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Our Twenty-Eighth Year!

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Affordable Housing Update

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Borough Hall Office Hours

Monday – Thursday 9 a.m. – 4 p.m.
Tuesday Eve 5 – 8 p.m.
Friday 9 a.m. - Noon

**Halloween Parade
October 24**

1:45 p.m. - Borough Hall

**Leaf Collection Starts
November 2**

**Election Day
November 3
6 a.m. – 8 p.m.**

**Tree Lighting
December 1
7:00 p.m.
Lucas Park**

The most recent New Jersey Supreme Court decision on Affordable Housing has established the path forward for New Jersey communities to retain the zoning protection that Gibbsboro has enjoyed since 1987. Like most New Jersey municipalities, Gibbsboro is presently before the New Jersey Superior Court working to determine its third round obligation and to develop a certifiable plan.

Affordable Housing law has evolved as a result of Federal and New Jersey statutes and a number of famous “Mt Laurel” Supreme Court decisions. Communities that have ignored Affordable Housing obligations have had the Courts invalidate their zoning to the detriment of their communities and the benefit of builders. No one is forced to like the law of the land but everyone is required to respect it.

In parallel we are executing our existing third round plan which will minimize the impact Affordable Housing will have on the community. Given the amount of interest in the community, much of this issue is dedicated to answering common questions.

Affordable Housing

Background - In March, the state Supreme Court issued a major decision regarding Affordable Housing that impacts every community in New Jersey, including Gibbsboro. Prior to the Supreme Court ruling, the state agency responsible for establishing rules for Affordable Housing became dysfunctional and, as a result of its inaction, the Court established a judicial process for establishing municipal affordable housing obligations and gaining certification for municipal plans. Certification is the key to protecting towns from builder's remedy lawsuits. Gibbsboro is working toward obtaining a certified third round plan, just like hundreds of other towns. Concurrently, the Borough is executing its existing plan to satisfy its obligation via an affordable housing development in collaboration with a special needs advocacy group called Project Freedom.

We are proactively engaged in the Supreme Court established process to achieve certification of our affordable housing plan and the protection it affords. Towns that have succumbed to the illusion that this constitutional obligation does not apply to them are dealing with hundreds or thousands of court imposed apartments, new schools and unwanted traffic. We choose not to be among them! The Gibbsboro Planning Board and Borough Council have worked hard to create and maintain plans that satisfy housing obligations imposed by the NJ Fair Housing Act (FHA) and Supreme Court decisions while retaining our small town character and minimizing the impact of Affordable Housing. Periodically, the Borough is required to create and implement a new affordable housing plan. Right now, we are in the third such period, or "third round".

What do you mean by "Affordable Housing"? Affordable Housing is designed to provide housing for households with incomes up to 80% of median household income. For a family of four, that means they could earn no more than \$65,200 a year in Camden County. Note a significant percentage of Gibbsboro's existing population, about 40%, has income that would qualify them to live in an affordable housing unit; they just live in housing that is not deed restricted.

What is the Borough's Affordable Housing obligation? We don't know the total yet. We do know that through the second round Gibbsboro had a new housing obligation of 112 low and moderate income units and a requirement to rehabilitate 14 existing houses. The final third round number is to be determined by the Superior Court and added to these 126 units. Fair Share Housing Corporation (FSHC), a housing advocacy group, has produced and submitted third round calculations for municipalities. Their calculation for Gibbsboro is that we need an additional 159 units for a total of 285 low and moderate income units. The Borough has joined a group of other municipalities numbering about 220 towns to create a different set of formulas that has resulted in a much smaller number that has not yet been made public. The final number will be determined by the Court. Based on previously adopted third round numbers, our municipally sponsored project (Project Freedom), the bonus credits it will produce, plus existing Regional Contribution Agreement (RCA) credits would generate enough credits to meet the Borough's total Affordable Housing obligation. Bonus credits are granted if certain conditions are met by the development. RCAs were a means whereby 50% of the Borough's pre-round 3 obligation could be transferred to another municipality by paying money. If the Court imposes the FSHC numbers or some other means of calculating the number required, it is possible another project will be required.

How is the "number" calculated? It is a complicated formula. Regional need is first determined then allocated to municipalities within the region. Gibbsboro is part of Region 5 which includes Burlington, Camden and Gloucester Counties. Factors that are used to determine each municipality's share include median household income, non-residential ratables and available land. Our analyses indicate that there are adjustments required of the data used for the FSHC calculations. The Court will employ a special Court Master (a technical expert) to weigh the various calculations of affordable housing to make a final determination.

Then what happens? Municipalities then have a limited period of time to produce and adopt a plan to address the additional need. After a hearing that plan will be approved or rejected by the Court. Once approved, the municipality is protected from developer's lawsuits that seek to force greater numbers of affordable and regular housing on a municipality so long as its plan remains realistic and it makes progress satisfactory to the Court.

How much Affordable Housing is in Gibbsboro today? 6 housing have been rehabilitated. **How about Berlin Borough?** 105 of 259 planned units. **How about Voorhees?** 573 of 973 planned units. **How about Haddonfield?** 56 of 173 planned units. **How about Lindenwold?** 291 of 346 planned units. (All data is as of March 1, 2011)

Does the Borough have any credits? Yes. The Borough's existing housing plan implemented an RCA in which Gibbsboro paid another town in the housing region to take 50% of its obligation. We executed an agreement with Woodlynne, paying them \$1.4 million to take 50% of our second round obligation, or 56 units. The Borough made that payment and received credit for 56 units. RCAs have since been prohibited by a change in the law but the Borough retains these as credits. The Borough implemented the last RCA in New Jersey, retaining that right against a FSHC appeal that was denied.

How does Affordable Housing get produced? There are two main ways that towns satisfy their obligation. One is to zone areas for "inclusionary projects". Inclusionary projects set aside a percentage of units for affordable housing. Those dwellings have deed restrictions that expire in a set number of years that restrict ownership to individuals that meet low and moderate income definitions. Owner-occupied units constitute one affordable unit for each 4 market units, meaning it takes 500 units to produce 100 affordable owner occupied units. Rentals are typically developed with 15% of the dwellings earmarked as affordable housing. This approach would more than double the size of Gibbsboro! The other main way to produce affordable housing is through a development where all of the dwellings are affordable, such as Project Freedom. Inclusionary projects are often run by non-profit groups, such as Project Freedom. The benefit of a 100% affordable housing project is that it produces significantly less total housing which reduces traffic, utility, and other development impacts on the community, especially schools.

What if the Borough does nothing? In the absence of an approved plan the Borough would be vulnerable to developers' lawsuits which could allow construction under Court Order of Affordable Housing virtually anywhere in town at high densities, regardless of compatibility with the neighborhood or zoning until the Borough's obligation is met. This could more than double the size of the town and have a significant impact on our school.

What is the "Redevelopment Plan" I'm hearing about? Adoption of the Paintworks East Redevelopment Plan paves the way for Project Freedom to pursue project funding. Adoption of the Redevelopment Plan was the next step in the process of implementing the Borough's existing Housing Plan which will be updated when a final third round obligation is determined. The Borough has maintained a Housing Plan since 1987 in accordance with the New Jersey Fair Housing Act. Project Freedom has been a part of the plan since 2008. Further, analysis indicated that the land qualified for designation as an Area in Need of Redevelopment and this designation aids in the acquisition and funding for Project Freedom.

Where is the Redevelopment area? It includes the land on the north side of Lakeview Drive (Route 561) between Silver Lake, Alton Avenue (Voorhees border), Route 561 and the rear lot lines along United States Avenue. None of the housing along United States Avenue is included but all of the properties along Route 561, including two rented houses, are part of the Redevelopment Area. Some land owned by one United States Avenue homeowner is required for the project.

Why now? The third round approval process was established in March by the NJ Supreme Court and that set certain timetables for action by municipalities. Secondly, the erroneous designation of the redevelopment area as part of the Super Fund sites was officially removed by EPA in July after years of lobbying by the Borough, allowing the Borough to now move forward with its plan.

Why is that area targeted for Affordable Housing? There are limited suitable areas available for development in Gibbsboro. Suitable areas require access to water, gas, and sewer. Access to public transit is an important factor. Large portions of our undeveloped land have been removed from a sewer service area by the NJ DEP and Camden County, contain environmentally sensitive lands, are open space or are designated as a Super Fund Site. Accordingly, those lands are not suitable for the high density development required to be financially viable. Much of the land in the Redevelopment Area is already owned by Gibbsboro.

The remaining land that is not owned by Gibbsboro has been determined by the Planning Board to meet the criteria for designation as an “Area in Need of Redevelopment”.

Why are there apartments? With respect to housing, our preference is for owner occupied units which tie occupants to the community. However, under state law a portion of the Borough’s obligation **must** be rental. The Borough will also receive bonus credits for most of the apartment units.

What about the wetlands and wildlife? The Borough Engineer has performed a delineation of the wetlands and submitted it to NJ DEP for verification and a Letter of Interpretation. The development plan does not call for using any of the wetlands or buffer areas. Accordingly, those several acres will remain green. The governing body has acquired more than 20% of the land area of our great community. This project will have a minimal impact on the town and is designed to minimize the land area and number of units necessary to achieve compliance with Court-ordered Affordable Housing obligations.

How will the project impact the immediate area? Project Freedom will comply with the Borough’s design standards and a streetscape consistent with what has been done in other areas along Route 561. Their buildings are very aesthetically pleasing. The Gibbsboro facility will be similar to their newest facility in Hopewell Township. The main entrance will be on Route 561 with minor access to United States Avenue very near Route 561 thus minimizing any impact to our existing residential neighborhood. There will also be set backs to further buffer the project. Project Freedom will develop and submit a site plan for the Planning Board to consider. Property owners within 200 feet will be notified. The plan will be considered by the Planning Board at public meetings and the public will have the opportunity to provide input.

Are there other 100% Affordable Projects in Camden County? Yes. As of March 2011 there were at least 40 completed projects with dozens more planned. It is becoming the preferred way to deal with Affordable Housing obligations.

Why not a Senior Housing project? For Gibbsboro, only a small percentage of the obligation can be satisfied by Senior Housing. Through the second round that amounts to 28 units which would still need to be income restricted. If the final Court-determined obligation exceeds the credits that the Borough has from previous efforts plus Project Freedom, then Senior Housing may be an option to achieve compliance.

Will we need an addition to the school? No, the impact of the project on the Gibbsboro School will be negligible. The 72 unit project could host as many as 16 – 60 children under age 18, based on similar projects with about half attending our local school. The school is able to absorb those numbers without impact.



(ABOVE) Project Freedom in Hopewell Township. Project Freedom is a 501(c)(3) non-profit organization that develops and operates barrier-free housing to enable individuals with disabilities to live independently. Supportive services such as recreation, training and advocacy are also provided.

When will the project begin? That will depend on Project Freedom’s ability to gain funding. The window for 2015 has passed.

What is the benefit of Project Freedom? Project Freedom enables us to satisfy our Affordable Housing obligation, including the rental obligation, and provides bonus credits while minimizing the housing impact to our community, especially the school. As such, the redevelopment will create a first rate project, be managed by a proven non-profit, meet a need in our area, and improve the Route 561 corridor. Based on previously approved third round numbers, completion of this project would fully satisfy Gibbsboro's obligation and provide a small number of surplus Affordable Housing credits. If the Court changes the target, there could be an additional obligation that would need to be addressed.

Please forward questions to the Borough Clerk's Office so that they may be considered for inclusion in future communications.



Halloween Parade Saturday, October 24 2:00 p.m.



This year's parade will once again take place in the Borough Hall/Gibbsboro School parking lot. Judging will begin at 1:45 p.m.

Prizes will be awarded and refreshments will be served.

Please join in the fun and enjoy Halloween with the community of Gibbsboro.

In the event of rain prizes and refreshments will be distributed through the Gibbsboro School to school children.



Curfew for Mischief Night and Halloween (October 30 and 31) will be 8:00 p.m.

Trick or Treat hours for Halloween (October 31) will be from 2:00 p.m. to 7:00 p.m.

**WEATHER INFO: CALL 783-6655
(NO RAIN DATE)**

Gibbsboro Community Garden



Gibbsboro Residents, the Environmental Commission wants to know:

Would you be interested in a community garden plot at Pole Hill Park?

Interest in a community garden is currently being gauged to determine if there is enough support to bring this initiative to fruition. Volunteers are also being sought!

Help keep Gibbsboro green and sustainable! Please contact Councilman Jack Flynn at Flynn@gibbsborotownhall.com or call Borough Hall at 783-6655, extension 102.



Gibbsboro Leaf Collection



Place UNBAGGED leaf piles curbside

NO branches or grass clippings

NO plastics or paper

Two collections **starting** on:

- **Monday, November 2** – Place leaves curbside starting Oct 31
- **Monday, December 7** – Place leaves curbside starting Dec 5

Questions? Call Borough Hall at 783-6655.

FALL CALENDAR OF EVENTS

October				
Tuesday	13-Oct	Gibbsboro Board of Education	7:30 p.m.	Gibbsboro School
Tuesday	13-Oct	Planning/Zoning/Historic Preservation Board **	7:00 p.m.	Borough Hall
Wednesday	14-Oct	Walk to School Day	7:50 a.m.	Various Locations
Wednesday	14-Oct	Borough Council	7:00 p.m.	Borough Hall
Saturday	17-Oct	Camden County Household Waste Collection Event	8:30 a.m. - 3:00 p.m.	Camden County Public Works Complex 2311 Egg Harbor Road, Lindenwold
Saturday	24-Oct	Halloween Parade	1:45 p.m.	Borough Hall
Saturday	24-Oct	Camden County Shredding Event	8:30 a.m. - Noon	Woodcrest PATCO Station Parking Lot
November				
Monday	2-Nov	First Leaf Collection Starts	7:00 a.m.	Town-wide
Monday	2-Nov	Camden County Seasonal Flu Shots *	3:30 pm - 6:30 am	Voorhees Town Center 2400 Voorhees Town Center, Voorhees
Tuesday	3-Nov	Election Day	6:00 a.m. - 8:00 p.m.	American Legion
Tuesday	10-Nov	Gibbsboro Board of Education	7:30 p.m.	Gibbsboro School
Tuesday	10-Nov	Planning/Zoning/Historic Preservation Board **	7:00 p.m.	Borough Hall
Wednesday	11-Nov	Veteran's Day - Borough Offices Closed		
Wednesday	11-Nov	Borough Council	7:00 p.m.	Borough Hall
Thursday	26-Nov	Thanksgiving Day - Borough Offices Closed		
Friday	27-Nov	Day After Thanksgiving - Borough Offices Closed		
December				
Tuesday	1-Dec	Tree Lighting	7:00 p.m.	Lucas Park
Monday	7-Dec	Final Leaf Collection Starts	7:00 a.m.	Town Wide
Tuesday	8-Dec	Gibbsboro Board of Education	7:30 p.m.	Gibbsboro School
Tuesday	8-Dec	Planning/Zoning/Historic Preservation Board **	7:00 p.m.	Borough Hall
Wednesday	9-Dec	Borough Council	7:00 p.m.	Borough Hall
Thursday	24-Dec	Christmas Eve - Borough Offices Closed		
Friday	25-Dec	Christmas Day - Borough Offices Closed		

* For more information, contact the Camden County Department of Health and Human Services at 1-800-999-9045.

** Call (856) 783-6655 X105 to verify that there is business for a meeting to be held.

BOROUGH OF
GIBBSBORO
49 KIRKWOOD ROAD
GIBBSBORO, NJ 08026

PRSRT STD
U. S. POSTAGE PAID
CHERRY HILL, NJ
PERMIT NO. 118

LOCAL POSTAL PATRON GIBBSBORO, NJ 08026

EPA Finalizes \$14 Million Plan to Remove Pollutants from Residences Impacted by Former Sherwin-Williams Plant

The U.S. Environmental Protection Agency has finalized a plan to clean up contaminated soil from residential properties at the Sherwin-Williams/Hilliards Creek Superfund site in Gibbsboro and Voorhees, N.J. The site includes a former paint manufacturing plant and the waters of Hilliards Creek, which flow into Kirkwood Lake. The soil and the groundwater beneath the former paint manufacturing site are contaminated with lead, arsenic and volatile organic compounds. Sediment in and near Hilliards Creek are contaminated with lead and arsenic.

The EPA's decision calls for the removal of contaminated soil from approximately 33 residential properties in Gibbsboro and Voorhees. The soil will be dug up and properly disposed of at facilities licensed to handle the waste. The excavated areas will be backfilled with clean soil, replanted with vegetation, if needed, and restored. Data from residential soil sampling at 55 properties sampled has been shared with the property owners. Additional properties may require a cleanup under the decision, as well. The EPA will determine the precise number of residential properties that would need soil remediation after additional sampling during the design phase of the project. The EPA will coordinate with the property owners or occupants to ensure that the work is done with minimal disruption. On June 11, the EPA held a public meeting in Gibbsboro, and the agency accepted public comments for 60 days.



Walk to School Day



Wednesday, October 14

The Wellness Committee challenges Gibbsboro School students to walk to school! Wear your school T-shirt and comfortable shoes!

Walk from home or from one of the these three locations:

- Corner of Foster & United States Avenues
- Corner of Farwood Road and Winding Way
- Corner of Cedarcroft and Alden Roads

Faculty, school staff and safeties will be present at the above locations to escort the children to school. Parents/Guardians welcome to walk, to! **Walkers will leave the locations between 7:50 and 7:55 a.m.**

Gibbsboro Tree Lighting

Tuesday, December 1 at 7 p.m.

At the triangle located at Clementon Road & Foster Avenue

Christina Penney, Miss Gibbsboro 2015, will light the Borough Christmas Tree

Hot Chocolate and cookies will be served at the Gibbsboro Elementary School following the Tree Lighting



Be sure to watch for Santa Claus! He's been known to hitch a ride on a fire truck and visit Gibbsboro during the tree lighting!



E-Recycling

Gibbsboro Public Works now picks up

old electronics with White Goods

on the last Friday of every month.



Please first try to donate working electronics to area non-profit organizations.

Questions? Call Borough Hall at 783-6655.