

**A RESOLUTION OF THE BOROUGH OF WOODBURY HEIGHTS
PLANNING/ZONING BOARD
REVOKING THE EXTENSION GRANTED BY
RESOLUTION 2011:08 PURSUANT TO N.J.S.A. 45:22A-46.11**

WHEREAS, in 2009, the New Jersey Legislature enacted a new law to address the perceived shortage of affordably priced workforce housing to allow the conversion of approved age-restricted housing projects to change to converted (non-age-restricted) housing, which statute was N.J.S.A. 45:22A-46.3, commonly known as the "Conversion Act"; and

WHEREAS, such Conversion Act contains a provision as set forth in N.J.S.A. 45:22A-46.11 that requires an application for approval to change an age-restricted development to non-restricted status to be filed on or before August 1, 2011; and

WHEREAS, such Conversion Act provision authorized the local approving board to extend the initial statutory time period beyond this August 1, 2011 deadline for an additional twenty-four (24) months upon certain findings; and

WHEREAS, in order to so extend, the local approving board had to find that at the end of the initial period (that is, during July, 2011), poor economic conditions continued to adversely affect the real estate market in New Jersey; and

WHEREAS, the Woodbury Heights Planning/Zoning Board, having thought that poor economic conditions continued to exist in the real estate market in New Jersey, extended the time period pursuant to N.J.S.A. 45:22A-46.11 by Resolution 2011:08, but did so without benefit of any studies, review or other factual basis to support said extension.

NOW THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Woodbury Heights that this Board realizing that, due to the lack of any factual studies or reports upon which to base this extension, improperly and inappropriately granted such extension, does hereby revoke the extension of the time period set out in N.J.S.A. 45:22A-46.11, as same was memorialized by Resolution 2011:08.

BE IT FURTHER RESOLVED, that the appropriate Board officials are hereby authorized and directed to take all appropriate actions to effectuate the intent and purpose of this resolution.

ROLL CALL VOTE

THOSE IN FAVOR:

THOSE OPPOSED:

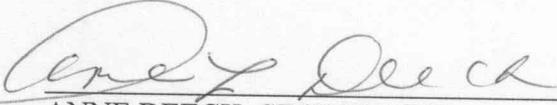
THOSE ABSTAINING:

Dated: January 17, 2012

BOROUGH OF WOODBURY HEIGHTS
PLANNING/ZONING BOARD

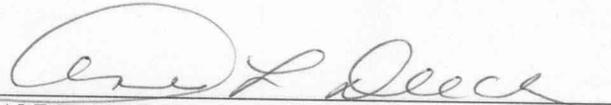
By: 
RICHARD PHALINES, CHAIRMAN

ATTEST:


ANNE DEECK, SECRETARY
PLANNING/ZONING BOARD

CERTIFICATION

The foregoing resolution was duly adopted by the Planning/Zoning Board of the Borough of Woodbury Heights at the regular meeting of said Board on January 17, 2012.


ANNE DEECK, SECRETARY
PLANNING/ZONING BOARD