



**EFFORTS TO ASSIST NON-PROFIT AFFORDABLE
HOUSING ORGANIZATIONS IN THE DEVELOPMENT
OF AFFORDABLE HOUSING**

***TOWN OF WESTFIELD
UNION COUNTY, NJ***

February 7, 2019

Prepared by:
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License No. 5758

Efforts to Assist Non-Profit Affordable Housing Organizations in the Development of Affordable Housing

Purpose

This report is completed pursuant to the provisions found within the Town of Westfield Land Use Ordinance at Section 23.01H.3, and the Settlement Agreement by and between the Town and Fair Share Housing Center, dated April 4, 2017. Pursuant to those documents:

The Town shall enact a program to assist non-profit affordable housing organizations in the development of affordable housing in Westfield, as follows:

1. The Town will encourage the involvement of non-profits in meeting its unmet need, with a goal of providing twenty (20) additional homes, half for families, by December 31, 2025.
2. The Town agrees to hold an annual meeting in which local and regional non-profits are invited to participate in sharing ideas and making proposals.
3. The Town agrees to discuss the efforts to provide twenty (20) additional homes, half for families, at a council meeting for which thirty (30) days' public notice shall be provided, which meeting shall occur in the month of February annually. The Town shall provide a written report regarding such efforts during the past year at least two (2) weeks prior to the February meeting.

Background

Westfield filed a declaratory judgment action with the Superior Court on July 2, 2015, titled In re Town of Westfield Compliance with Third Round Mount Laurel Affordable Housing Obligations, Docket No. UNN-L-2391-15 (the "DJ Action"). The DJ Action sought a judicial determination of compliance with the Town's Third Round affordable housing obligation. The DJ Action was settled and the settlement was reviewed and approved by the Superior Court of New Jersey (the Honorable Karen Cassidy, A.J.S.C., presiding) after a Fairness Hearing, which approval is memorialized in an amended order entered by the court on October 30, 2017 and filed by the court on November 1, 2017. The Superior Court subsequently granted a Conditional Judgment of Compliance and Repose on May 31, 2018. Finally, on August 23, 2018, the Superior Court entered a Final Judgment of Compliance and Repose in favor of the Town of Westfield. The Final Judgment of Compliance and Repose is in effect for 10 years, beginning on July 2, 2015 and ending on July 2, 2025. During this 10-year period the Town and all of its boards have repose and immunity from any and all exclusionary zoning lawsuits, including "builders' remedy" lawsuits.

The Town has completed numerous actions to comply with its settlement agreement with the Fair Share Housing Center and Superior Court's judgements. Explained in detail in the Town of Westfield's "Status of Affordable Housing Activity During the 2018

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Calendar Year” report, dated January 28, 2019, these actions include, but are not limited to:

- Adoption of the Housing Element and Fair Share Plan;
- Adoption of an Amended Land Use Element;
- Adoption of 12 separate land use ordinances which established affordable overlay zones, amended existing affordable housing zone district regulations, amended the Town’s development fee ordinance, and amended the Town’s Affordable Housing Regulations chapter of the Land Use Ordinance;
- Amended the Town’s Affirmative Marketing Plan
- Amended the Town’s Affordable Housing Spending Plan.

As explained in the purpose section of this report, presented here are the efforts that the Town of Westfield has taken towards working with non-profits in providing 20 additional homes, half for families, by December 31, 2025.

Affordable Housing Spending Plan

Pursuant to the requirements of the Conditional Judgment of Compliance and Repose, the Town Planning Board amended its Affordable Housing Spending Plan on July 2, 2018. It was subsequently endorsed by the Mayor and Council on July 10, 2018. The Spending Plan is part of the Town’s Housing Element and Fair Share Plan.

An Affordable Housing Spending Plan is prepared for the purpose of setting forth planned expenditures from the affordable housing trust fund. The Town of Westfield’s fund is financed through the collection of development fees (through the Town’s development fee ordinance), an anticipated payment in lieu of construction of affordable units pursuant to a settlement agreement with a developer, and the interest generated by the fund. The affordable housing trust fund is deposited in a separate interest-bearing account and is dedicated for the purposes of affordable housing as described in the Affordable Housing Spending Plan.

Pursuant to the Court’s judgment and the requirements of N.J.A.C. 5:97-8.8, the Affordable Housing Spending Plan has dedicated funding towards affordability assistance in order to make residential units more affordable, especially for very-low income tenants. This includes working with non-profit affordable housing organizations in the development of affordable housing in Westfield to help reach the Town’s goal to provide 20 additional affordable housing units, half for families, by December 31, 2025. In addition, pursuant to the Court’s judgment and as reflected in the Affordable Housing Spending Plan, Westfield has dedicated any excess funds or remaining balance toward working with non-profit affordable housing organizations to meet the additional 20 unit goal.

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Building Relationships

The Town of Westfield is working with a local non-profit housing developer, ARC of Union County towards the construction of housing on two separate sites. The first site, located at 244 Grandview Avenue, will contain a 4 bedroom community residence and the second home, located at 304 Myrtle Avenue will also contain a 4 bedroom community residence. In order to effectuate the development of these two sites, the Mayor and Council adopted General Ordinance Number 2114 on November 6, 2018. This ordinance amended the land use regulations for properties within the RA-5B Multi-Family Residence District, allowing for an as-of-right development of the two sites with community residences as proposed by ARC of Union County. At present, both homes have obtained zoning approval and are in construction permit review.

The Mayor and Town Planner have also met with the President of Bergen County's United Way. Opportunities for that organizations involvement in assisting Westfield in reaching its affordable housing goals were discussed. These included the services and development types the United Way provides, and how the Town could partner with the organization in creating needed housing.

Compilation of Non-Profit Housing Developer Contacts

The Town has and continues to compile a list of non-profit housing developers who can potentially assist with the goal to provide affordable housing. The Municipal Housing Liaison maintains a list of contacts who have reached out directly to his office seeking opportunities to construct housing within Westfield.

In addition, the Town has identified the presence of existing contact lists which can be utilized. For example, the following websites offer contact information or links to contact information for various non-profit housing developers:

- The Housing and Community Development Network of New Jersey
<https://www.hcdnnj.org/>
- The Affordable Housing Professionals of New Jersey
<https://ahpnj.org/>
- Fair Share Housing Center
<http://fairsharehousing.org/links/>
- The Supportive Housing Association of New Jersey
<http://shanj.org/>

Involvement of the Westfield Housing Commission

The Town Municipal Housing Liaison is proposing the involvement of the Westfield Housing Commission to assist with organizing and hosting the required annual meeting with local and regional non-profit affordable housing organizations. The Westfield Housing Commission is currently responsible for promoting housing rehabilitation programs in Town and providing advice and assistance to Westfield residents regarding

Efforts to Assist Non-Profit Affordable Housing Organizations in the Development of Affordable Housing

the same. In addition, the Commission is working to update its mission and could play a valuable role in advancing the Town's affordable housing plan, including in advancing partnerships with non-profit affordable housing developers.

Conclusion

The Town has dedicated affordable housing trust funds towards the goal of working with non-profit housing developers to construct 20 additional homes, has formed working relationships with ARC of Union County, has compiled contact lists of non-profit housing developers, and has identified local resources that can help with organizing a meeting with local and regional non-profit housing developers. It is anticipated that the inaugural annual meeting with the developers will take place in 2019.

The Municipal Housing Liaison will present the efforts described within this report at a meeting of the Mayor and Council to be held on February 26, 2019. The Town Clerk's Office has provided the required 30 days notice for this meeting, as specified in the Town Land Use Ordinance and Settlement Agreement with the Fair Share Housing Center.

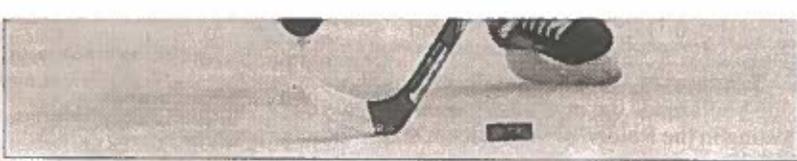


Photo courtesy of James Finver

CONTROLLING THE PUCK...Blue Devil junior Trevor Tanella, No. 33, controls the puck in a game against the Governor Livingston Highlanders.

Pioneers Rap Raiders In Girls Hoops, 53-32

The New Providence High School girls basketball team rolled to a 53-32 victory over the Scotch Plains-Fanwood Raiders on January 17. Lindsay Kinum scored 13 points and had four assists for the Pioneers, while Casey Barth scored 11 points and Kaitlyn Cumiskey scored seven points and made three steals.

Leah Klurman led the Raiders with 10 points and Corinne Lyght scored eight points. Madison Starosa, Stefanie DeVizio, Ryann Wall and Hannah Lyman each netted three points and Meghan Duthie had two points.

PUBLIC NOTICE

**BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY
MUNICIPAL BUILDING
403 SOUTH AVENUE
GARWOOD, NEW JERSEY 07027**

RESOLUTION NO. 19-008

WHEREAS, in accordance with N.J.S.A. 40:14B-66 municipal authorities shall cause an annual audit of its accounts to be made, and for this purpose it shall employ a registered municipal accountant of New Jersey or a certified public accountant of New Jersey to conduct an annual audit and provide other required accounting services and therefore the Mayor and Council have determined that there exists a need for professional auditing and consultant services to provide Auditing/Consultant services of a specialized nature to the Borough; and

WHEREAS, the Council of the Borough of Garwood posted in accordance with law a request for proposals and received proposals on November 15, 2018, under a fair and open process in accordance with P.L. 2004, c.19, as amended by P.L. 2005, c.51; and

WHEREAS, the said Governing Body has determined that such services are professional services as defined in the Local Public Contracts Law of the State of New Jersey; and

WHEREAS, the Local Public Contracts Law requires that a notice stating the nature, duration, services and amount of each contract awarded as a professional services contract be printed once in the official newspaper of the municipality;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Garwood:

1. That the Mayor and Borough Clerk be and are hereby authorized and directed to execute an agreement with Suplee, Clooney & Company, 308 East Broad Street, Westfield, New Jersey 07090, for the provision of professional auditing and consulting services for the Borough of Garwood; and

2. That said Contractor shall receive fees not to exceed \$39,450.00 for 2018 Statutory Audit, \$7,650.00 for 2018 Financial/Debt Statement including 2019 Municipal Budget preparation, and \$425.00 per preparation of Supplement Debt Statements, \$1,100.00 Borough's Deferred Compensation Plan, and telephone con-

E. Brunswick Beats Lady Cougars, 67-45

The hosting 10-3 East Brunswick Bears girls basketball team defeated the Cranford Cougars, 67-45, on January 17. Alyssa Bondi bucketed 23 points, including five 3-pointers, for the Bears, while Brianna Sliwinski added 11 points.

Lauren Williamson and Gianna Toretta each scored 13 points for the 5-6 Cougars. Ellie Rokicki scored six points, Kirsten Williams scored five points and Olivia Speer scored four points. KC Pringle and Meghan Santarelli each added two points.

Cranford	7	15	11	11	45
East Brunswick	19	15	14	19	67

PUBLIC NOTICE

**TOWNSHIP OF SCOTCH PLAINS
ZONING BOARD OF ADJUSTMENT**

PLEASE BE ADVISED, that the Zoning Board of Adjustment of the Township of Scotch Plains will hold a public hearing on February 7, 2019 at 7:30 p.m., at the Municipal Building, 430 Park Avenue, First Floor Council Chambers to hear the preliminary and final site plan application for Union Catholic High School, 1600 Martine Avenue, Block 12401, Lot 1, R-1 Zone who is proposing to construct an 860 square feet storage building, install a new LED ground sign measuring 29.8 square feet (by plan), and an LED scoreboard 175.14 square feet in area and 20.85 feet high at this address which is currently a non-conforming conditional use, with variances requested for the following ordinance violations:

Section 23-5.2c (3) Permitted Conditional Uses: Required: No structure is located within 100 feet of a street or property line. Existing: 99.36 feet for existing building. Existing/Proposed: 18 feet for the ground sign. Proposed: 30.7 feet for the scoreboard.

Section 23-7.6a Freestanding Signs: Required: Freestanding signs are permitted within all non-residential zones and in conjunction with the gas stations in the B-2, B-3, and M-1 Zones. Proposed: Freestanding sign (scoreboard) not permitted in the R-1 Zone.

Section 23-7.6h Freestanding Signs: Required: All freestanding signs, if illuminated, shall be illuminated by a non-flashing light. Proposed: Freestanding LED sign (scoreboard).

Section 23-7.3a (10) General Regulations: Required: Rotating signs, live action signs, signs with an electronic display, flashing or intermittent illuminated signs are prohibited. Proposed: Freestanding LED sign (scoreboard).

Section 23-7.9a Ground Signs: Required: Ground signs are permitted within the B-2 and the B-3 Zones. In the SC-1, SC-2 and in the ML-1 and ML-2 Zones, ground signs are permitted to identify major permitted housing projects. Ground signs are allowed in conjunction with the following approved conditional uses: houses of worship, public schools, private nonprofit schools and institutions of higher learning, nonprofit chartered membership organizations, farms, public buildings, playgrounds, golf clubs and offices of charitable organizations. Existing/Proposed:

over the past two seasons.

Westfield's record now stands at 9-2-3. In addition to the UCC the Blue Devils hope to take advantage of opportunities in both the conference and state tournaments.

Follow the WHS boys varsity ice hockey team on Twitter @westfieldpuck for an informative and entertaining take on the season's activities. Fans can also visit WHSpuckon FaceBook and Instagram. See the website for up to date team schedules at www.westfieldhockey.com.

PUBLIC NOTICE

**TOWN OF WESTFIELD
WESTFIELD, NEW JERSEY**

AFFORDABLE HOUSING MEETING

Please take notice that a public meeting to be held by the Westfield Town Council beginning at 8:00 PM on February 26, 2019, or at any time and place to which such meeting may be adjourned, in Council Chambers of the Westfield Municipal Building, 425 East Broad Street, Westfield, New Jersey 07090, the Town will discuss efforts it has taken to encourage the involvement of non-profits in meeting its unmet affordable housing need, with a goal of providing 20 additional homes, half for families, by December 31, 2025. This discussion is required pursuant to Land Use Ordinance Section 23.01H.3 and the Settlement Agreement by and between the Town and Fair Share Housing Center.

Tara Rowley
Town Clerk

1 T - 01/24/19, The Leader Fee: \$20.91

PUBLIC NOTICE

**BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY
MUNICIPAL BUILDING
403 SOUTH AVENUE
GARWOOD, NEW JERSEY 07027**

RESOLUTION OF THE PLANNING BOARD

WHEREAS, the Planning Board of the Borough of Garwood are required to contract for Professional Services to provide for Legal Counsel and other related services to the Garwood Planning Board; and

WHEREAS, the Municipal Clerk on behalf of the Planning Board of the Borough of Garwood posted in accordance with N.J.S.A. 16:44A-20.4 et seq., and received proposals on November 15, 2018 under a fair and open process in accordance with P.L. 2004, c.19, as amended by P.L. 2005, c.51; and

WHEREAS, the said Planning Board has determined that such services are professional services as defined in the Local Public Contracts Law of the State of New Jersey; and

WHEREAS, the Local Public Contracts Law requires that a notice stating the nature, duration, services and amount of each contract awarded as a professional services contract be printed once in the official newspaper of the municipality;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Garwood:

1. That the Planning Board Chair and Secretary be and are hereby authorized and directed to execute an agreement with Perrotta, Fraser & Forrester, LLC., 16 Valley Road, Clark, New Jersey 07066, for the provision of professional services for Legal Counsel to the Planning Board of the Borough of Garwood for a term from January 9, 2019 to (re-organization 2020); and

2. That said Contractor shall receive fees not to exceed \$870.00 per meeting up to 4 hours, communications of 1 hour per month, and other services shall be billed at \$195.00 per hour from appropriation is

press helped us get back into the second half. We want it more in the first half but several players into foul trouble kind of made us more conservative approach. But you know you get down by 17 or 18 puts you into a desperation where we had to do it. The pressure into a mindset where ever has to give everything that they on every possession in order it work and I think that helped our overall attitude."

The Raiders were forcing the foul trouble. Rooney fouled just over a minute to play. G needed on a foul line jumper left to pull the Raiders to win point at 58-57. Westfield con pair of free throws then they had possession of the ball remaining. Porter took a three shot from the top of the key missed. Fletcher rebounded in the basket with one second for the final margin of Fletcher could have passed

PUBLIC NOTICE

BOROUGH OF GARWOOD

The Tax Assessment List for Borough of Garwood for the 2019 will be open for inspection on February 8, 2019 between the hours AM and 4:00 PM in the Tax Assessment Office, Municipal Building, 403 South Avenue Garwood, New Jersey.

Annamarie Swill
Tax Assessor

1T - 1/24/19, The Leader Fee

PUBLIC NOTICE

**BOROUGH OF GARWOOD
UNION COUNTY, NEW JERSEY
MUNICIPAL BUILDING
403 SOUTH AVENUE
GARWOOD, NEW JERSEY**

RESOLUTION NO. 19-01

WHEREAS, the Council of the Borough of Garwood are required to contract for Professional Engineering Services to provide engineering and other related services to the Borough; and

WHEREAS, the Council of the Borough of Garwood posted in accordance with P.L. 2004, c.19, and received proposals on November 15, 2018, under a fair and open process in accordance with P.L. 2004, c.19, as amended by P.L. 2005, c.51; and

WHEREAS, the said Governing Body has determined that such services are professional services as defined in the Local Public Contracts Law of the State of New Jersey; and

WHEREAS, the Local Public Contracts Law requires that a notice stating the nature, duration, services and amount of each contract awarded as a professional services contract be printed once in the official newspaper of the municipality;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Garwood:

1. That the Mayor and Borough Clerk be and are hereby authorized and directed to execute an agreement with Michael M. Disko Associates Consulting Engineering, P.O. Box 1627, Union, New Jersey, 07083, for the provision of professional engineering services for the Borough of Garwood; and

2. That said Contractor shall receive fees not to exceed appropriation of Engineering Fees in accordance with 2019 Municipal Budget and C-