

RESOLUTION MEMORIALIZING COAH DECISION OF APRIL 5, 2000
GRANTING GLENBROOK ESTATES, INC. LIMITED RELIEF FROM THE
PROVISIONS OF N.J.A.C. 5:93-9.16

WHEREAS, N.J.A.C. 5:93-9.16(a) states: "Low and moderate income sales units shall not be offered to non-income eligible households at initial sale without Council approval. Parties that petition the Council for such approval shall document efforts to sell housing units to income eligible households and shall adhere to the procedures outlined in N.J.A.C. 5:91-12."; and

WHEREAS, Glenbrook Estates, Inc. ("Glenbrook") is the developer of a property located in the Township of Marlboro known as the Glenbrook Estates Condominiums ("Glenbrook Estates") consisting, inter alia, of 80 senior citizen affordable condominium units, 23 low-income units and 57 moderate-income units; and

WHEREAS, Glenbrook Estates, Inc. filed a motion on January 27, 2000 with the New Jersey Council on Affordable Housing ("the Council") returnable on March 1, 2000 seeking relief from the provisions of N.J.A.C. 5:93-9.16(a); and

WHEREAS, Glenbrook's motion was supported by the certification of Dan Werbler, President, Glenbrook Estates, Inc.; and

WHEREAS, in his certification Werbler set out the extensive efforts Glenbrook has made to sell its affordable condominium units within the last two years; and

WHEREAS, the Township of Marlboro did not object to Glenbrook's motion if it would still retain credit for any units sold to non-income eligible households; and

WHEREAS, Glenbrook appeared before COAH on March 1, 2000 to present its motion and also met with COAH representatives subsequent to that date; and

WHEREAS, the Council is satisfied that Glenbrook has sufficiently documented its efforts to sell housing units to income-eligible households; and

WHEREAS, the Council at its monthly meeting of April 5, 2000 decided that it would grant Glenbrook relief to the extent that 16 moderate-income units in Glenbrook Estates may be sold to households that are not income eligible at the time of initial sale; and

WHEREAS, the Council on April 5, 2000 further held that Glenbrook should report back to the Council within three months of the date of its decision as to sales activity in Glenbrook Estates with regard to all affordable units, including those for which the income limits will be lifted.

NOW THEREFORE BE IT RESOLVED, the New Jersey Council on Affordable Housing hereby memorializes its decision of April 5, 2000 to grant Glenbrook Estates, Inc. limited relief from the provisions of N.J.A.C. 5:93-9.16(a) in that 16 moderate-income units within the Glenbrook Estates Condominiums may be sold to non-

income eligible households at initial sale and directing Glenbrook to report to the Council within three months as to the sales activity on all affordable units within Glenbrook Estates.


RENEE REISS, Secretary
New Jersey Council on
Affordable Housing

Date: 5/3/00