

MONTVILLE HOUSING COMMITTEE
4:00pm
MINUTES OF May 13, 2021
VIRTUAL

Meeting link:

<https://montvilletwp.my.webex.com/montvilletwp.my/j.php?MTID=mc44e83ef13c72522d75bc20b8d9e85ac>

Meeting number: 132 917 2853

Password: qhTD9MqpH26 (74839677 from phones and video systems)

Join by phone +1-415-655-0001 US Toll Access code: 132 917 2853

ROLL CALL

Thomas Mazzaccaro - Present

Kulsum Aamer - AE

John Misiewicz - Present

Corlas Ann Lorino - Present

Allen Barnett - Present

VACANCY

Carol Ann Soroko - Present

Township Committee Liaisons: June Witty - Present

Mr. Mazzaccaro welcomed Ms. Lorino to the Committee

OLD BUSINESS:

Update on current Affordable Housing Projects recently approved/under construction.

Montville Urban Renewal (Avalon Bay) – Still under close out review.

Montville 340 Changebridge Urban Renewal (Millcreek) – Permits issued.

Juve (V&L) – Pending before the Planning Board

Sterling (V&V Recycling) – Application submitted, not yet deemed complete. Overlay zone not an intervener

Montville Residency – Site work underway. No construction permit issued to date.

NEW BUSINESS:

Discussion regarding Rehabilitation Program

Ms. Mowles explained. As part of the Affordable Housing Settlement Agreement the Township was required to provide 18 Rehab Units. It was initially 32 but with the help of the Land Use Department, Construction Department and Administration a structural conditions survey of the entire Township was completed to determine which properties would meet the requirements for Rehabilitation. The Township hired CGP&H to administer the rehab requests applied for by township residents and determine if they meet the income requirements and repair request requirements prior to hiring contractors to complete the work. There is then a lien put on the property for 10 years and if the resident remains in the unit for 10 years the lien is forgiven.

PSPP/FC/PSOIL20-12– Juve Group – 465 Main Rd – B: 87, L: 1

Present on behalf of the applicant: Susan Rubright, Esq; Paul Grygiel; Pasquale Suriano, Applicant; Frank Arch; Mike Pannell; PE Frank Piazza; AA; .

Ms. Rubright – 70 Units; 14 affordable; 2 and 3 bedroom units. Frank Piazza will administer the affordable housing aspect of the development.

Mr. Piazza – Has worked on many projects in town. Assure that affirmative marketing is done properly. Will set the prices for the units. Half of the units will be low and half will be moderate. Will hold the random selection. Process final applications for the applicants to be qualified for the units. The standards for pricing are governed

under UHAC. Mr. Piazza explained about income and resale values. Ms. Mowles – Make sure the affirmative marketing plan for review by the Committee. Our current waiting list is required to be included in the random selection process. Ms. Rubright agreed. Mr. Piazza reviewed the randomized selection process. Ms. Mowles requested the information from the random selection from the 3 units on Rt. 202 from Mr. Piazza. Mr. Piazza agreed to submit.

Discussion ensued on rental vs purchase. Ms. Witty indicated that we did not want any more rentals. Mr. Piazza reviewed minimum occupancies.

Ms. Mowles will send the committee the new income requirements.

OTHER

Ms. Mowles indicated that the first 1 bedroom low income at Rachel Gardens has finally become available and a list of applicants have been sent over. The first person on the list has waiting since 1998. This year Rachel Gardens depleted one list for 1 bedroom moderate rentals and they are working on a 2 bedroom low list as well. Since January 108 people have been removed from the purchase list due to lack of response for submission of financial documents. We are welcoming any 62+ applicants that can climb stairs. Our 2nd floor senior units are the hardest to fill. Currently have 5 Units under contract; 4 closed and 3 pending.

MINUTES

Minutes of 1/28/21 – Eligible: Misiewicz, Barnett, Soroko, Mazzaccaro

Motion to adopt made by Misiewicz; Second: Barnett

ADJOURNMENT

Respectfully submitted,

Jane Mowles