This is a special meeting of the Mansfield Township Committee. The notice requirements of the law have been satisfied for this meeting by notice to the Star-Gazette and the Express Times of the time, date and location thereof. Notice was also posted on the announcement board located in the Municipal Building.

Roll Call: Mr. Smith, Mr. Watters, Mayor Tomaszewski

Salute to the flag was done by all.

RESOLUTION:

Ms. Hrebenak stated that Resolution 2012-57 that was passed on Wednesday was incorrect and these are the correct numbers.

RESOLUTION # 2012-57
TOWNSHIP OF MANSFIELD
COUNTY OF WARREN, STATE OF NEW JERSEY

RESOLUTION TO ACCEPT THE
TOWNSHIP OF MANSFIELD
AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

WHEREAS, the Township of Mansfield, Warren County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the affordable housing regulations of the New Jersey Department of Community Affairs (the Department) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.); and

WHEREAS, a development fee ordinance creating a dedicated revenue source for affordable housing was approved by the Department on July 12, 1995 and adopted by Mansfield Township on October 11, 1995; and

WHEREAS, said ordinance establishes the Township of Mansfield’s affordable housing trust fund for which an Affordable Housing Trust Fund Spending Plan has been prepared and submitted for approval to the Department; and
WHEREAS, the Mayor and Committee wish to accept the Affordable Housing Trust Fund Spending Plan and also commit said funds as outlined in the aforementioned Affordable Housing Trust Fund Spending Plan, a summary of which is found on the following page.

Mr. Smith made a motion to approve the passage of Resolution 2012-57, which was seconded by Mr. Watters.

Ayes: Mr. Smith, Mr. Watters, Mayor Tomaszewski
Nays: None
Abstain: None
Absent: Mrs. Kocher, Mr. Clancy

RESOLUTION # 2012-58
TOWNSHIP OF MANSFIELD
COUNTY OF WARREN, STATE OF NEW JERSEY

RESOLUTION WITH RESPECT TO
AFFORDABLE HOUSING ADMINISTRATIVE EXPENSES

WHEREAS, the Township of Mansfield, Warren County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the affordable housing regulations of the New Jersey Department of Community Affairs (the Department) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.); and

WHEREAS, the Township of Mansfield submitted a Housing Element and Fair Share Plan to the Department for review and approval; and

WHEREAS, the submission to the Department also included a request to review and approve the Township of Mansfield’s June 2012 Affordable Housing Trust Fund Spending Plan; and

WHEREAS, a component of the Township’s Fair Share Plan and Affordable Housing Trust Fund Spending Plan are Administrative Expenses; and

WHEREAS, the Department’s rules state that no more than 20 percent of all development fee revenue, exclusive of the fees used to fund a Regional Contribution Agreement, shall be expended on administration; and

WHEREAS, the Affordable Housing Trust Fund Spending Plan commits $21,498.08 for administrative expenses, which include consulting fees, planning fees and legal fees for administration and implementation of Mansfield Township’s affordable housing programs and salaries and benefits for municipal employees for administration and implementation of the housing plan and programs; and

NOW, THEREFORE, BE IT RESOLVED on this 16th day of July 2012 that the Mayor is authorized and directed to create an escrow account entitled “Administrative Expenses” and transfer to it $21,498.08 plus $6,501.92 for a total of $28,000.00 from the Township of Mansfield’s Affordable Housing Trust Fund.

Mayor Tomaszewski made a motion to approve the passage of Resolution 2012-58, which was seconded by Mr. Smith.

Ayes: Mr. Smith, Mr. Watters, Mayor Tomaszewski
Nays: None
Abstain: None
Absent: Mrs. Kocher, Mr. Clancy

RESOLUTION # 2012-59
TOWNSHIP OF MANSFIELD
COUNTY OF WARREN, STATE OF NEW JERSEY

RESOLUTION WITH RESPECT TO
THE MARKET TO AFFORDABLE PROGRAM

WHEREAS, the Township of Mansfield, Warren County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the affordable housing regulations of the New Jersey Department of Community Affairs (the Department) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.); and
WHEREAS, the Township of Mansfield submitted a Housing Element and Fair Share Plan to the Department for review and approval; and

WHEREAS, the submission to the Department also included a request to review and approve the Township of Mansfield’s June 2012 Affordable Housing Trust Fund Spending Plan; and

WHEREAS, a component of the Township’s Fair Share Plan and Affordable Housing Trust Fund Spending Plan is a Market to Affordable Program; and

WHEREAS, the Fair Share Plan provides for at least ten affordable units to be created through the Market to Affordable Program; and

WHEREAS, the Affordable Housing Trust Fund Spending Plan commits up to $300,000 for the conversion of ten market rate units to affordable units; and

WHEREAS, the Township of Mansfield has already initiated discussions with the Township’s apartment complexes to gauge interest;

WHEREAS, the Township of Mansfield has drafted a Memorandum of Understanding, which outlines the Market to Affordable Program process and regulations that will guide the Township’s partnership with a private entity; and

NOW, THEREFORE, BE IT RESOLVED on this 16th day of July 2012 that the Mayor is authorized and directed to create an escrow account entitled “Market to Affordable Program” and transfer to it $300,000.00 from the Township of Mansfield’s Affordable Housing Trust Fund.

Mayor Tomaszewski made a motion to approve the passage of Resolution 2012-59, which was seconded by Mr. Watters.

Ayes: Mr. Smith, Mr. Watters, Mayor Tomaszewski
Nays: None
Abstain: None
Absent: Mrs. Kocher, Mr. Clancy

Mr. Watters made a motion to adjourn at 5:05pm.