

**ALPINE MAYOR AND COUNCIL  
SPECIAL MEETING  
Wednesday July 11, 2012 @ 9:00 A.M.  
Borough Hall - - 100 Church Street**

**CALL TO ORDER/ PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE**

The Mayor and Council, Borough of Alpine, convened for this Special Meeting Wednesday, July 11, 2012 at 9:00 A.M. in the Alpine Borough Hall. The Public Announcement.

In accordance with the provisions of the Open Public Meetings Law, the notice of this Special meeting of the Alpine Mayor and Council for the purpose of acting on a resolution Requesting Review and Approval of a Municipal Affordable Housing Trust Fund Spending Plan held this Wednesday, July 11, 2012 at 9 AM has met the requirements of the law by being published in The Record on July 6, 2012, posted on the bulletin board of the lobby in the Borough Hall and a copy filed in the office of the Borough Clerk.

**ROLL CALL**

Paul Tomasko, Mayor	<i>Present</i>	Vicki Frankel, Council President	<i>Absent</i>
Paul Garjian, Councilman	<i>By phone</i>	Sidney Merians, Councilman	<i>Absent</i>
Michael Cacouris, Councilman	<i>Absent</i>	Gayle Gerstein, Councilwoman	<i>Present</i>
Joan Ornstein, Councilwoman	<i>Present</i>		

**Staff Present on Dais:** Borough Clerk Gail Warming-Tanno, Joe Burgis, Borough Planner, Robert Kasuba, Esq., Special COAH Counsel

**PUBLIC COMMENTS** None

**BUSINESS**

**Resolution #132:'7'2012: Requesting Review and Approval of a Municipal Affordable Housing Trust Fund Spending Plan**

**OFFERED BY:**Councilwoman Gerstein

**SECONDED BY:**Councilwoman Ornstein

At a Special Meeting of the Alpine Mayor and Council held on Wednesday, July 11, 2012

**WHEREAS**, the Governing Body of the Borough of Alpine ("Alpine"), Bergen County petitioned the Council on Affordable Housing ("COAH") for substantive certification on December 26, 2008 and re-petitioned for substantive certification on June 1, 2010; and

**WHEREAS**, Alpine received approval from COAH on December 15, 2000 of its development fee ordinance; and

**WHEREAS**, the development fee ordinance establishes an affordable housing trust fund that includes development fees; and

**WHEREAS**, N.J.A.C. 5:97-8.1(d) requires a municipality with an affordable housing trust fund to receive approval of a spending plan from the Department prior to spending any of the funds in its housing trust fund; and

**WHEREAS**, N.J.A.C. 5:97-8.10 requires a spending plan to include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of

- affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
  4. A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7, 8.8, and 8.9;
  5. A schedule for the expenditure of all affordable housing trust funds, provided that the trust fund balance as of July 17, 2008 is committed for expenditure within four years of that date and that all development fees and any payments in lieu of construction are committed for expenditure within four years from the date of collection;
  6. If applicable, a schedule for the creation or rehabilitation of housing units;
  7. A pro-forma statement of the anticipated costs and revenues associated with the development if the municipality envisions supporting or sponsoring public sector or non-profit construction of housing; and
  8. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and
  9. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

**WHEREAS**, Alpine has prepared an Amended Spending Plan consistent with N.J.A.C. 5:97-8.10 and P.L. 2008, c.46.

**NOW THEREFORE BE IT RESOLVED** that the Governing Body of the Borough of Alpine, Bergen County requests that COAH review and approve Alpine's Amended Spending Plan.

**Vote: Ayes:** Garjian, Gerstein, Ornstein **Absent:** Cacouris, Frankel, Merians

**MOTION CARRIED**

**ADJOURNMENT**

**OFFERED BY:** Councilwoman Gerstein      **SECONDED BY:** Councilwoman Ornstein

And approved by all to adjourn the special meeting of the Mayor and Council of the Borough of Alpine, held on Wednesday, July 11, 2012 at 9:04 a.m.

Respectfully submitted,

Gail Warming-Tanno, Municipal Clerk