

**TOWNSHIP OF MARLBORO**  
**Office Of The Mayor**

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**Mayor**  
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July 7, 2010

To: All Marlboro Township Residents

**Re: Important Affordable Housing Update – For Immediate Release**

Dear Resident:

On July 1, 2010, Marlboro filed a revised fair share plan with the Township Clerk Offices ahead of our upcoming re-petition with COAH. In keeping with our commitment to transparency, I have asked that the revised plan be posted on the Township website and any residents interested in reviewing our revised plan can find it at [www.marlboro-nj.gov](http://www.marlboro-nj.gov). The revised plan will go before our planning board on July 13 for adoption and then it will be before the Town Council on July 15 for endorsement.

In terms of the major changes made to the revised plan from the plan we filed with COAH in December of 2008, they are:

- 1) Our 2010 plan uses housing projections from the State Planning Commission (SPC) as opposed to COAH's projections which we protested in 2008. The SPC's projections are much more favorable to Marlboro and they will substantially reduce the number of new roofs in town. Unfortunately, the SPC projections were not available to Marlboro in 2008 when we petitioned and they only became available to the public in December of 2009. The difference to Marlboro is dramatic. In our 2008 plan which used COAH's projections Marlboro had a third round obligation of 379 affordable units whereas our 2010 plan, which uses SPC numbers, calls for a 126 affordable unit third round obligation. That represents a difference of 253 new affordable roofs in town. Additionally, our 2008 plan featured four (4) 100% affordable projects whereas our 2010 plan only call for two (2) of such projects.

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- 2) Our 2008 plan called for a 100% affordable housing project to be constructed on Ticetown Road. The 2010 plan relocates this project to Amboy Road.

Furthermore, our 2010 plan will be filed with COAH even though our Governor and State Legislature have been entertaining various legislative reforms for affordable housing particularly as to the administrative processing of municipal affordable housing obligations. At this time, none of these reforms have been signed into law although I expect major reform before the end of this year. Nevertheless, our 2010 plan will be filed with COAH as required by law.

I would invite any interested residents to further examine our proposed 2010 plan which, again, can be found at the Township website. As further details become available I will pass them on to you. In the meantime, as always, I remain available for your questions and comments and I invite you to address them to me.

Very truly yours,



Jonathan L. Hornik, Mayor