

**RESOLUTION GRANTING HADDONFIELD MONTHLY MEETING OF THE  
RELIGIOUS SOCIETY OF FRIENDS' REQUEST FOR A WAIVER FROM THE  
EXISTING SCARCE RESOURCE RESTRAINT IMPOSED UPON  
THE BOROUGH OF HADDONFIELD  
COAH DOCKET 08-2007**

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 its 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, COAH staff issued a Report Requesting Additional Information on October 4, 2006; and

WHEREAS, on June 23, 2008 the Haddonfield Monthly Meeting of the Religious Society of Friends ("the Meeting") submitted a motion to COAH requesting a waiver of the scarce resource restraint; and

WHEREAS, the Meeting owns property at the northeast intersection of Haddon Avenue and Lake Street (block 11, lot 3) in Haddonfield with two principal structures on the 1.47 acre lot (“the property”); and

WHEREAS, the first structure is Boxwood Hall, address 65 Haddon Avenue, a historic building constructed in 1799, and the second structure, known as the “Cottage”, was constructed in the 1920’s and is located to the rear of Boxwood Hall and fronts Lake Street; and

WHEREAS, the property was purchased by the Meeting in 2002 for the purpose of housing middle school classrooms but it has been determined that the property is inefficient and inadequate for housing classrooms, necessitating this waiver request so the Meeting may subdivide the subject property into two lots and sell Boxwood Hall to a third party; and

WHEREAS, the Meeting wishes to submit an application to the Borough’s Planning Board to subdivide the property into two lots and also grant site plan approval permitting the ultimate purchaser of Boxwood Hall to construct a parking lot on that site; and

WHEREAS, while there is an existing parking lot on the property now, it is located at the rear of Boxwood Hall on the portion of the property to be retained by the Meeting and site plan approval is necessary in order that parking be provided to the occupants of Boxwood Hall; and

WHEREAS, the Meeting does not propose any changes to Boxwood Hall, which is within Haddonfield’s Historic District, and listed on both the National and New Jersey Registers of Historic Places; and

WHEREAS, the Meeting states that subdivision of the subject property and construction of a parking lot to service Boxwood Hall will not have any impact on the Borough’s ability to provide affordable housing or otherwise deplete a scarce resource; and

WHEREAS, COAH has not received any responses or objections to the Meeting’s waiver request ; and

WHEREAS, COAH has previously considered requests to waive the scarce resource restraints currently in place in Haddonfield in In Re Motion to Release Scarce Resource Restraints COAH Docket No. 05-1700/04-1605, and in In Re Borough of Haddonfield: Application of First Church of Christ Scientist for a Waiver from Scarce Resource Restraints, COAH Docket No. 07-1931; and

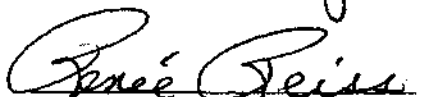
WHEREAS, the present request for relief by the Meeting is distinguishable from the requests noted above for the following reasons: 1) the Meeting wants to sell the portion of its lot that has Boxwood Hall on it and is not currently requesting any approvals to build anything on the new site; 2) the Meeting is replacing an existing parking lot (to be subdivided off) with the new one; 3) there is no demolition in this instance and therefore no new affordable housing opportunities are being created.

NOW, THEREFORE, BE IT RESOLVED that for the foregoing reasons the Council hereby grants the Meeting's request for a waiver of the Scarce Resource Restrain in effect in Haddonfield Borough; and

BE IT FURTHER RESOLVED that COAH hereby waives the scarce resource restraint currently in place in Haddonfield for the purpose of allowing the Borough's Planning Board consider the Meetings application to subdivide its property into two lots, one of which may be sold, and, therefore, COAH will also waive the scarce resource order so that the Planning Board may also consider an application for site plan approval permitting the ultimate purchaser of Boxwood Hall to construct a parking lot on that site; and

BE IT FURTHER RESOLVED that the waiver includes any future application regarding Boxwood Hall to the Historic Preservation Commissioner and Planning Board for a certificate of appropriateness pursuant to the Borough's Historic Preservation ordinance, which permits maintenance and refurbishing of the exterior of preserved historic buildings.

I hereby certify that this Resolution was duly adopted by the Council on Affordable Housing at its meeting on *August 13, 2008*.

  
Renee Reiss, Council Secretary