Objectors of Record
Peter Tolischus
COAH Members

attachment

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SMB/DVO/rrr

1) The Township's precredited need includes an indigenous need of 65 and spontaneous rehabilitation of 8. It is COAH's position that the portion of the precredited need eligible for rehabilitation is equal to indigenous need minus spontaneous rehabilitation. Therefore, the portion of Monroe's need that can be addressed through rehabilitation is 57 and the inclusionary component is 127. Rehab credits would reduce the rehab component of the plan.

2) Credits

a) The Township states that it is submitting documentation for 12 credits; however, 13 are listed. Please clarify the number to be credited.

3). Site Selection

a) The plan should include a consideration of the lands that are most appropriate for the construction of low and moderate income housing including lands of developers who have expressed a commitment to provide such housing.

b) Vacant and developable sites are to be prioritized. Sites chosen for inclusionary development should be available, suitable, developable and approvable.

c) Two sites, A & B have been designated for inclusionary development. An inventory of vacant and developable sites with mapping to delineate any constraints must be submitted to compare the chosen sites.

d) Additional mapping of site A should be submitted to establish developable areas. In addition, the irregular shape of the site may reduce the number of units which could be developed on the site.

e) Site B lacks infrastructure and requires a durational adjustment. However, before COAH is in a position to accept a durational adjustment, the Township must submit the inventory and analysis of the vacant land in Monroe to ensure that there are no other available, suitable, developable and approvable sites that already have water and sewer available and would not require a durational adjustment.

f) As per COAH's rule, please provide U.S.G.S. Topographic Quadrangle Maps, National Wetlands and Flood Plain Maps for designated sites. These are necessary for site analysis.

4) Utilities

Information on location and capacity of public water and sewer systems must be submitted.

5) Master Plan

a) In order for the Council to properly evaluate the Plan, please submit a copy of the Township's most recently adopted Master Plan which includes Township maps.

6) The plan must address affordability controls as per N.J.A.C. 5:92-12.

7) Pre-Mediation

a) Please document all attempts at premediation as required in N.J.A.C. 5:91-3.2(f5).

DC/rrr

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