

**RESOLUTION MEMORIALIZING COAH'S DECISION OF JANUARY 19, 2006 APPROVING
501 HADDON AVENUE, LLC'S REQUEST FOR A WAIVER FROM THE EXISTING
COUNCIL ON AFFORDABLE HOUSING (COAH) ORDER THAT PROHIBITS THE
BOROUGH OF HADDONFIELD FROM ISSUING ANY DEVELOPMENT APPROVALS
COAH DOCKET #05-1718**

WHEREAS, The Borough of Haddonfield (Haddonfield), Camden County, petitioned COAH for second round substantive certification on March 11, 1997, with a housing element and fair share plan addressing its 12-year cumulative obligation of 255 units, consisting of 63 rehabilitation units and 192 new construction units; and

WHEREAS, Haddonfield received a vacant land adjustment that reduced its new construction obligation to zero; and

WHEREAS, Haddonfield received substantive certification on July 7, 1999, validating their zero-unit RDP; and

WHEREAS, COAH required the Borough to conduct follow-up studies to determine the viability of mechanisms to address unmet need pursuant to N.J.A.C. 5:93-4.1(b); and

WHEREAS, Haddonfield failed to propose such mechanisms; and

WHEREAS, on May 31, 2004 and October 25, 2004, respectively, the Fair Share Housing Center (FSHC) filed motions asking COAH to impose scarce resource restraints and temporary restraints on Haddonfield from granting any development approvals; and

WHEREAS, FSHC further asked COAH to direct Haddonfield to amend its substantive certification and/or to void the current substantive certification; and

WHEREAS, on November 22, 2004, a scarce resource restraint was issued by COAH, restraining Haddonfield from issuing any further development approvals; and

WHEREAS, the restraint exempts improvements made to single and two-family homes; and

WHEREAS, COAH required Haddonfield to submit an amended plan within 60 days identifying how the Borough intended to address new development and how to address the Borough's unmet need of 192 units; and

WHEREAS, on January 21, 2005, Haddonfield re-petitioned COAH with an amended Housing Element and Fair Share Plan; and

WHEREAS, one objection was received during the 45-day objection period from FSHC and mediation was conducted on April 22, 2005; and

WHEREAS, in response to issues raised during mediation, Haddonfield submitted an amended plan on July 6, 2005; and

WHEREAS, on September 6, 2005, a Report Requesting Additional Information was issued; and

WHEREAS, on December 16, 2005, Haddonfield filed its 1987-2014 Housing Element and Fair Share Plan to address its cumulative affordable housing obligation; and

WHEREAS, the scarce resource restraint order remains in effect until Haddonfield receives third round substantive certification; and

WHEREAS, on November 28, 2005, COAH received a motion from 501 Haddon Avenue, LLC, seeking relief from COAH's existing order that prohibits Haddonfield from issuing any development approvals so that it may convert a single story office building into a multi family mixed-use building by constructing two additional stories for residential use; and

WHEREAS, 501 Haddon Avenue wants to construct a mixed use building at this address, proposing to expand a single story office building by constructing two additional stories for residential use, which would consist of eight units; and

WHEREAS, of these eight units, 501 Haddon Avenue would dedicate one unit toward Haddonfield's unmet need of 192 units; and

WHEREAS, no objections to 501 Haddon Avenue's motion were received.

NOW THEREFORE BE IT RESOLVED that the 501 Haddon Avenue proposal creates a meaningful opportunity to address Haddonfield's unmet need; and

BE IT FURTHER RESOLVED that 501 Haddon Avenue will provide one affordable unit toward Haddonfield's unmet need of 192 units; and

BE IT FURTHER RESOLVED that COAH hereby memorializes the January 19, 2006 motion decision granting 501 Haddon Avenue LLC's request seeking a waiver from COAH's existing scarce resource restraint order in the Borough of Haddonfield, Camden County.

I hereby certify that this Resolution
was duly adopted by the Council on
Affordable Housing at its meeting on

March 8, 2006.


Renee Reiss
Council Secretary

