

**MINUTES
TOWNSHIP COMMITTEE
SPECIAL MEETING
AUGUST 25, 2021**

Mayor Ewald called the Special Meeting of the Township Committee of the Township of Chatham to order at 7:30 P.M.

Adequate Notice of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both *The Chatham Courier* and the *Morris County Daily Record* on August 20, 2021; notice was posted on the front door and the bulletin board in the main hallway of the Municipal Building on August 20, 2021; and notice was filed with the Township Clerk on August 20, 2021.

Roll Call

Answering present to the roll call were Committeewoman Felice, Committeewoman Fondaco, Committeeman Hamilton, Deputy Mayor Abbott and Mayor Ewald.

Mayor Ewald led the Flag Salute.

Approval of Agenda

Mayor Ewald stated that the sole purpose of this special meeting is to adopt a resolution to amend the Development Agreement with Walters-Cornerstone Development, LLC.

Committeewoman Felice moved to approve the Agenda. Committeewoman Fondaco seconded the motion, which carried unanimously.

Hearing of Citizens

Mayor Ewald opened the Hearing of Citizens.

The Township Clerk indicated that written comments were received from a resident.

1. Sameer Joshi, River Road, addressed the recent discussion about an ordinance to regulate bamboo. He described the bamboo that exists on a neighboring property that he has had to remediate, and said that he does not want the ordinance to make him accountable or potentially fined for bamboo that comes onto his property from a neighboring property.

Seeing no further comment, Mayor Ewald closed the Hearing of Citizens.

Resolution

RESOLUTION 2021-225

RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE MAYOR AND CLERK TO SIGN AN AMENDMENT TO THE AFFORDABLE HOUSING DEVELOPMENT AGREEMENT WITH WALTERS-CORNERSTONE DEVELOPMENT, LLC TO DEVELOP 522 SOUTHERN BOULEVARD FOR A 100% MUNICIPALLY SPONSORED AFFORDABLE FAMILY-RENTAL DEVELOPMENT

WHEREAS, by Resolution 2020-251, the Township Committee of the Township of Chatham designated Walters-Cornerstone Development, LLC to develop 522 Southern Boulevard for a 100% municipally sponsored affordable family-rental development, and authorized the Mayor and Clerk to sign an Affordable Housing Development Agreement with Walters; and

WHEREAS, on December 8, 2020, the Agreement was fully executed; and

WHEREAS, in anticipation of Walters submitting an application to the New Jersey Housing and Mortgage Finance Agency on or before August 31, 2021 for 9% tax credits there is a need to amend that Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. The Mayor and Clerk are hereby authorized to sign an Amendment to the Affordable Housing Development Agreement.
2. That the Mayor, Administrator and Township Attorney are hereby authorized to finalize that Amendment prior to submission of the 9% tax credit application to the NJHMFA.

3. This Resolution shall take effect immediately.

Attorney Cruz explained that the Walters Group is in the process of completing the application for a 9% Tax Credit for the development of Affordable Housing at 522 Southern Boulevard. The application is due by August 31, 2021. The Developer's Agreement is being altered to include a contribution to the Walters Group in order to enhance the tie breaker and increase the chances of the Township being awarded the Tax Credit. If the Township does not get the 9% Tax Credit, the next step would be to apply for a 4% Tax Credit unless the Fair Share Housing Center agrees to a change in the Settlement Agreement. The additional contribution from the Township is only for the 9% Tax Credit. Attorney Cruz stated that the difference between a 9% Tax Credit and a 4% Tax Credit would be costly to the Township.

Deputy Mayor Abbott moved to adopt Resolution 2021-225. Committeewoman Fondaco seconded the motion.

Roll call: Committeewoman Felice, Aye; Committeewoman Fondaco, Aye; Committeeman Hamilton, Aye; Deputy Mayor Abbott, Aye; Mayor Ewald, Aye.

Hearing of Citizens

Mayor Ewald opened the Hearing of Citizens.
Seeing no public comment, Mayor Ewald closed the Hearing of Citizens.

Committeewoman Felice moved to adjourn at 7:39 PM. Committeewoman Fondaco seconded the motion, which carried unanimously.

Gregory J. LaConte
Municipal Clerk