

**SPECIAL COUNCIL MEETING
BOROUGH OF WOODBURY HEIGHTS
500 ELM AVENUE, WOODBURY HEIGHTS, NJ 08097
JULY 05, 2011 7:00 P.M.**

Mayor Harry W. Elton, Jr., called the meeting to order with the following note: Adequate notice of this meeting has been provided by fax to the Gloucester County Times and Courier Post on June 28, 2011; was posted on the bulletin board in the Municipal Building and conforms to the directives of the "Open Public Meetings Act".

PLEDGE OF ALLEGIANCE The Special Meeting this evening was conducted simultaneously with the Regular Planning/Zoning Board monthly meeting. Planning/Zoning Board Chairman Richard Phalines led everyone in the Pledge of Allegiance.

ROLL CALL: The call of roll showed the following to be present: Councilman William Packer, Councilman Brett Scull, and Councilman Eshia "Jake" Jacob. Councilman Duane Pheasant was present at 7:10 p.m. Also in attendance were Borough Solicitor Barry Lozuke and Janet Pizzi, Clerk/Administrator.

SOLICITOR'S REPORT

RESOLUTIONS

RESOLUTION 89-2011

RESOLUTION EXCLUDING PUBLIC PARTICIPATION WITHIN A PORTION OF A MEETING OF MAYOR AND COUNCIL PURSUANT TO NJSA 10:4-12 (LITIGATION-WOODBURY HEIGHTS DEVELOPMENT, LLC) RESOLUTION 89-2011 - NOT ADOPTED

EXTENSION OF THE AGE RESTRICTED CONVERSION ACT: Solicitor Lozuke noted that matters being discussed this evening are not being considered as a result of a developer request pertaining to litigation. Solicitor Lozuke went on to explain that in July 2009, Age Restricted Conversion Act legislation passed and the purpose, as stated in the preamble, is to provide opportunity for housing (work-force housing) affordable to people who have less than high income earnings to live in areas close to their places of employment. The bill provides that a builder/developer can come before a local Planning/Zoning Board at any time before the first day of the twenty-fourth month after enactment of the statute. This bill expires July 31, 2011.

Some of the factors to qualify are as follows:

1. Cannot be a development under construction or where a deposit was taken or unit is occupied.
2. The developer must verify sufficient water/sewer capacity to accommodate conversion
3. The developer must demonstrate approved amenities can be converted to accommodate conversion
4. The developer must be able to prove that parking meets RSIS standards for conversion

Incentives include that any units built in a converted development do not generate a requirement for new affordable housing units. The developer must stipulate that he will build a certain percentage of affordable housing units. This percentage of units can be allocated and used to offset round one and round two obligations. Also, it allows that fifty percent 50% of the units can be sold to residents of that municipality.

The approving Board may consider and extend the period of age restricted conversion to an additional twenty-four (24) month period if poor economic conditions exist.

At 7:24 p.m., Mayor and Council recessed while the Planning/Zoning Board went into closed session.

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At 8:17 p.m., the Planning/Zoning Board closed session ended and the Regular Meeting of Mayor and Council reconvened.

The Planning/Zoning Board passed a resolution to approve the conversion extension period an additional twenty-four (24) months due to poor economic conditions.

PUBLIC PORTION: Mayor Elton opened the public portion of the Council meeting.

Rose Yerka, Stratford Avenue asked if Woodbury Heights is a member of Local Government Sustainability (formerly League of Municipalities). Mayor Elton replied that the Borough is a member of the New Jersey League of Municipalities. Mrs. Yerka asked about development fees. Solicitor Lozuke explained that we have an ordinance to collect the development fees and a dedication by rider trust fund for the fees. He continued that the Borough is not yet at the point where we have an approved affordable housing plan. Discussion ensued pertaining to the conversion act extension.

Anne Smith, Glassboro Road asked when the results of the litigation will be made public. Mayor Elton replied that there is no date at this time.

Upon hearing no additional questions or comments, Mayor Elton closed the public portion of the meeting.

ADJOURNMENT: A motion to adjourn was made by Councilman Scull and seconded by Councilman Pheasant. All of Council agreed. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Janet Pizzi, Clerk/Administrator