



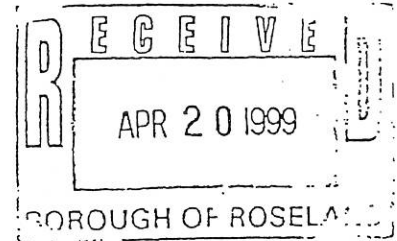
BOROUGH of ROSELAND

ESSEX COUNTY - NEW JERSEY

DEPARTMENT OF PUBLIC WORKS SERVICES
AND CONSTRUCTION CODE ENFORCEMENT

300 EAGLE ROCK AVENUE 07068
(973) 226-6565
FAX: (973) 226-8520

Memorandum



To: Thomas Kaczynski, Borough Administrator

CC: Mayor and Council

From: Gail Tynan, Planning Board Secretary *GT*

Date: 04/20/99

Re: Amendment to the Housing Element and Housing Plan

Enclosed please find a copy of the Amendment to the Housing Element and Housing Plan, which was adopted by the Planning Board at their April 19, 1999 public meeting.

LAW OFFICES
CHARLES A. ROSEN
280 CORPORATE CENTER
5 BECKER FARM ROAD
ROSELAND, NEW JERSEY 07068
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April 9, 1999

NEW YORK OFFICE
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MEMBER NEW YORK
AND NEW JERSEY BARS

Ms. Gail Tynan, Secretary
Roseland Planning Board
300 Eagle Rock Avenue
Roseland, NJ 07068

RE: Amendment to the Housing Element and Housing Plan

Dear Gail:

As a result of the settlement with Winchester Construction, Roseland will again apply to COAH to obtain a recertification. In order to do so, the Housing Element and Housing Plan, which was adopted by the Planning Board in 1995, must be updated to reflect the ordinance amendments. We have prepared the Amendment to the Housing Plan and a Resolution to adopt that Amendment. A public hearing must be held at the April 19, 1999, meeting to consider these amendments. Please place the necessary items on the agenda and distribute copies to the Board Members.

If you have any questions concerning this, please do not hesitate to contact me.

Very truly yours,



Charles A. Rosen

CAR/mtt
Enclosures

APR 19

AMENDMENT TO THE HOUSING ELEMENT AND HOUSING PLAN

BOROUGH OF ROSELAND
ESSEX COUNTY, NEW JERSEY

INTRODUCTION

The Borough of Roseland adopted a Housing Element and Housing Plan in 1986 which was revised in 1988. The Housing Element and Housing Plan was further updated in 1995 as part of Roseland's application for recertification for an additional six year period. The recertification was not granted based upon objections from Winchester Construction Co. As a result of a settlement agreement entered into with Winchester Construction Co., Roseland desires to amend its Housing Element and Housing Plan to reflect changes resulting from the terms of the settlement agreement. Unless specifically modified by this amendment, the information and recommendations of the earlier Housing Element and Housing Plans remain in effect.

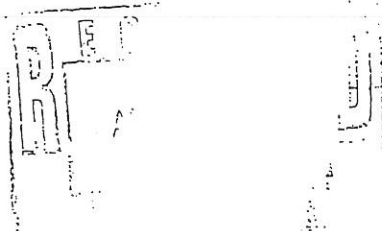
HOUSING STOCK PROJECTION

Since the adoption of the 1995 Housing Element and Housing Plan, the Essex Glen project (now known as Roseland Glen) located in the R-8/AH-2 zone, consisting of 98 units, including 22 affordable senior citizens units has been completed and occupied. Winchester Construction Co. has obtained preliminary site plan approval to construct 230 units, including 42 affordable units in the R-9/AH-3 zone. In order to meet the requirement of 56 affordable units for this site, Winchester proposes to transfer the remaining 14 affordable units, which will not be constructed on site, pursuant to a Regional Contribution Agreement (RCA) with the cooperation of Roseland.

ORDINANCE AMENDMENTS

On February 23, 1999, the Council of the Borough of Roseland amended the Roseland Land Development Ordinance to eliminate the townhouse only restriction and to provide that the affordable units in the R-9/AH-3 zone may be constructed as either townhouses or apartments, and that the affordable units may be clustered, rather than disbursed throughout the development. In addition, the ordinance change exempts affordable housing projects from certain of the filing fees required for site plan approval. (Copy of ordinance revision attached.)

ated: April 7, 1999



RESOLUTION

ADOPTION OF AMENDMENT TO HOUSING ELEMENT AND HOUSING PLAN

WHEREAS, the Borough of Roseland adopted a Housing Element and Housing Plan in 1986, which was revised in 1988, to satisfy the requirements of the Council on Affordable Housing for certification; and

WHEREAS, the Housing Element and Housing Plan was further updated in 1995 as part of the Borough of Roseland application to be recertified for an additional six year period; and

WHEREAS, the recertification sought was not granted based upon objections from Winchester Construction Co.; and

WHEREAS, a settlement agreement between the Borough of Roseland and Winchester Construction co., has been executed; and

WHEREAS, the Borough of Roseland has amended its Affordable Housing Ordinance to reflect the terms of the settlement agreement; and


WHEREAS, the Borough of Roseland seeks to reapply for a recertification; and

WHEREAS, the Borough of Roseland Planning Board has reviewed an Amendment to the Housing Element and Housing Plan, dated April 7, 1999; and

WHEREAS, the Planning Board considered the amendment to the Housing Element and Housing Plan at a public hearing on April 19, 1999; and

WHEREAS, the Planning Board adopted the updated Housing Element and Housing Plan subject to a resolution of memorialization.

NOW THEREFORE, be it resolved on this 19th day of April 1999, by the Planning Board of the Borough of Roseland, County of Essex, that the Planning Board does hereby approve the Amendment to the Housing Element and Housing Plan, dated April 7, 1999.



Motion By: Biaso

Seconded By: Floyd

Affirmative Votes: LaSalle

Schall

Treamont

Sigler

I hereby certify that this is a true copy of a resolution approved by the Planning Board of Roseland on April 19, 1999.

Gail Tynan
Gail Tynan, Secretary

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