

TOWNSHIP OF MARLBORO
Office Of The Mayor

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To: All Marlboro Township Residents

Re: State Of The Township On Affordable Housing

Dear Resident:

Due to the importance of affordable housing in Marlboro and the great public interest regarding this topic, I am reporting to you about the developments which have taken place under my administration. I also want to succinctly set forth Marlboro's position on key issues. Consider the following:

- Marlboro is not against affordable housing, instead, we are against the unfair laws which govern and regulate affordable housing.
- Fixing the affordable housing laws is not a partisan issue, it affects residents, taxpayers, homeowners, and all economic classes that reside in Marlboro.
- If the affordable housing laws are not fixed, our infrastructure, environment, open space, economy, schools, and amenities will be irreparably harmed and overburdened.
- Understanding Marlboro's affordable housing obligation is important to understanding the problems with COAH and what is wrong with our affordable housing laws.
- Marlboro has a "Prior Round Obligation (1987-1999)" of 1,019 units and a "Growth Share Projection (2004-2018)" of 654 units which brings Marlboro's total affordable housing obligation to 1,673 units.
- The "prior round obligation" is pre-existing and Marlboro is unable to change it.
- Did you know that of the 566 municipalities in New Jersey, Marlboro is the 55th largest in terms of population yet our prior round obligation is the eighth (8th) largest and our Growth Share obligation is the 33rd largest in the State?

TOWNSHIP OF MARLBORO

Office Of The Mayor

- Did you know that under COAH's Growth Share formula to achieve 1,673 affordable units that essentially equates to building 8,365 homes?
- Did you know that as of the 2000 United States Census, Marlboro had 11,896 homes but if we had to build 8,365 new homes by 2018, Marlboro, a municipality that was created in 1848 and which developed and built 11,896 homes over a 150 year period, would have to virtually double that growth in a ten (10) year period?
- Meeting COAH's current projections would mean a growth rate of virtually fifteen (15) times of what has historically happened in this Township.
- Did you know that in coming up with their projections COAH thought that between the years of 2004-2018 Marlboro would build 1,804 new homes and see 4,684 new jobs?

In response, here is what I have argued on behalf of Marlboro:

- I pursued plan endorsement and a "visioning" process to hear what you thought about development with meetings occurring on June 24, August 12, and November 11, 2008. Your message was clear; you wanted to limit residential development in the Township. We brought this message to COAH as part of our COAH plan.
- I took every step to preserve our 332 unit RCA with Trenton by amending the agreement in 2008 when COAH asked us to, by having Trenton prepare a project plan, and by obtaining the approval of the Mercer County Planning Board. COAH refused to review or expedite review of our RCA before the law changed on July 17, 2008, which is when RCAs were abolished.
- I submitted objections to the COAH rules on March 21, 2008, before they became law. There, I argued that the projections were arbitrary and capricious as was COAH's methodology.
- In 2008, Marlboro joined the League of Municipalities' lawsuit.
- On November 26, 2008, I wrote to every legislator in the Senate and Assembly asking them to pass a law to bring back our RCA.
- Marlboro prepared and filed the best housing plan we could and in it we were able to reduce the Growth Share obligation to 379 units through the use of credits and exclusions. We also minimized new roofs being built in the Township.

TOWNSHIP OF MARLBORO

Office Of The Mayor

- Marlboro's plan was filed on December 30, 2008, and it included my letter to COAH objecting to their projections, arguing for our RCA, and stating that the plan was being filed under protest.
- On February 12, 2009, I proposed and passed a resolution which called for the abolishment of COAH.
- On February 17, 2009, I wrote directly to Governor Corzine and enclosed a copy of the February 12 resolution and I again urged for an immediate change in the affordable housing laws.
- On March 4, 2009, I wrote to DCA Commissioner Joseph Doria proposing a solution to his concerns about COAH reform after his statements appeared in the Asbury Park Press.
- On March 7, 2009, I wrote a Letter to the Editor of the Asbury Park Press again arguing for reform of our affordable housing laws and the abolishment of COAH.
- I have appointed the first ever Municipal Housing Liaison to oversee and regulate our existing affordable housing units in the Township.
- In 2008, I approved and passed a major overhaul of Marlboro's affordable housing ordinance which, amongst other things, gave Marlboro greater tools with which to police and monitor affordable units to ensure that the affordable units remained affordable.

You as the public also need to participate in this fight. You are an important catalyst to change which must begin in Trenton. Here is what you can do:

- Write to your Governor and you Legislature telling them to rewrite the affordable housing laws now.
- Tell your Governor and Legislature to abolish COAH prior to the enactment of more just and reasonable affordable housing laws.
- Attend public meetings in town and actively participate in discussions pertaining to affordable housing.

I invite you to join me in my fight to bring fairness back to our affordable housing laws.

Very truly yours,

Jonathan L. Hornik, Mayor