

RESOLUTION GRANTING WAIVER FROM
N.J.A.C. 5:97- 8.1(d)

Gloucester Township, Camden County
COAH DOCKET # 10-2212

WHEREAS, Gloucester Township (“Gloucester” or “the Township”), Camden County, received first round substantive certification of its Housing Element and Fair Share Plan from the Council on Affordable Housing (COAH) on May 20, 1987, second round substantive certification on March 6, 1996 and extended substantive certification on April 13, 2005; and

WHEREAS, the Township first received approval of a development fee ordinance from COAH on September 21, 2004 and approval of an amended ordinance on August 4, 2009; and

WHEREAS, on January 27, 2010, Gloucester Township submitted to COAH a request for a waiver from the requirements of N.J.A.C. 5:97-8.1(d) for a project called Revere Run at Park Place; and

WHEREAS, on March 11, 2010, Gloucester Township submitted to COAH a request for a waiver from the requirements of N.J.A.C. 5:97-8.1(d) for a project called Senior Campus II; and

WHEREAS, N.J.A.C. 5:97-8.1(d) mandates that a municipality may not spend development fees until such time as the municipality obtains approval of its spending plan from COAH; and

WHEREAS, Gloucester proposes to utilize \$200,000 of the funds currently on deposit in the Township’s Affordable Housing Trust Fund (AHTF) for related development costs associated with the Revere Run at Park Place development, a proposed 100-unit, 100% affordable family rental development on lands currently owned by the Township, said funds to be utilized by the Gloucester Township Housing Authority (GTHA) to prepare applications for the submission of a subdivision “d” variance and preliminary major site plan and an application to the New Jersey Housing and Mortgage Finance Agency (HMFA) for federal stimulus funding and low-income tax credits; and

WHEREAS, Gloucester proposes to utilize \$194,650 of the funds currently on deposit in the Township’s AHTF for related development costs associated with the Senior Campus II

development, a 75-unit, 100% affordable age-restricted rental development on lands currently owned by the Township, said funds to be utilized by the GTHA to prepare a minor subdivision and site plan application to the Township and an application to HMFA for low-income tax credits; and

WHEREAS, according to Gloucester Township, as of March 2010, Gloucester Township's AHTF account had a balance of \$908,813.97; and

WHEREAS, pursuant to N.J.A.C. 5:96-15.2, COAH may grant a waiver from specific provisions of its rules if it is demonstrated that strict application of the rules would impose an unnecessary financial, environmental or other hardship; or 1) The waiver would foster the production of affordable housing; 2) The waiver would foster the intent, if not the letter of COAH's rules; and 3) The Housing Element and Fair Share Plan provide a mix of housing options; and

WHEREAS, granting the waivers requested would foster the production of affordable housing and would serve the intent of COAH's rules by enabling Gloucester to move forward with these affordable housing opportunities and would contribute to a variety of affordable housing options through the creation of family and age-restricted rental units; and

WHEREAS, based on a preliminary review, COAH staff finds that the two projects present a realistic opportunity to create 175 affordable housing units in Gloucester; and

WHEREAS, COAH received no opposition papers to the Township's waiver request; and

WHEREAS, a COAH task force considered Gloucester's waiver request on March 30, 2010; and

WHEREAS, the task force recommends that Gloucester's waiver request be granted, finding that the Township has met the waiver requirements of N.J.A.C. 5:96-15.2 by demonstrating that granting the waiver of N.J.A.C. 5:97 8.1(d) would foster the production of affordable housing and serve the intent of the COAH rules by enabling Gloucester to move forward with these affordable housing opportunities and that the proposed family and age-restricted rental housing would contribute to the variety of affordable housing options in the Township.

NOW THEREFORE BE IT RESOLVED that COAH grants the waiver from N.J.A.C. 5:97-8.1(d) thereby permitting the expenditure of \$200,000 by Gloucester Township from its affordable housing trust fund for costs associated with the 100-unit Revere Run at Park Place family rental development ; and

BE IT FURTHER RESOLVED that, COAH grants the waiver from N.J.A.C. 5:97-8.1(d) thereby permitting the expenditure of \$194,650 by Gloucester Township from its affordable housing trust fund for costs associated with the 75-unit Senior Campus II age-restricted rental development ; and

BE IT FURTHER RESOLVED that, as a condition of being granted these waivers, the proposed units shall comply with all COAH and UHAC requirements.

I hereby certify that this Resolution was
duly adopted by the Council on Affordable
Housing at its meeting on April 21, 2010.

A handwritten signature in cursive script that reads "Renee Reiss". The signature is written in black ink and is positioned above the printed name and title.

Renee Reiss, Council Secretary
Council on Affordable Housing