

Borough of Roseland
Affordable Housing Board
Minutes of February 16, 2017

The 2017 reorganization meeting of the Borough of Roseland Affordable Housing Board was called to order at 7:03 p.m. by Chairman, William Tedesco. Proper notice was given in the Star Ledger and Caldwell Progress in accordance with the provisions of the State of New Jersey Open Public Meetings Act.

By roll call, the following board members were present:

William Tedesco, Chairman

Megan Patrick

John Matheis

Dr. Vincent Barba

Claudia Reis

Dorothy Coccoziello

Gloria Chamberlin

Frank Piazza, Administrator

Absent:

Richard Reynolds

Following the roll call and the Pledge of Allegiance, the first business of the meeting was the appointment of the 2017 board officers. Bill Tedesco was nominated to be the 2017 Chairman of the Affordable Housing Board by John Matheis and a second by Dr. Vincent Barba. Bill Tedesco was re-appointed by unanimous roll call of the board. Bill Tedesco nominated Dr. Barba to be Vice-Chairman of the board. John Matheis seconded the nomination of Dr. Barba and he was appointed by unanimous roll call. Lastly, Gloria Chamberlin was nominated to continue as Secretary by Bill Tedesco and seconded by Dr. Barba. The entire board approved by roll call. Approval of the minutes of the October 20, 2016 began. Dr. Barba found a typographical error in the first paragraph and it was noted to be corrected by the Secretary. Dr. Barba then moved to approve the minutes and Claudia Reis seconded. The remaining board members who were present at the October 20th meeting voted to approve the minutes.

Public comment began after the minutes were approved. Carol Struss of 65 Leonard Terrace, Roseland Glen had questions about the selling price of her unit were she to sell and if there is any handicapped access availability in units in Roseland. Frank Piazza answered that she could call his office, Piazza & Associates, for information on both of these questions. Ms. Struss also inquired if she were to leave her unit to her son or daughter, would that individual need to meet the income qualifications. Frank explained that such person, if they would live in the unit, would not have to meet the financial qualifications, but, if the unit were age restricted, they would have to meet the age requirement. Ms. Struss then inquired whether the board could offer any help in lowering monthly maintenance fees. Bill advised her that, unfortunately, the board has no authority to do that. Dot Kentzing of 71 Leonard Terrace, Roseland Glen, asked who would price a unit should the owner pass away and bequeaths it to a relative who would then reside there. Frank Piazza responded that this is an exempt transaction with a fee of approximately \$1.00. Margo McCormack who presently resides at 14 Lyons Avenue told the board that she has been trying to purchase an available affordable unit in Roseland Glen for quite some time. She had been told to contact the owner directly. She was also told that, as a single person, she would not qualify for a 2 bedroom unit. She had also applied in Roseland Green with no result. Frank

advised her that he would look into her situation and see what her best option might be. Ms. McCormack also inquired whether there were other age restricted units in the area. Frank Piazza said he would research that for her and she could check the website as well. Lastly, Rev. Drew Struss of 254 Eagle Rock Avenue asked about the status of the affordable housing situation with the State litigation. Bill Tedesco answered that it has been through the Courts. More affordable housing will probably be implemented. Some areas of the Becker Farm Road office complex may be affected. Claudia Reis added that the entire State is involved. Rather than the Courts imposing a number, the Town may be allowed to bargain and decide what is reasonable.

Shirley Bishop continues to be the board's Advisor and Vince Loughlin, Esq. continues to be the board's attorney. Frank Piazza has been reappointed as the board's Administrator.

Next, Frank Piazza's report shows that there are 3 units in Roseland Green closing or under contract and there are 2 units in Roseland Glen closing or under contract. Frank then gave each board member a copy of the Court's Consent Order dated December 16, 2016 and the Judge's Opinion. Frank suggested that a copy be brought before the Town Council. The attached chart would be the prototype for each year. John Matheis offered to bring a copy to Maureen Chumacas, Borough Administrator, to present to the Mayor.

Bill Tedesco moved to close the meeting at 7:52 p.m. with a second by Dr. Barba.

Respectfully submitted,



Gloria Chamberlin, Secretary