

Ordinance 2009-12

April 6, 2009

More often than not, I try to take the time to put my thoughts in writing on issues of importance, as I do in my Mayor's reports. This particular issue tonight, the Ordinance on the COAH housing proposal has been one that has been on my mind for more than a few months. I have listened to many comments from both sides of the table and would like to offer the following comments;

- 1. I do understand that the Township has an obligation that has been mandated by the state for COAH housing in both round two and three and if this obligation is not satisfied, the Township could risk a builder remedy lawsuit in which the Township could be exposed to significant legal cost and subject to court order with regard to size, type and placement of housing.**
- 2. I do understand that the Walter's Group has an obligation under round two, to provide 54 affordable housing units within the Township borders since the Regional Contribution Agreements, or RCA's, have been disallowed by the legislature and the Governor.**
- 3. I do understand that if the Township Committee and Administration addressed this issue back in 2001/2002 and kept the affordable housing units in the Township where they are desperately needed, we would not be here tonight discussing this ordinance. Instead, they elected to sell the affordable housing units to other communities knowing full well that it would be challenged.**
- 4. I do understand that this is an obligation of the Walter's Group exclusively and is not an obligation of any other developer.**
- 5. I do agree that the Township needs to address the obligation assessed upon us by the State. **DOING NOTHING IS NOT AN OPTION.****
- 6. I do not agree that the Township should be forced by the State to comply with the COAH requirements without just compensation resulting from the additional costs incurred by adding countless**

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additional school age children to our school system that was not considered in the overall Master Plan of our Township and the School System.

- 7. I do not agree with the additional costs to be borne by the Township or the Developer for traffic control associated with the development of this or any other state mandated housing.**

- 8. I do not agree with the formula that the State has determined as to the needed COAH housing units within our Township, based on projected commercial development within Barnegat.**

- 9. And finally, while I do appreciate the efforts of the Walter's Group to comply with their obligation towards the COAH housing requirement, I do not agree that the location that has been proposed would be in the best interest of the residents of the Township.**

For the aforementioned reasons, my vote is “NO” on this Ordinance.

**Jeffrey M. Melchiondo
Mayor, Barnegat Township**