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- Township Resolution (Labeled Exhibit 19 interrogatory 13B)

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Interrogatory 13B

RESOLUTION

WHEREAS, METUCHEN SENIOR CITIZENS HOUSING CORPORATION (hereinafter referred to as the "Applicant") proposes to construct a housing project (hereinafter referred to as the "Development") or the "housing") pursuant to the provisions of the New Jersey Housing Finance Agency Law of 1967, as amended and supplemented, within the Borough of Metuchen (sometimes referred to as the "municipality"), on a site more particularly described as follows: Lincoln Avenue, Metuchen - Block 208, Lot 150, and

WHEREAS, an application will be made to the Public Housing and Development Authority (hereinafter referred to as the "Authority") in the Department of Community Affairs of the State of New Jersey, pursuant to the provisions of the Limited-Dividend Nonprofit Housing Corporations or Associations Law, Chapter 184, Laws of 1949, as amended and supplemented (hereinafter referred to as the "Limited-Dividend Law"), for the approval of a certificate of incorporation or a certificate of organization of a housing association and for the approval of the development to be constructed, maintained, or operated by the proposed corporation or association on the aforesaid described area, and

WHEREAS, the proposed development will be subject to the Rules and Regulations of both the New Jersey Housing Finance Agency (hereinafter referred to as "NJHFA") and the Authority, and

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WHEREAS, pursuant to the provisions of the Limited Dividend Law it is necessary for the Mayor and Council of the Borough of Metuchen to certify that it approves of the development or acquisition of the proposed housing and that the proposed housing meets or will meet an existing housing need; and

WHEREAS, the proposed development will be within an area where, under the conditions existing at this time, dwellings conforming to reasonable standards of adequacy and renting at or below the average rent to be charged in the proposed development, are not being provided in sufficient quantity through the ordinary operation of private enterprise, and

WHEREAS, Metuchen Senior Citizen Housing Corporation has presented to this body a financial estimate dated June 30, 1975, (hereinafter referred to as Exhibit "A"), covering the cost of the land and improvements and the operation of the project as estimated by the applicant and the NJHFA, which reasonably assures the successful completion and operation of the project.'

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Metuchen, that they find and certify that:

(a) The proposed development will meet or meets an existing housing need,

(b) The proposed development conforms to the requirements of all applicable ordinances of this municipality.

(c) The development or acquisition of the housing is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Metuchen finds that the proposed development is and will be an improvement made for the purpose of assisting the clearance, replanning, development or redevelopment of blighted areas in this municipality, and

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Metuchen does hereby adopt the within Resolution and makes the determination and findings therein contained by virtue of, pursuant to, and in conformity with the provisions of the Limited Dividend Law and the New Jersey Housing Finance Agency Law with the intent and purpose that the Authority shall rely thereon in approving the Certificate of incorporation of a housing corporation or certificate of organization of a housing association which shall construct, own and operate the development, and in approving the development proposed to be constructed, maintained, and operated in the aforesaid described area and with further intent and purpose that the proposed development and improvements will be exempt from all property taxation as provided in N.J.S.A. 14J-30 and N.J.S.A. 55:16-18, and that, in lieu of taxes said housing corporation or association shall make to the municipality payment of an annual service charge for municipal services supplied

to the housing development in such amount not exceeding the tax on the property on which the development is located for the year in which a mortgage on the development is executed in favor of the N.J.H.F.A., or, an amount not exceeding six and twenty-eight hundredths per cent (6.28%) of the annual gross revenues of the development, determined in the manner set forth in Exhibit "A" hereinabove referred to and relied upon by the N.J.H.F.A. as the basis for its financing the development for each year of operation of the development following the Agency's determination that the development has been substantially completed, whichever amount is greater. The Mayor and Clerk are authorized and directed to execute, on behalf of the municipality such agreement(s) reflecting the aforesaid annual service charge, in lieu of taxes, as may be deemed necessary or desirable by the N.J.H.F.A. The Borough of Metuchen understands and agrees that the amounts set forth in Exhibit "A" are estimates only and agrees that the Sponsor may, upon N.J.H.F.A. approval, make reasonable changes in the construction, maintenance and operation of the development to ensure compliance with the financial and statutory requirements of N.J.H.F.A. which will necessitate reasonable changes in the amounts set forth on Exhibit "A".

Dated: July 21, 1975

John W. Sertich

Certified copy of a resolution adopted
at a regular meeting of the Borough
Council of the Borough of Metuchen,
Middlesex County, New Jersey, on

July 21, 1975

OF

METUCHEN SENIOR CITIZENS HOUSING CORPORATION

(Name of Sponsor or Owner)

Housing Development to be (constructed) on property known as
(~~Metuchen~~)

BLOCK 208 LOT 150

JUNE 30, 1975

(Date)

1. Estimated Total Development Cost	\$ 4,200,000
2. Estimated Mortgage Amount	\$ 4,200,000
(a) Term of Mortgage	40 years
(b) Estimated interest rate	7.5 %
3. Estimated Rent Payable by Tenants	\$ 180,000
4. Estimated Federal Rent Contributions	\$ 325,000
5. Estimated State Rent Contributions	\$
6. Estimated Annual Gross Revenues (Sum of 3,4 and 5)	\$ 505,000
7. Municipal Service Charge of 6.28 % of Annual Gross Revenues	\$ 505,000
But not less than \$ 2,741.27	\$ 32,714

(Tax on Property of the the Development during year in which mortgage in favor of N.J.H.F.A. is executed)

*Should gross Annual Revenues Increase then Service Charge will increase proportionately.