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**BERNARDS TOWNSHIP- TOWNSHIP COMMITTEE  
MINUTES**

**September 17, 2008 – Agenda Meeting**

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various reports and forms required by COAH. Messina's thoughts and recommendations on how to achieve our growth share obligation follow:

- **COAH's Projected Growth Share Obligations** = 368 Affordable Units for the period 2004-2018. I disagree with this high number which is based on an erroneous projection of residential and commercial growth. However, I found it is not worth the effort to refute COAH's number. Please remember that we only need to create affordable units for our actual growth not COAH's projected growth. We do however, need to show a plan for COAH's projected growth share obligation.
- **Basic Requirements of Fair Share Plan:**
  - Minimum 25% Rental (92 units)
  - Minimum 50% Family (184 units)
  - Maximum 25% Age Restricted (92 units)
  - Minimum 13% Very Low Income (48 units)
  - Maximum 25% Bonuses (92 units) – Note: only one type of bonus is allowed and only when you exceed the basic percentage required.

COAH Projected Fair Share Obligation = 368  
Second Round Surplus = 45  
Net Third Round Obligation = 323 affordable units

**Methods to meet COAH obligation:**

1. **V.A. Homeless Shelter** = 59 rental units – Note: we will have to fight for these units since COAH will state these units are not available to the general public (veterans only). A waiver from COAH may be necessary.
2. **Group Homes**
  - a. **OUR House** (Very low income) – 4 rental units
  - b. **YMCA** (Very low income) – 6 rental units
3. **Ridge Oak III** (Age Restricted) – 20 rental units, of which 3 (13%) must be very low income
4. **Extension of Expiring Controls** – 224 units
  - a. **Society Hill** – 100 family units
  - b. **The Cedars** – 105 family units
  - c. **Crown Court** – 19 rental units
5. **Potential Bonuses** (remember you can chose only one type of bonus credit)
  - a. **Rental Bonus** – bonuses credited for every unit over 25% of growth share = 92 units.  
Rental Units:  
V.A. Homeless Shelter = 59  
Group Homes (2) – 10  
Ridge Oak III – 20  
Crown Court – 19  
108 rental units

*Rental Bonus = Number of units over 25% growth share (92) = 108 - 92 = 16 bonus credits*

- b. Very Low Income Bonus – bonuses credited for every unit over 13% of growth share = 48 units

*Very Low Income Units:*

*V.A. Homeless Shelter = 59*

*Group Homes (2) = 10*

*Ridge Oak III = 3*

*72 Very Low Income units*

*Very Low Income Bonus = number of units over 13% of growth share (48) =*

*72 - 48 = 24 Very Low Income Bonuses*

*Therefore the bonus credit for providing very low income units is higher than rental bonuses; the township can show a bonus credit of 24 units.*

**Summary COAH Third Round:**

<i>COAH Growth Share</i>	<i>368 affordable units</i>
<i>Township's Fair Share Plan</i>	
<i>V.A. Homeless Shelter</i>	<i>59</i>
<i>Group Homes (2)</i>	<i>10</i>
<i>Ridge Oak III</i>	<i>20</i>
<i>Extension of Expiring Controls</i>	<i>224</i>
<i>Bonus credit-Very Low Income</i>	<i>24</i>
	<i>337 units</i>
<i>Second Round Surplus</i>	<i>45 units</i>

*Total Provided = 382 units  
(368 required) + 14 surplus*

**6. COAH Requirement Check:**

- a. **25% Minimum rental units**

*V.A. Homeless Shelter 59*

*Group Homes (2) 10*

*Ridge Oak III 20*

*Crown Court 19*

*108 = 29.3%*

**Rental Requirement met**

- b. **50% Minimum Family Units**

*Ridge Oak III 20*

*Extension of Expiring Controls 224*

*244 or 66.3%*

**Family Unit Requirement met**

- c. **25% Maximum Age Restricted**

*Ridge Oak II\* 39*

Ridge Oak III	<u>20</u>
	59 units = 16.0%

**Age Restricted Requirement met**

*\*Prior Round Surplus must be used in calculation of Third Round Requirement.*

**d. 13% Minimum Very Low Income Units**

V.A. Homeless Shelter	59
Group Homes	10
Ridge Oak III	<u>3</u>
	72 units = 19.6%

**Very Low Income Requirement met**

**e. Bonus maximum of 25% (in one category)**

Very Low Income units	72
Required 13%	<u>48</u>
Credits	24 = 6.5%

**Bonus Requirement Met**

**Rehabilitation Requirement**

*There is also a requirement for 12 rehabilitation units. COAH does allow the municipality to dispute this number by having the Construction Code Official do a building “drive by” survey to locate dilapidated dwellings. I feel confident we can eliminate or reduce this number significantly.*

The committee expressed concern that COAH’s requirements are not based on accurate township growth facts and vacant land analysis. Carpenter suggested to do the least minimum (210 units) in the township’s application to COAH.

The committee agreed to proceed as follows: Banisch is to submit a proposal to the township committee for consideration; and Messina was directed to share his analysis with the Planning Board.

**TOWNSHIP COMMITTEE/STAFF COMMENTS**

Committee and staff members reported on their recent activities.

**PUBLIC COMMENT**

John DelGiorno, Harrison Brook Drive, commented on drainage problems at his residence due to insufficient piping in the street.

**EXECUTIVE SESSION (continued from earlier session, if required)**

At 8:55 PM, the meeting resumed in executive session to continue their discussions authorized by Resolution #080393.

**ADJOURNMENT**

The meeting resumed in open session at 9:33 PM and immediately adjourned.

Respectfully submitted,

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Denise Szabo  
Municipal Clerk/Assistant Administrator

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John Carpenter  
Mayor