

RESOLUTION GRANTING WAIVER  
TO EXCLUDE AN AFFORDABLE THREE BEDROOM UNIT  
IN HOLLY GLEN, BOROUGH OF PITMAN, GLOUCESTER COUNTY

WHEREAS, the housing element and fair share plan of the Borough of Pitman, Gloucester County was certified by the Council on Affordable Housing (COAH) on October 8, 1992; and

WHEREAS, under the terms of substantive certification, Pitman Borough is required to address 12 inclusionary units to be included in residential construction on two sites, Block 146, Lot 13 and Block 144, Lot 2; and

WHEREAS, J.R. Williams, Inc., the Developer of Block 146, Lot 13 (Holly Glen) has prepared plans to construct 37 housing units, of which 31 units will be for-sale market-rate town homes and six will be two bedroom rental units for low and moderate income households; and

WHEREAS, under N.J.A.C. 5:92-14.1 at least 15 percent of all the low and moderate income (affordable) units are required to be three bedroom units, which would necessitate one of the six affordable units to be provided in Holly Glen to be a three bedroom unit; and

WHEREAS, the developer of Holly Glen had virtually completed architectural plans for this project at the time of substantive certification; and

WHEREAS, the developer's flexibility in design is limited since the footprint and design of the building was already determined; and

WHEREAS, the developer has financing in place and additional delay in revising architectural plans could jeopardize said financing; and


WHEREAS, COAH has determined that the developers by providing all two bedroom units, has proposed a plan that is consistent with the needs of families of the region; and

WHEREAS, the six rental units meet the criteria for two rental bonus credits as set forth in N.J.A.C. 5:92-14.4(d).

NOW THEREFORE BE IT RESOLVED that a waiver to eliminate the three bedroom affordable unit in Holly Glen is hereby approved; and

BE IT FURTHER RESOLVED that a rental bonus credit of two units is approved for Holly Glen.

I hereby certify that this resolution was duly adopted by the Council on Affordable Housing at its public meeting on *December 9, 1992*.

  
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Renee Reiss, Secretary  
Council on Affordable Housing

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