

Thomas Merchel

From: Michael Edwards <mje@surenian.com>
Sent: Monday, February 10, 2020 12:39 PM
To: Thomas Merchel
Cc: Brian Slaugh (bslaugh@cchnj.com); Kevin Aberant
Subject: Dates After Compliance Moorestown

Importance: High

See below – we need to MTA units by July 2020. Community options seems less clear in terms of defining a timeline – has anyone been in contact with them recently?

July 2020 = lookback

Market-to-Affordable: The Township shall complete all 11 Market-to-Affordable units by July 1, 2024. The Township shall complete no less than 2 of the 11 MTA units by July 1, 2020 and no less than 8 total by July 1, 2022.

Community Options

March 14, 2018 | Page 6

The Township is partnering with the organization known as Community Options on the creation of 20 bedrooms of special needs housing in group homes. It is anticipated that these bedrooms will be provided in approximately 4 single-family homes in the Township.

Community Options and the Township are currently working together to identify appropriate homes for this use.

Community Options will identify the homes and will work with the Township, via developer's agreements, to identify the subsidy necessary to ensure the units are created and managed properly for a minimum of 30 years. These homes are anticipated to be located in or near residential neighborhoods.

As required by in N.J.A.C. 5:93-5.3, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3., for the production of low and moderate income housing. As demonstrated below, the homes selected for this program will meet these criteria.

☐ The sites will have a clear title and is free of encumbrances which preclude development of affordable housing.

☐ The sites will be adjacent to compatible land uses and has access to appropriate streets.

☐ Adequate sewer and water. The sites will have adequate water and waste disposal.

Note that group homes are not required to be served by public sewer and as such, they may be located outside of the Township's sewer service area.

☐ The sites will be developed in accordance with R.S.I.S. Development of the sites will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.

☐ Development of the sites will consistent with the State Development and Redevelopment Plan (hereinafter the "State Plan") and the rules and regulations of all agencies with jurisdiction over the site. The majority of the Township is located in a "Smart Growth Planning Area consisting of the Metropolitan and Suburban Planning Areas, PA 1 and 2, respectively.

☐ The Township is not within jurisdiction of a Regional Planning Agency or CAFRA.

The site is located in the Highlands Planning Area in the Environmentally Constrained Subzone of the Conservation Area.

☐ The sites will comply with all applicable environmental regulations.

☐ The sites will not negatively impact any historic or architecturally important sites and districts.

In addition to site suitability, the affordable housing project will meet the applicable requirements in the Uniform Housing Affordability Control rules (UHAC) (N.J.A.C. 5:80-26.1 et seq.).

☐ Administrative Entity. Community Options will administer and affirmatively market the units at the site, income qualify applicants, place minimum 30-year affordability controls on the units and provide long term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.

☐ Low/Moderate Income Split. All units shall be for low or very low income households.

☐ Affirmative Marketing. The affordable units will be affirmatively marketed in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.

☐ Controls on Affordability. The affordable units will have minimum 30-year affordability controls in accordance with COAH's rules and UHAC regulations.

☐ Bedroom Distribution. Group homes are exempt from bedroom distribution requirements.

☐ Funding. The Township will subsidize the creation of the 20 bedrooms.

Notwithstanding, it is anticipated Community Options and/or other outside sources will also contribute funding to the program

Michael J. Edwards, Esq.
SURENIAN, EDWARDS & NOLAN, LLC
707 Union Avenue, Suite 301
Brielle, New Jersey 08730
Tele: 732-612-3100
Fax: 732-612-3101
Email: MJE@Surenian.com

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Thomas Merchel

From: Brian Slaugh <bslaugh@cchnj.com>
Sent: Monday, February 17, 2020 6:12 PM
To: Michael Edwards
Cc: Kevin Aberant; Thomas Merchel
Subject: RE: Dates After Compliance Moorestown

Dear Mike,

In the original settlement agreement, the Township is to produce five bedrooms by July 1, 2020 through Community Options under Paragraph 9.d. That could be one house. It might be possible to come to an agreement with Community Options and purchase a house by then, by it would not be ready for occupancy, yet. No clear if that constitutes "providing" the units.

Brian

Brian Slaugh, PP, AICP

Principal

T: 609.883.8383, Ext.306

D: 609.477.7306



Clarke Caton Hintz | 100 Barrack Street, Trenton, NJ 08608
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Architecture | Planning | Landscape Architecture



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Thank you.

Please consider the environment before printing this email.

From: Michael Edwards [mailto:mje@surenian.com]
Sent: Monday, February 10, 2020 12:39 PM
To: tmerchel@moorestown.nj.us
Cc: Brian Slaugh <bslaugh@cchnj.com>; Kevin Aberant <aberant@tesalaw.com>
Subject: Dates After Compliance Moorestown
Importance: High

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Community Options will identify the homes and will work with the Township, via developer's agreements, to identify the subsidy necessary to ensure the units are created and managed properly for a minimum of 30 years. These homes are anticipated to be located in or near residential neighborhoods.

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☐ Administrative Entity. Community Options will administer and affirmatively market the units at the site, income qualify applicants, place minimum 30-year affordability

March 14, 2018 | Page 7

controls on the units and provide long term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.

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Michael J. Edwards, Esq.
SURENIAN, EDWARDS & NOLAN, LLC
707 Union Avenue, Suite 301
Brielle, New Jersey 08730
Tele: 732-612-3100
Fax: 732-612-3101
Email: MJE@Surenian.com

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Thomas Merchel

From: Michael Edwards <mje@surenian.com>
Sent: Monday, February 17, 2020 8:25 PM
To: Brian Slaugh
Cc: Kevin Aberant; Thomas Merchel
Subject: Re: Dates After Compliance Moorestown

who is our contact with community options?

Sent from my iPhone

On Feb 17, 2020, at 6:12 PM, Brian Slaugh <bslaugh@cchnj.com> wrote:

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<image023fdc.GIF>

Principal
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To: tmerchel@moorestown.nj.us

Cc: Brian Slaugh <bslaugh@cchnj.com>; Kevin Aberant <aberant@tesalaw.com>

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Thomas Merchel

From: Michael Edwards <mje@surenian.com>
Sent: Tuesday, February 18, 2020 10:06 AM
To: Thomas Merchel
Cc: 'Brian Slaugh'
Subject: RE: Community options Contact

Thank you

Michael J. Edwards, Esq.
SURENIAN, EDWARDS & NOLAN, LLC
707 Union Avenue, Suite 301
Brielle, New Jersey 08730
Tele: 732-612-3100
Fax: 732-612-3101
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-----Original Message-----

From: Thomas Merchel [mailto:tmerchel@moorestown.nj.us]
Sent: Tuesday, February 18, 2020 8:55 AM
To: Michael Edwards
Cc: Brian Slaugh (bslaugh@cchnj.com)
Subject: Community options Contact

Mike,
Here is the contact for Community Options.
Also, I am speaking with Brian now and he said he will forward you the agreement he did between Community Options and Parsippany-Troy Hills.
Tom

Thomas Merchel

From: Michael Edwards <mje@surenian.com>
Sent: Tuesday, February 18, 2020 10:37 AM
To: wei.han.zhou@comop.org
Cc: Thomas Merchel; 'Kevin Aberant'; 'Brian Slauch'
Subject: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB
Attachments: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB.docx
Importance: High

Privileged/Confidential/Settlement Communication/W/O prejudice

Mr. Zhou,

Was very nice speaking with you today. Please see the attached DRAFT settlement agreement.

It is being sent without prejudice as it is draft and the client has yet to see it. I send it for purposes of moving things along. It is our hope to have this on the governing body's agenda for next week.

Please call me if you have questions or concerns.

All the best,

Mike Edwards

Draft Agreement Redacted

"Drafts" not disclosable under OPRA

Thomas Merchel

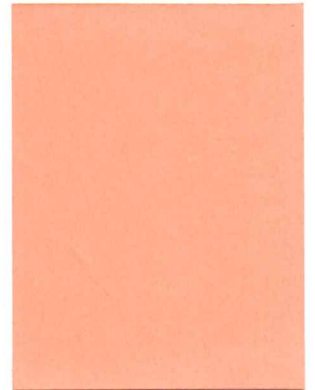
From: Zhou, Wei-Han <WeiHan.Zhou@comop.org>
Sent: Tuesday, February 18, 2020 12:56 PM
To: Michael Edwards
Cc: Thomas Merchel; 'Kevin Aberant'; 'Brian Slauch'
Subject: RE: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB

Hi Michael,

Thanks for sending this over so quickly. I'll have our team review for any changes they might have. Looking forward to working with you.

Best,

Wei-Han Zhou
Director of Government Relations
Community Options, Inc.
506 Hamburg Turnpike, Suite 107
Wayne, NJ 07470
(973) 905-4015 ext. 5266
Cell: (551) 204-4982
www.comop.org



From: Michael Edwards <mje@surenian.com>
Sent: Tuesday, February 18, 2020 10:37 AM
To: Zhou, Wei-Han <WeiHan.Zhou@comop.org>
Cc: 'Thomas Merchel' <tmerchel@moorestown.nj.us>; 'Kevin Aberant' <aberant@tesalaw.com>; 'Brian Slauch' <bslauch@cchnj.com>
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All the best,

Mike Edwards

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Thomas Merchel

From: Brian Slauch <bslauch@cchnj.com>
Sent: Tuesday, February 18, 2020 1:18 PM
To: 'mje@surenian.com'; Laura Nelson; Thomas Merchel; Kevin Aberant (aberant@tesalaw.com)
Cc: Anthony J. Zappasodi
Subject: 2-18-20 - Community Options - Moorestown - Developer Agreement - Slauch Edits
Attachments: 2-18-20 - Community Options - Moorestown - Developer Agreement - Slauch Edits.docx

Dear Mike and Others,

Please find attached my proposed edits to the Community Options Agreement. They are editorial as opposed to substantive and are depicted in track changes.

Sincerely,

Brian Slauch

Brian Slauch, PP, AICP

Principal
T: 609.883.8383, Ext.306
D: 609.477.7306



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Thomas Merchel

From: Michael Edwards <mje@surenian.com>
Sent: Monday, February 24, 2020 9:22 AM
To: 'Zhou, Wei-Han'
Cc: Thomas Merchel; 'Kevin Aberant'; 'Brian Slaugh'; Anthony J. Zappasodi
Subject: RE: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB

Wei-Han,

Any update on this agreement?

Michael J. Edwards, Esq.
SURENIAN, EDWARDS & NOLAN, LLC
707 Union Avenue, Suite 301
Brielle, New Jersey 08730
Tele: 732-612-3100
Fax: 732-612-3101
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From: Zhou, Wei-Han [<mailto:WeiHan.Zhou@comop.org>]
Sent: Tuesday, February 18, 2020 12:56 PM
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Cc: 'Thomas Merchel'; 'Kevin Aberant'; 'Brian Slaugh'
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Thomas Merchel

From: Patricia L. Hunt
Sent: Tuesday, February 25, 2020 10:16 AM
To: Thomas Merchel
Cc: Kevin Aberant; 'mje@surenian.com'; Vicki Gough
Subject: RE: Resolution 85-2020 and Community Options Agreement

Ok; I will wait to receive the final agreement to have the mayor sign and seek further direction then.

Patricia L. Hunt, RMC/CMR
Township Clerk/Registrar of Vital Statistic
Township of Moorestown
111 West Second Street, Suite 1
Moorestown, New Jersey 08057
(856) 914-3015 - Telephone
(856) 914-3076 - Fax
phunt@moorestown.nj.us

From: Thomas Merchel
Sent: Tuesday, February 25, 2020 10:14 AM
To: Patricia L. Hunt <phunt@moorestown.nj.us>; Kevin Aberant <aberant@tesalaw.com>; Michael Edwards <mje@surenian.com>
Cc: Vicki Gough <vgough@moorestown.nj.us>
Subject: RE: Resolution 85-2020 and Community Options Agreement

Patty,
The agreement attached to the resolution was in DRAFT form. Mike Edwards (copied in this email) is waiting to receive confirmation from Community options that they are satisfied with form of agreement.
Tom

From: Patricia L. Hunt
Sent: Tuesday, February 25, 2020 10:10 AM
To: Kevin Aberant <aberant@tesalaw.com>; Thomas Merchel <tmerchel@moorestown.nj.us>
Cc: Vicki Gough <vgough@moorestown.nj.us>
Subject: Resolution 85-2020 and Community Options Agreement

What do you want me to do with this?

Patricia L. Hunt, RMC/CMR
Township Clerk/Registrar of Vital Statistic
Township of Moorestown
111 West Second Street, Suite 1
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(856) 914-3015 - Telephone
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phunt@moorestown.nj.us

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Hi Michael,

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Thank you,

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Sent: Monday, February 24, 2020 9:22 AM
To: Zhou, Wei-Han <WeiHan.Zhou@comop.org>
Cc: 'Thomas Merchel' <tmerchel@moorestown.nj.us>; 'Kevin Aberant' <aberant@tesalaw.com>; 'Brian Slaugh' <bslaugh@cchnj.com>; 'Anthony J. Zappasodi' <azappasodi@moorestown.nj.us>
Subject: RE: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB

Wei-Han,

Any update on this agreement?

Michael J. Edwards, Esq.
SURENIAN, EDWARDS & NOLAN, LLC
707 Union Avenue, Suite 301
Brielle, New Jersey 08730
Tele: 732-612-3100
Fax: 732-612-3101
Email: MJE@Surenian.com

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From: Zhou, Wei-Han [<mailto:WeiHan.Zhou@comop.org>]
Sent: Tuesday, February 18, 2020 12:56 PM
To: Michael Edwards
Cc: 'Thomas Merchel'; 'Kevin Aberant'; 'Brian Slauch'
Subject: RE: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB

Hi Michael,

Thanks for sending this over so quickly. I'll have our team review for any changes they might have. Looking forward to working with you.

Best,

Wei-Han Zhou
Director of Government Relations
Community Options, Inc.
506 Hamburg Turnpike, Suite 107
Wayne, NJ 07470
(973) 905-4015 ext. 5266
Cell: (551) 204-4982
www.comop.org

From: Michael Edwards <mje@surenian.com>
Sent: Tuesday, February 18, 2020 10:37 AM
To: Zhou, Wei-Han <WeiHan.Zhou@comop.org>
Cc: 'Thomas Merchel' <tmerchel@moorestown.nj.us>; 'Kevin Aberant' <aberant@tesalaw.com>; 'Brian Slauch' <bslauch@cchnj.com>
Subject: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB
Importance: High

Privileged/Confidential/Settlement Communication/W/O prejudice

Mr. Zhou,

Was very nice speaking with you today. Please see the attached DRAFT settlement agreement.

It is being sent without prejudice as it is draft and the client has yet to see it. I send it for purposes of moving things along. It is our hope to have this on the governing body's agenda for next week.

Please call me if you have questions or concerns.

All the best,

Mike Edwards

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Thomas Merchel

From: Patricia L. Hunt
Sent: Tuesday, February 25, 2020 3:31 PM
To: Thomas Merchel
Subject: RE: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB

I will have the mayor sign it.

Patricia L. Hunt, RMC/CMR
Township Clerk/Registrar of Vital Statistic
Township of Moorestown
111 West Second Street, Suite 1
Moorestown, New Jersey 08057
(856) 914-3015 - Telephone
(856) 914-3076 - Fax
phunt@moorestown.nj.us

From: Thomas Merchel
Sent: Tuesday, February 25, 2020 3:30 PM
To: Patricia L. Hunt <phunt@moorestown.nj.us>
Subject: FW: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB

fyi

From: Zhou, Wei-Han [<mailto:WeiHan.Zhou@comop.org>]
Sent: Tuesday, February 25, 2020 11:55 AM
To: Michael Edwards <mje@surenian.com>
Cc: Thomas Merchel <tmerchel@moorestown.nj.us>; 'Kevin Aberant' <aberant@tesalaw.com>; 'Brian Slauch' <bslauch@cchnj.com>; Anthony J. Zappasodi <azappasodi@moorestown.nj.us>
Subject: RE: 2-18-20 - Community Options - Moorestown - Developer Agreement - Draft - LOB

Hi Michael,

Attached is a copy of the signed agreement. Please let me know if you require an original copy.

Thank you,

Wei-Han Zhou
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Mike Edwards

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