OLDMANS TOWNSHIP

Special Meeting Minutes: Fair Share Housing

February 20, 2020

A special meeting of the Oldmans Township Committee was held on February 20, 2020. Meeting was called to order by Deputy Mayor Musumeci at 10:05 am. This meeting was held in compliance with the Sunshine Law.

In Attendance: Anthony Musumeci and Dean Sparks

Elaine Clisham and Brian Slaugh of Clarke Caton Hintz

FAIR SHARE HOUSING

Mr. Slaugh recommends that the Township goes through the State Court system process in order to avoid a builder’s remedy lawsuit. The Township needs to check with our Fair Share Solicitor Michael Edwards about the status of the durational adjustment.

The third round of COAH expires the end of July 2025. The Township must present a “realistic” possibility for affordable housing. Not required to have all the units built at that time.

The lowest density allowable is four (4) units/acre. Septic approval would be necessary.

The Township should continue working on the overlays for zoning for potential affordable housing. If land is farmland preserved, the preservation cannot be overridden for COAH.

It was recommended that the Township Committee work with the Fair Share Housing Center to have the Township’s plan approved.

Another option to a durational adjustment is “vacant land adjustment.” Have to consider each lot – “land use analysis.”

Affordable housing is not the same as HUD housing. Affordable housing is for low to moderate income families. A beginning teacher or police officer would be considered moderate income.

PUBLIC COMMENTS

Rae Walzer Wanted a summary of the meeting discussion points and the number of units that Oldmans is required to make available as affordable housing.

Mr. Slaugh There are competing number requirements as to the amount of affordable housing required. The Township may be able to negotiate a settlement with the Fair Share Housing Center for a lesser number.

CLOSED TO PUBLIC

There being no further business, on a motion from Mr. Musumeci, seconded by Mr. Sparks and agreed to by all, meeting was adjourned at 11:20 am.

Respectfully Submitted,

Melinda Taylor  
Municipal Clerk