

Cos[^]

^

mi

)0

m CACCO588Z



**STATE OF NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING**

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

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

April 23, 1987

APR 29

Township of South Brunswick
Municipal Building
Monmouth Junction, NJ 08852
Att: Joe Benedict, Township Attorney
Bob Hall, Township Planner
Barry Indik, South Brunswick Chairman Affordable Housing Agency
Ted Cherry, Township Committee

Civic League of Greater New Brunswick
47-49 Throop Avenue
New Brunswick, NJ 08901
Att: C. Roy Epps, President
Bjnice Hirya S
Barbara Williams, Attorney



**STATE OF NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING**

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

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

MEDIATION MEETING SUMMARY
SOUTH BRUNSWICK/CIVIC LEAGUE OF GREATER NEW BRUNSWICK
MEETING # 3 - APRIL 14, 1987

Present

For South Brunswick

Ted Cherry - Township Committee
Joe Benedict - Township Attorney
Bob Hall - Township Planner
Barry Indik - Chairman South
Brunswick Housing Agency

For Civic League
of Greater New Brunswick

C. Roy Epps - President
Eunice Herya

Barbara Williams - Attorney

Mediator

Dave Cohen

The Civic League of Greater New Brunswick has registered seven objections. All have been resolved to their satisfaction and have been withdrawn.

Issue No. 1

Credits for existing housing - documents were provided to establish that all these units are indeed low/moderate units and meet affordability standards established by COAH. The Civic League accepted these documents and withdrew the objection, (attachment 1)

Issue No. 2

Inclusionary sites require more definition and a time table for construction. Documentation was presented and the Township agreed to amend its ordinance to include an explanation of development - time criteria. They provided documentation with construction - realignment schedule for route 522 and the railroad bridge. The Township explained the reasons for the variations in percentage of low/moderate units in the proposed inclusionary sites. The Civic League will monitor progress against these plans in February 1989. On these bases, the Civic League accepted the Townships proposals and has withdrawn its objection, (attachment II)

Issue No. 3

Township claimed too many rental bonuses - the Township agreed that it was limited to 20% of the fair share need calculated after crediting and after indigenous need. This amounts to 100 units, generating a rental bonus of 33 maximum. The Civic League accepted the statement shown in attachment III and withdrew the objection.

Mediation #3
South Brunswick/Civic League

Issue No. 4

Congregate Care Units - the Township provided documentation that the proposed facility will meet the requirements of COAH, the D.O.H. and will have the required affordability controls. There will be 240 beds, 120 reserved for low/moderate income families with 2 beds/room, generating 60 low/moderate units.

Issue No. 5

Bedroom mix - the Township will modify its ordinance requiring within inclusionary developments, the bedroom mix required in the COAH rules. The Civic League accepted the provisions as shown in attachment IV and withdrew its objection.

Issue No. 6

A draft ordinance was submitted by the Township which contained a provision requiring all inclusionary developments to comply with COAH rules on affordability. The Civic League accepted the statement shown in attachment VI and withdrew its objection.

Issue No. 7

Number of rental units - the Civic League is satisfied that the Township of South Brunswick provides sufficient rental units as required in COAH rules. They accepted the attachment VII and withdrew the objection.

In the staff review, there was a comment that there was no information on water and sewer availability. A letter from the Township Engineer was submitted indicating there was sufficient capacity for sewerage treatment and potable water supply to meet all their requirements.

Since all objections were resolved and withdrawn, there is no need for further mediation. A closing report to COAH will be written, in accord with N.J.A.C. 5:91-7.3.

' Dave Cohen
1 East Parkway Place
Holmdel, NJ 07733
201-946-8198

attachments

cc: Douglas V. Opalski, Executive Director, COAH

DC/py
d0349e

ATTACHMENT I

Objection #1 - Credits for Existing Housing - 4/14/87

The documentation submitted by
The Township of South Brunswick relative
to Objection #1, Credits for Approved
Projects, Pg 11 of the Township Housing
Element is acceptable to the Local League
of Greater New Brunswick. The objection
is withdrawn.

Charles P. Hess
Civil Engineer
Joseph J. Carubel
Attorney for South Brunswick

4/14/87

ATTACHMENT II

Objection No 2 - Inclusionary Development Sites

South Brunswick agrees to notify the Civic League of any change in the Section 3 or Rt 522 projects listed in the Housing Element

South Brunswick Township provided documentation regarding its inclusionary development sites to the Civic League; has agreed to amend its draft housing element and this shall plan to include an explanation of the development timing criteria on the proposed inclusionary development sites; has provided a construction schedule for Section 3 or Rt 522, including the R.P. budget as well as documentation that aquisition and engineering for sections 1, 2 and 4 are underway and that some work has been assembled for the construction of these sections; and has explained the variations in the percentage of affordable housing units to be constructed on the proposed inclusionary development sites. Based upon this, and the further agreement of South Brunswick Township to meet with the Civic League of Greater New Brunswick during or about February, 1989 to review the status of Rt 522 and to revise the housing element and zoning ordinances to meet its fair share obligations, it is then apparent that the status of Rt 522 is such that construction of the affordable housing units in the proposed inclusionary development sites can not be realistically anticipated by the end of 1992, the objection of the Civic League with respect to all items under objection No 2 is withdrawn.

Joseph J. Bando, South Brunswick Chief of Police / Civic League

Attachment III

Objection No 3 - Rental Bonus

4/4/87

South Brunswick Township agrees that it is limited to a rental bonus of 20% of the Fair Share need calculated after arbitrary and often incongruous needs. This results in the ability of the Township to receive a rental bonus on all 1st 100 units of rental housing constructed to a maximum of 33 bonus units. Presently there are two approved projects which include 70 rental units for which the Township will claim 23 rental bonus. The Southridge site will be zoned to require a 15% mandatory set-aside for sales units for low/moderate income families which would total 191 units, or at the builder's option, the number of affordable housing units will be reduced to 143 units, on condition they are all rental units for ^{which} the Township will claim an additional 10 rental bonus units. The Township may permit an appropriately proportioned combination of rental and sales units which will meet the intention mentioned above; i.e. the rental units plus rental bonus plus sales units must total 191. The draft housing element will be amended to reflect this agreement.

The Civic League of Greater New Brunswick agrees to this proposal and withdraws its objection.

Joseph J. Burchiel
South Brunswick

Civic League

ATTACHMENT IV

Objection No 4 - Congregate Care

4/14/87

The Township of South Brunswick has provided the Civic League with documentation regarding the Congregate Care Facility, in lieu of part of the housing element. South Brunswick, has agreed with the Civic League to allow the Civic League input with respect to the development of such facility. Based on the above language, the Civic League withdraws its objections to the South Brunswick Housing element, but reserves the right to challenge the existing C.A.H. rules regarding alternate living arrangements and Congregate Care Units in any Housing Element and Fair Share Plan.

[Signature]
Civic League

[Signature]
South Brunswick

ATTACHMENT V

Objection #5 Bedroom Mix

4/14/87

A draft ordinance was submitted by the Township to the Civic League which contained a provision regarding written inclusionary developments a limitation of the number of bedrooms in accordance with COAH standards. The Civic League of Greater New Brunswick is satisfied with the language of the provision and withdraws its objection and the representation that the provision will be enacted within 45 days of receiving Substantive Certification.

Charles Reis
Civic League
J. M. J. Buelert
South Brunswick Atty

ATTACHMENT VI

Objection No 6 - Range of Affordability

4/14/87

A decept ordinance was submitted by the Township of South Brunswick to the Civic League which contained a provision requiring, without inclusionary developments a range of affordability in accordance with COAH standards. The Civic League of Greater New Brunswick is satisfied with the language of the provision and withdraws its objection with the representation that the provisions will be enacted within 45 days of receiving Substantial Certification.

C. K. [Signature], Pres
Civic League
J. [Signature]
South Brunswick Township

ATTACHMENT VII

Option No 7 - Rental Units

4/14/87

The Civic League is satisfied that the Township of South Brunswick Housing Element provides for sufficient ^{rental} units to comply with NTAC 5:92-14.4. The Civic League withdraws its objections.

Cheryl A. Pico
Civic League
Joseph J. Berlet
South Brunswick