



**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

March 11, 2010

The Honorable Andrew Lucas
Manalapan Township
120 Rte 522
Manalapan, NJ 07726

Dear Mayor Lucas:

The purpose of this letter is to follow up on my telephone call to you regarding the adjournment of the Council on Affordable Housing's (COAH) action on Manalapan Township's petition for third round substantive certification. As I noted, the adopted Housing Element and Fair Share Plan proposes 208 affordable rental units on one site (Block 66.21, Lot 1) to address the Township's growth share obligation. If Manalapan intends to rely on the 80-unit Ingerman project (Block 47, Lot 17) in addition to the 208-unit affordable rental development at Block 66.21, Lot 1, the Township must amend its adopted Housing Element and Fair Share Plan and re-petition in accordance with N.J.A.C. 5:97-3.4 within 60 days, or by May 11, 2010.

In addition, the re-petition should include the revisions to the Lewis Street site. The original Housing Element and Fair Share Plan proposed that the Lewis Street site would be developed with two affordable units. The mediation agreement between the Township and the owner of the property, which was executed on January 13, 2010, provides that the Township will purchase the Lewis Street site from the owner and that Manalapan, in conjunction with the Affordable Housing Alliance, will construct 10 affordable for-sale townhouse units on the site.

If you have any questions or need further information, please call Maria Connolly, COAH planner at (609) 292-4317.

Sincerely,

Sean Thompson
Acting Executive Director

cc: Maria Connolly, PP/AICP
Service List



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, 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

Renee Garrigana
Assistant 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 Leonardville Rd
New Monmouth, New Jersey 07748-2358

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
Development Director
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

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

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

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

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