

Discataway (1985)

12/13/85

Copies of forms + cover letter

page = 4

no p.i.

CA 000851 ML  
80A 869

THE STATE UNIVERSITY OF NEW JERSEY  
**RUTGERS**  
Campus at Newark

School of Law-Newark • Constitutional Litigation Clinic  
S.I. Newhouse Center For Law and Justice  
15 Washington Street • Newark • New Jersey 07102-3192 • 201/648-5687

December 13, 1985

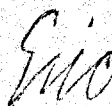
Dear Alan and Roy:

Enclosed, for your information, is a copy of the forms used by Hovnanian at its Society Hill project in Piscataway, the Affordable Housing Commission ordinance passed by Piscataway this past spring in connection with the Society Hill project, the quarterly report from North Brunswick, in the form of a letter from Paul Keller dated December 10 with the Kaplan approval resolution, and the Fannie Mae announcement and letter that Hovnanian relies upon in drafting its affordable housing plans.

I also enclose a copy of the most recent version of the North Brunswick Affordable Housing Ordinance, although some changes were made at the meeting yesterday and others will doubtless be made as the Council completes its review. Nevertheless, I think we got the vast bulk of the important points and this is a very good ordinance to use in whole or in part elsewhere. It is anticipated that the North Brunswick Council will conclude its working sessions on the ordinance this coming Monday and Tuesday, and if necessary on December 30, and will introduce it on final reading on January 6th. We will then have a compliance hearing before the judge in early January and final reading should occur on January 20.

All the best.

Sincerely yours,



Eric

encls

Mr. Alan Mallach  
15 Pine Drive  
Roosevelt, NJ 08555

Mr. Roy Epps, Executive Director  
Civic League of Greater New Brunswick  
47-49 Throop Avenue  
New Brunswick, NJ 08903

~~The~~ It Resolved,

By the Township Council of Piscataway  
Township, New Jersey that:

85-15

(SEAL)

AN ORDINANCE ENTITLED:

AN ORDINANCE ESTABLISHING AN  
AFFORDABLE HOUSING ADVISORY  
COMMISSION IN THE TOWNSHIP  
OF PISCATAWAY

be and is hereby adopted on the first reading, that it be published in the Pd Review on the 11th day of April, 1985 and that a second reading and public hearing be held at 8:00 p.m. prevailing time at the Piscataway Municipal Building, 455 Hoes Lane, Piscataway, New Jersey on the 18th day of April, 1985.

BE IT FURTHER RESOLVED that a copy of this ordinance shall be posted in at least two public places within the Township prior to the day of the second reading and final passage, and a copy of this ordinance shall be made available at the office of the Township Clerk for any interested member of the public.

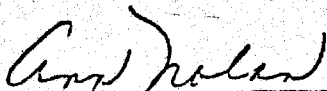
MOTION MADE BY: Mrs. Fernicola

SECONDED BY: Mrs. Kruse

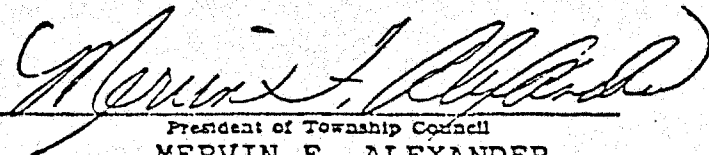
PASSED ON THE FOLLOWING VOTE:

YEAS: Messrs. Dunphy, Fernicola, Hardenburg, Kruse, Suskin, & Alexander

NAYS: ---



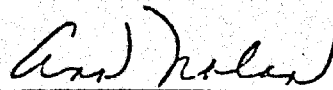
Clerk of Piscataway Township  
ANN NOLAN



President of Township Council  
MERVIN F. ALEXANDER

I certify the foregoing to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of Piscataway Township held on April 4, 1985, and in that respect is a true and correct copy of its minutes.

Heads (6)  
Bd.



Clerk of the Township of Piscataway  
ANN NOLAN

AN ORDINANCE ESTABLISHING AN AFFORDABLE  
HOUSING ADVISORY COMMISSION IN THE  
TOWNSHIP OF PISCATAWAY

BE IT ORDAINED, by the Township Council of the Township of Piscataway, in the County of Middlesex and State of New Jersey, as follows:

Section 1. Within the Department of Administration, there shall be an Affordable Housing Advisory Commission consisting of seven members to be appointed by the Mayor, with the advice and consent of the Council. The term of each member shall be three years, or until his successor is appointed, except that, of those first appointed, three shall be appointed for a term of one year, two for a term of two years and two for a term of three years, except for the initial appointments, whose terms of office shall expire on December 31, 1985 (in lieu of the one-year appointment), December 31, 1986 (in lieu of the two-year appointment) and December 31, 1987 (in lieu of the three-year appointment).

Section 2. The Commission shall:

(a) provide advice to the Mayor regarding the implementation of procedures to ensure the commitment of the Township to provide a housing stock affordable by low-income households;

(b) provide recommendations for the review of applications for low-income housing within the Township regarding those housing developments specifically zoned for a low-income component;

(c) provide advice and recommendations regarding the availability of Federal or state subsidies, grants or other financial assistance relating to the development of new, or rehabilitation of existing, housing affordable by lower income households; and

(d) review recommendations by other municipal agencies, including, but not limited to, the Planning Board and the Division of Planning and Development within the Department of Public Works, in order to develop recommendations for appropriate mechanisms relating to the provision of housing affordable by lower-income households.

Section 3. The members of the Commission shall organize annually and adopt such regulations as will permit the Commission to conduct its business efficiently. The Commission shall elect one of its members as Chairperson. The Commission shall endeavor to meet once each month but in no event shall the Commission meet less than eight times during each calendar year and at such other times as the presiding officer, or a

two-thirds vote of the Commission members, shall direct. The Commission may appoint a Clerk or Secretary to be compensated by a sum to be set by the Township Council.

Section 4. This ordinance shall take effect twenty (20) days after the first publication thereof after final passage in the manner provided by law.

---

MERVIN F. ALEXANDER  
COUNCIL PRESIDENT

ATTEST:

---

ANN NOLAN, TOWNSHIP CLERK

---

ROBERT G. SMITH, MAYOR

Adopted, First Reading: April 4, 1985.  
Publication Date: April 11, 1985.

Adopted, Second Reading:  
Publication Date:

---

(DATE)

CERTIFIED AS TO FORM AND LEGALITY

---

PHILLIP LEWIS PALEY  
DIRECTOR OF LAW