

# MINUTES Township Committee Meeting

June 15, 2020

6:00 PM

Remote Meeting via Zoom

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The Township Committee of the Township of Holmdel was called to order on Monday, June 15, 2020, at 6:00 PM, through a Remote Meeting via Zoom, with the following members present:

**COMMITTEE PRESENT:** Deputy Mayor Cathy Weber  
Committeeman Rocco Pascucci  
Committeeman Prakash Santhana

**STAFF PRESENT:** Administrator Cherron Rountree  
Township Attorney Michael Collins  
Township Clerk/Registrar Wendy Patrovich

**STAFF ABSENT:** Mayor Gregory Buontempo  
Committeeman Tom Critelli

## 1 ANNOUNCEMENT OF MEETING (OPEN PUBLIC MEETINGS ACT NOTICE)

- I hereby announce that pursuant to Section 5 of the Open Public Meetings Act that adequate notice of this meeting has been provided in the notice which was sent to the Asbury Park Press and Two River Times, posted on the bulletin board in Township Hall and filed in the Township Clerk's Office on June 10, 2020.

## 2 ROLL CALL

- Cathy Weber, Deputy Mayor  
Rocco Pascucci, Committeeman  
Prakash Santhana, Committeeman

## 3 6:00 PM PUBLIC SESSION - REMOTE MEETING

## 4 PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

## 5 PUBLIC COMMENT- AGENDA ITEMS ONLY

Members of the public are invited to provide comments up to three (3) minutes in

duration on agenda items only. Commenters are asked to state his or her full name and address for the record before entering comments.

- Deputy Mayor Cathy Weber opened the meeting for public comment on agenda items only. Hearing none she closed public comment.

## 6 RESOLUTION 2020-191

RESOLUTION CONFIRMING THE NEED FOR THE CONSTRUCTION OF A 50 UNIT INCOME RESTRICTED FAMILY RESIDENTIAL HOUSING COMMUNITY IN FURTHRANCE OF SATISFYING THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATION

- [2020-191](#)
- Deputy Mayor Cathy Weber requested a motion to adopt Resolution 2020-191.

<b>RESULT:</b>	<b>CARRIED.</b>
<b>MOVER:</b>	Prakash Santhana
<b>SECONDER:</b>	Rocco Pascucci
<b>AYES:</b>	Cathy Weber, Rocco Pascucci, and Prakash Santhana
<b>ABSENT:</b>	Gregory Buontempo and Thomas Critelli

## 7 PUBLIC COMMENT

Members of the public are invited to provide comments up to three (3) minutes in duration. Commenters are asked to state his or her full name and address for the record before entering comments.

- Deputy Mayor Cathy Weber opened the meeting for public comment. Hearing none she closed public comment.

## 8 ADJOURNMENT

- The meeting was adjourned by acclimation at 6:05 PM.

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Township Clerk

**RESOLUTION CONFIRMING THE NEED FOR THE CONSTRUCTION OF A  
50 UNIT INCOME RESTRICTED FAMILY RESIDENTIAL HOUSING  
COMMUNITY IN FURTHRANCE OF SATISFYING HOLMDEL TOWNSHIP'S  
AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, the Township of Holmdel ("Township") filed a Mt. Laurel declaratory judgment action in the Superior Court of New Jersey, Law-Division, bearing the caption In the Matter of the Township of Application of the Township of Holmdel, Docket No. MON-L-2523-15 following the New Jersey Supreme Court's decision in Mt. Laurel IV; and

**WHEREAS**, the Township entered into a First Amended Settlement Agreement with Fair Share Housing Center on or about January 11, 2019 and an Amendment to the First Amended Settlement Agreement on December 10, 2020 (collectively referred to as the "Settlement Agreements") establishing the Township's Third Round affordable housing obligation for the period 1999-2025 and the compliance mechanisms by which the Township will meet its Third Round constitutional obligation to provide for its fair share of affordable housing; and

**WHEREAS**, the Court conducted a Fairness Hearing on April 4, 2019 and January 30, 2020 approving the Settlement Agreements by and between the Township and Fair Share Housing Center finding on a preliminary basis that the Settlement Agreements are fair to low- and moderate-income households; and

**WHEREAS**, the Court approved Settlement Agreements with Fair Share Housing Center include a Township sponsored fifty (50) unit income-restricted family residential housing community on the property designated as Block 57, Lot 2 on the tax map of Holmdel (the "Community"); and

**WHEREAS**, the Township Committee adopted a Resolution authorizing the Township to enter into a Developer's Agreement with the Holmdel Family Apartments LLC (the "Sponsor") as the entity that will capably construct, own and operate the Community; and

**WHEREAS**, the Sponsor proposes to construct the Community pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.) and the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq. (the "NJHMFA Law") and Community will be subject to the NJHMFA Law and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (the "Agency");

**WHEREAS**, pursuant to the provisions of the NJHMFA Law, the Township Committee of the Township of Holmdel believes that there is a need for this Community in the Township in order to meet its Third Round affordable housing obligation; and

**WHEREAS**, the Township Committee find it is in the best interest of the Township to comply with the Court's Orders and implement the terms and conditions of the Settlement Agreements in order to maintain immunity from builder's remedy litigation.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Holmdel County of Monmouth, State of New Jersey as follows:

1. The Township finds and determines that the proposed Community currently meets or will meet in the future an existing housing need in the Township.

2. The Township does hereby adopt this Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the NJHMFA Law with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Community.

**CERTIFICATION**

Wendy L. Patrovich, RMC/CMR does hereby certify that I am the Township Clerk of the Township of Holmdel, and that this is a true copy of the Resolution adopted by the Township Committee at a regular meeting of the Holmdel Township Committee held on June 15, 2020.

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Wendy L. Patrovich, RMC/CMR  
Municipal Clerk