

MINUTES—MARLBORO TOWNSHIP AFFORDABLE HOUSING AGENCY

Prepared by: Suzanne Rubinstein, Board Secretary

Meeting Date: September 20, 2022

Call to order

Chairman Howley called the meeting to order at 7:22 p.m. on September 20, 2022 Chairman Howley then read the following statement after calling the meeting to order:

"In accordance with Section 5 of the Open Public Meetings Act, Chapter 231, Public Law 1975, be advised that adequate notice of this meeting of the Marlboro Township Affordable Housing Agency was made by posting notice of same throughout the municipal complex and on the municipal television channel and by publishing same in designated newspapers indicating that this meeting would take place September 20, 2022 7:00 p.m. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk."

Public Voice

No one from the public requested to speak during the public comment portion of the meeting was opened it was then closed.

Old business

None

New Business

Rent Increase Wicatunk Village- Representing Wicatunk is Manager Steven Coyle.

Mr. Coyle was sworn in.

In reviewing the noticing Board Attorney said that the Board has jurisdiction to hear the application.

All residents were either handed a letter regarding the hearing and increase and asked to sign or sent a certified and regular post letter. No letters were returned as undeliverable.

The notice was also posted in the park.

The increase are as follows:

C.P.I increase of 5 %. That increase is less than the published allowable increase but 5% is the maximum allowed by Township Ordinance.

Tax increase will be .74 cents per month per unit

A reduction of \$3.05 per month per unit for water usage.

An increase of \$3.39 per month per unit for trash services.

The farm house assessment is backed out of the calculations.

The water usage was projected to be 57,078.75 gallons and the actual usage was 50,574.20. Year 2023 they will calculate using the lower number. Trash was projected to cost \$19,618.44 and actual was \$21,420.53. Next year calculations will be based on the higher number.

The increase if approved would take effect 10/1/22.

The park is licensed and in good standing.

The taxes are paid and up to date.

No maintenance issues that Mr. Coyle is aware of.

Pot holes are being repaired presently.

Open Public Forum-

Mr. Paessler 81 Village Road- voiced his concerns regarding, trash cost, pot holes, lighting, speeding residents, and security. It was explained to Mr. Paessler that he has a right to voice his concerns, but this Board cannot address his concerns. He should speak with Mr. Coyle and his office staff. He was also advised that he has a right to reach out to Monmouth County's various offices.

Arielle D'Achille 55 Village Road- had concerns similar to that of Mr. Paessler, especially the security as she was subject to a security issue. She was advised of what she can do to ensure that the issues are being handled. Mr. Coyle testified if the outcome of the investigation concludes criminal behavior, he will begin the process of terminating the tenant.

Public Forum closed.

A motion to approve a CPI increase of 5%, increase of \$3.39 for trash, decrease of \$3.05 for water and increase of 74 cents for taxes, with the stipulation that potholes will be addressed was made by Patty Emerson and 2nd by Tom Howley. Approved Lynn Franco, Patty Emerson and Tom Howley.

Chairman's Report

None

MHL Report

There are 7003 applications in the system at this time. 16 homes have closed in 2022 and 9 of these are in the new development Marlboro Grove. They are presently reviewing applications for 5 homes in Point De Jardin and Glenbrook Estates. 2 homes are presently under contact in Point D.

Motion to adjourn

A motion to adjourn was made at 9:00pm by Lynn Franco and seconded by Patty Emerson. All board members voted in favor of said motion.

Roll Call

Present: Chairman Thomas P. Howley
Patricia Emerson
Lynn Franco,
Kenneth W. Biedzynski, Esq., Board Attorney
Suzanne Rubinstein, Board Secretary
Tom Coyle, Manager Wicatunk Village
Arielle D'Achille 55 Village
Rick Paessler 81 Village Road