



**State of New Jersey  
Council on Affordable Housing**

101 SOUTH BROAD STREET  
PO BOX 813  
TRENTON NJ 08625-0813

(609) 292-3000  
(609) 633-6056 (FAX)

**CHRIS CHRISTIE**  
*Governor*

**KIM GUADAGNO**  
*Lt. Governor*

**Lori Grifa, Acting  
Commissioner**

**LUCY VANDENBERG**  
*Executive Director*

February 5, 2010

The Honorable Andrew Lucas  
Mayor, Township of Manalapan  
120 Route 522  
Manalapan, NJ 07726

**RE: SUBSTANTIVE CERTIFICATION**

Dear Mayor Lucas:

Enclosed is a copy of the agenda for the **Wednesday, February 10, 2010** meeting of the Council on Affordable Housing (COAH). **The Township of Manalapan is on the agenda for substantive certification.**

The meeting will take place at the offices of the **New Jersey Housing and Mortgage Finance Agency (HMFA), 637 South Clinton Avenue, Trenton, New Jersey** and begins at **9:30 a.m.** Directions are available at [www.nj.gov/dca/hmfa/home/about/driving\\_directions.html](http://www.nj.gov/dca/hmfa/home/about/driving_directions.html).

We invite you to attend the public session. If you have any questions, please call Maria Connolly, COAH Planner, at (609) 292-4317.

Sincerely,

Renee Reiss  
Council Secretary

Enclosure

cc: attached service list  
Maria Connolly, COAH



**The Honorable Rick Klauber**  
Mayor  
Township of Manalapan  
120 Rte 522  
Manalapan, New Jersey 07726

**Ronald D. Cucchiaro, Esq.**  
Weiner Lesniak  
629 Parsippany Rd  
PO Box 438  
Parsippany, New Jersey 07054-0438

**Daniel J. McCarthy, Esq.**  
Rogut McCarthy Troy LLC  
37 Alden St  
Cranford, New Jersey 07016-2106

**Rose Ann Weeden**  
Municipal Clerk  
Township of Manalapan  
120 Rte 522  
Manalapan, New Jersey 07726

**Richard S. Cramer, Jr., PP, AICP**  
T & M Associates  
11 Tindall Rd  
Middletown, New Jersey 07728

**Tara L. Lovrich**  
Municipal Administrator  
Township of Manalapan  
120 Rte 522  
Manalapan, New Jersey 07726

**Donald Holland**  
Planning Bd Member  
Township of Manalapan  
120 Rte 522  
Manalapan, New Jersey 07726

**Andrew Lucas**  
Committee Member  
Township of Manalapan  
120 Route 522  
Manalapan, New Jersey 07726

**Michelle Roth**  
Planning Board Member  
Township of Manalapan  
120 Rte 522  
Manalapan, New Jersey 07726

**Eleanor Ruggiero**  
Planning Board  
Township of Manalapan  
120 Rte 522  
Manalapan, New Jersey 07726

**Gregory Valesi**  
CME Associates  
1460 Route 9 South  
Howell, New Jersey 07731-1194

**Jacqui Adam**  
Allies, Inc.  
1262 White Horse-Hamilton Sq Rd  
Bldg A, Ste 101  
Hamilton, New Jersey 08690

**Mary Barrett, Esq.**  
Stark & Stark, PA  
PO Box 5315  
Princeton, New Jersey 08543-5315

**Art Bernard, PP**  
Bernard & Nebezahl  
77 N Union St  
Lambertville, New Jersey 08530

**Robin J. Bynoe**  
Enable, Inc.  
13 Roszel Rd  
Ste B110  
Princeton, New Jersey 08540

**David Cohen**  
Monmouth County Human Relations Comm.  
1 E Parkway Place  
Holmdel, New Jersey 07733

**A. Christopher Florio, Esq.**  
Stark & Stark, PA  
PO Box 5315  
Princeton, New Jersey 08543-5315

**Craig M. Gianetti, Esq.**  
Giordano, Halleran & Ciesla  
PO Box 190  
Middletown, New Jersey 07748

**Adam Gordon, Esq.**  
Staff Attorney  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, New Jersey 08002

**Karl Hartkopf**  
Office of Smart Growth, Dept of Community Affairs  
101 S Broad St  
PO Box 204  
Trenton, New Jersey 08625

**Alex Katz, Esq.**  
Westminster Realty Corporation  
26 Columbia Turnpike  
Florham Park, New Jersey 07932

**Lewis Kurland, Esq.**  
Legal Counsel  
K. Hovnanian Homes  
5 Commerce Way  
Ste 200  
Hamilton, New Jersey 08691

**Kenneth E. Meiser, Esq.**  
Hill Wallack LLP  
202 Carnegie Center  
CN 5226  
Princeton, New Jersey 08543-5226

**Evan Podel**  
Hamilton Properties Group LLC  
1360 Clifton Ave  
Ste 240  
Clifton, New Jersey 07712

**James M. Reynolds**  
General Counsel  
The Ingerman Group  
725 Cuthbert Blvd  
Cherry Hill, New Jersey 08002

**Lara Schwager**  
The Ingerman Group  
725 Cuthbert Blvd  
Cherry Hill, New Jersey 08002

**Elizabeth Semple**  
NJ Dept of Environmental Protection  
PO Box 402  
Trenton, New Jersey 08625

**Suzanne Smith**  
Paralegal  
Hill Wallack LLP  
202 Carnegie Ctr  
PO Box 5226  
Princeton, New Jersey 08543

**Olivia Sparks  
P.O. Box 208  
Manalapan, New Jersey 07726**

**Jon Vogel  
Development Director  
AvalonBay Communities, Inc.  
517 Rte 1 S  
Ste 5500  
Iselin, New Jersey 08830**

**Monmouth County Planning Board  
Hall of Records  
1 E Main St  
Freehold, New Jersey 07728**

**Estate of Nola Pearson  
224 Longwood Drive  
Manalapan, New Jersey 07726**

**Hearthstone Multi-Asset Entity  
781 Lincoln Ave  
Ste 300  
San Rafael, California 94901**

**Stephen Eisdorfer, Esq.  
Hill Wallack  
202 Carnegie Center  
CN 5226  
Princeton, New Jersey 08543**

**Jeffrey L. Kantowitz, Esq.  
Day Pitney LLP  
PO Box 1945  
Morristown, New Jersey 07962**

**John J. Ploskonka, PE, PP  
Concept Engineering Consultants, PA  
227 Rte 33  
Bldg 2, Unit 7  
Manalapan, New Jersey 07726**



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*Executive Director*

**AGENDA**

**NJ COUNCIL ON AFFORDABLE HOUSING**  
**9:30 A.M WEDNESDAY, FEBRUARY 10, 2010**  
**NJ COUNCIL ON AFFORDABLE HOUSING MEETING TO BE HELD AT:**  
**NJ HOUSING & MORTGAGE FINANCE AGENCY**  
**637 S. CLINTON AVENUE**  
**TRENTON, NJ 08650**  
**PUBLIC SESSION**  
*Formal Action to Be Taken*

Public Session – 9:30 a.m.

Pledge of Allegiance

Sunshine Act Statement

Roll Call

Public Comment on Agenda Items

**\*Approval of Minutes: January 13, 2010**

**1. \*Substantive Certifications**

- a. Demarest Borough/Bergen County
- b. River Vale Township/Bergen County
- c. Haddonfield Borough/Camden County
- d. Manalapan Township/Monmouth County
- e. Pine Beach Borough/Ocean County

**2. \*Motions on the Papers:**

- a. Waiver from Scarce Resource Restraint by Bryn Mawr Investments Co. – Meadows at Cross Keys – Winslow Township/Camden County
- b. Minor Technical Amendment: Hardyston Township/Sussex County
- c. Minor Technical Amendment: West Amwell Twp/Hunterdon County
- d. Exemption from Highlands Scarce Resource Restraint: Hanover Township/ Morris County
- e. Waiver from Highlands Scarce Resource Restraint – Lakeland Marine Base, LLC: Jefferson Township/Morris County

**NOTE**

**For Final Agenda**  
**Check COAH Website**

[www.nj.gov/dca/affiliates/coah](http://www.nj.gov/dca/affiliates/coah)

**3. \*Waivers**

**a. Waiver to Credit Existing Project with Altered Low/Mod Split - Secaucus Town/ Hudson County**

**4. \*RCA Project Plan Amendment**

Wayne Township/Passaic County and Paterson City/Passaic County RCA and Hawthorne Township/Passaic County and Paterson City/Passaic City RCA

**5. \*Resolution for Delegations of Authority to the Executive Director of the Council on Affordable Housing (COAH) for 2010**

**Delegations of Authority:**

**Development Fee Ordinance**

Belmar Borough/Monmouth County  
Point Pleasant Beach Borough/Ocean County

**Development Fee Ordinance Amendment**

Glassboro Township/Gloucester County  
Harrison Township/Gloucester County  
Clinton Township/Hunterdon County  
Holland Township/Hunterdon County  
Hamilton Township / Mercer County  
Little Silver Borough/Monmouth County  
Manasquan Borough/Monmouth County  
Lincoln Park Borough/Morris County

**Spending Plans**

Demarest Borough/ Bergen County  
Haddonfield Borough/Camden County  
Pine Beach Borough/Ocean County  
Wantage Township/Sussex County

**Spending Plan Amendment**

River Vale Township/ Bergen County  
Manalapan Township/Monmouth County

**- Other Business**

**- Public Participation**

**- Executive Session**

**\*COAH Action**

Note: If an executive session is necessary, COAH will announce the approximate time after calling the meeting to order. If a party wishes to make a verbatim record or transcribe the public session, the party must request permission in writing to the Executive Director prior to that session.