

RESOLUTION ADOPTING THE INITIAL DECISION
IN THE MATTER OF PETITION FOR SUBSTANTIVE CERTIFICATION
VOORHEES TOWNSHIP/CAMDEN COUNTY
PURSUANT TO N.J.S.A. 52:27D-301 ET. SEQ.

WHEREAS, by resolution, adopted on July 1, 1992, the Council on Affordable Housing (COAH) referred to the Office of Administrative Law (OAL) the contested issue of whether inclusionary Sites 1 and 2 in the housing element and fair share plan of Voorhees Township, Camden County, are in compliance with the COAH definitions of available, approvable, developable and suitable; and

WHEREAS, on December 15, 1994, the Voorhees Township Planning Board granted "initial preliminary conceptual site plan approval" to an "Initial Preliminary Site Plan" (Plan) submitted by Cooper Crossing Associates (The Quaker Group) for the development of Site 1; and

WHEREAS, this Plan incorporates 72 rental units for low and moderate income families, which together with a rental bonus of four exceeds the Voorhees fair share obligation of 74; and

WHEREAS, by letter dated February 22, 1994, Howard C. Long, Jr., Solicitor for Voorhees Township, notified Solomon A. Metzger, ALJ of this Plan approval by the Voorhees Planning Board; and

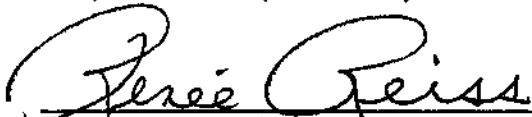
WHEREAS, Judge Metzger concluded that, as a result of the Planning Board approval, this matter was no longer a contested case before the Office Of Administrative Law and, therefore, dismissed this matter as the Initial Decision on February 23, 1994; and

WHEREAS, pursuant to N.J.S.A. 52:14B-10, COAH must adopt, modify, or reject this Initial Decision within 45 days of the date it was decided by OAL; and

WHEREAS, COAH has reviewed the characteristics of Site 1 to determine if Site 1 is in compliance with the COAH definitions of approvable, available, developable and suitable, which is more fully described in the Staff Report, dated April 6, 1994, which is attached hereto and incorporated herein as Exhibit A; and

NOW THEREFORE BE IT RESOLVED that COAH finds Site 1 to be available, approvable and developable and suitable and therefore COAH adopts the Initial Decision of OAL described herein above.

I hereby certify that this resolution was duly adopted by the Council on Affordable Housing at its meeting on April 6, 1994.



Renee R. Reiss, Secretary
Council on Affordable Housing

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