

**MINUTES OF REGULAR MEETING
WEDNESDAY, OCTOBER 5, 2016
COMMON COUNCIL OF THE CITY OF SUMMIT**

Distributed: 10/14/16

Approved: 10/18/16

The meeting was called to order by Council President Mike McTernan at 7:30 PM. The City Clerk then read the following notice:

“Adequate notice of this meeting has been provided by the City Clerk in the preparation of the Council Annual Meeting Notice of Closed Session and Regular Meetings, dated January 5, 2016 which set forth the date, time, and place of this meeting and by properly posting such notice and forwarding the notice to those designated newspapers and the persons requesting meeting notices. Please be further advised that the FIRE EXITS are to my RIGHT your left, and at the BACK OF THE ROOM.

Please be further advised that the City has an Assistive Listening System for the hearing impaired. We have three (3) assistive hearing devices. If anyone needs them, please raise your hand and the device will be brought to you. Please return them to the City Clerk or leave them with the Police Dispatcher.”

CALL TO ORDER

ROLL CALL

PRESENT: Council Members Hurley, Lizza, Naidu, Ogden, Rubino, Sun and Council President McTernan

ABSENT: Fire Chief Evers

Also in attendance were Mayor Radest and staff members Rogers, Cascais, Gerba, Licatese, Nelson, Weck and Cruz.

Minutes of this meeting are recorded on CD # 2016-18: 7:36:33 pm to 10:01:52

PLEDGE OF ALLEGIANCE – Elaina Turner, Summit High School Student

APPROVAL OF MINUTES

Regular and Closed Session Meetings of September 20, 2016 - Approved on motion of Councilman Sun, duly carried by a unanimous vote.

REPORTS

Items/issues noted hereunder, if any, reflect those recommending and/or needing action by City department(s) or at a future council meeting.

- Mayor, City Administrator and Council President (Summit Historical Minute)

Mayor's Report

Council President McTernan spoke of the new Senior Van which was recently awarded to the City by the County and recommended that a resolution be prepared naming the van after the late Miles MacMahon who tirelessly advocated for senior services.

Summit Historical Minute

Summit's Role in the Revolutionary War – Presented by Elaina Turner, Summit High School Student, which is hereto attached.

PRESENTATIONS

Mayor's Proclamations:

- Family Promise Week
- Fire Prevention Week – Deputy Chief Don Nelson and Fire Inspector Joseph Moschello, Summit Fire Department

Department of Community Programs:

- Dr. Jacquie Stanley Distinguished Administrator Award - Kevin Taylor, TryCAN Coordinator
- NJ Commission for Recreation For Persons with Disabilities - Distinguished Non-Profit Recreation Agency Award - TryCAN Program - Judith Leblein Josephs, DCP Director

PUBLIC COMMENTS

NJ Transit Altered Bus Route - Denise Brown Miles, 12 Chestnut Avenue, commented on the re-routing of the NJ Bus line due to the Morris Avenue Bridge project and that the relocation of the bus stop makes it very difficult for senior citizens who resident at the Vito Gallo building. Ms. Miles asked Council for assistance in getting NJ Transit to establish a more convenient stop for these seniors during the bridge project.

Parkline Project - Lawrence Everling, 25 Wade Drive, commented on the need for public discussion regarding funding of the project and the knowing what the impact will be on taxpayers.

Vacant Property - Corner of Passaic and Springfield Avenues - Barbara Torpie, 14 Passaic Avenue, read a prepared statement regarding the safety concerns regarding the vacant property, which is attached hereto.

Steven Torpie, 14 Passaic Avenue, spoke of the length of time the property has been vacant and described the current condition of the lot as an "eyesore."

Amy Coyle, 16 Passaic Avenue, advised that she attended the Zoning Board hearing regarding this property and asked for Council's intervention in addressing the safety concerns.

ORDINANCE(S) FOR HEARINGS

The Council President called for a hearing of the following ordinance(s), which the City Clerk read by title.

SAFETY

- 16-3119 **AN ORDINANCE AMENDING "THE CODE" CHAPTER VII, TRAFFIC, SECTION 7-19, MID-BLOCK CROSSWALKS** (*Springfield Avenue at Park and Ride*)

No one wished to be heard and the hearing was declared closed.

Proof of publication of the introduction of this ordinance, published in the Union County Local Source of September 22, 2016, was made part of the record.

- 16-3120 **ORDINANCE AMENDING THE CODE, CHAPTER VII, TRAFFIC, SECTION 7-8, PARKING, SUBSECTION 7-8.5A. PARKING TIME LIMITED ON CERTAIN STREETS** (*Two-hour parking - William Street, South Side Entire Length*)

Joseph Stewart, 29 William Street, described various "visitor" parking issues on William Street and the impact on street cleaning and snow plowing services.

Mr. Stewart expressed his opposition to the two-hour restriction, commenting that he felt it would be a hardship on some of the neighbors. He offered possible solutions, which are currently used in other municipalities, as hereto attached.

Shawna Hopkins, 10 Sayre Street, advised that she had initiated the petition that prompted the proposed ordinance. She advised that she felt that the majority of petitioners support the ordinance and that the two-hour zone will help alleviate parking issues.

Council President McTernan explained use of the City's license recognition technology, which he felt could help with enforcement.

Chief Weck commented as follows:

1. Explained the process for recommending the two-hour zone.
2. Described simple solutions to address snow removal concerns.
3. The proposed ordinance is in response to the petition filed in the City Clerk's Office.
4. Felt that the two-hour restriction will help alleviate the parking concerns on the street.
5. Advised that the Police Department has spoken with Overlook Hospital Security to help alleviate parking issues in the area.

In response to questions from Council Members, Chief Weck advised as follows:

1. It is difficult to gauge who is parking on William Street.
2. There are parking restrictions on surrounding streets.

Councilman Rubino questioned whether the effects of this ordinance would cause parkers to move to the downtown and wondered if this restriction could be put in place on a trial basis.

Councilwoman Ogden, Safety Committee Chair, commented as follows:

1. The Safety Committee is constantly discussing parking/safety problems.
2. It is important to listen and support residents.

No one else wished to be heard and the hearing was declared closed.

Proof of publication of the introduction of this ordinance, published in the Union County Local Source of September 22, 2016, was made part of the record.

16-3121 **ORDINANCE AMENDING THE CODE, CHAPTER VII, TRAFFIC, SECTION 7-8, PARKING, SUBSECTION 7-8.5A. PARKING TIME LIMITED ON CERTAIN STREETS – (Cromwell Parkway, Blair Place, Nassau Drive And Dorset Lane - Two-Hour Zone)**

Councilman Hurley commented that because the streets become more narrowed when cars are parked on the street, the difficulty emergency vehicles have in navigating the streets would still exist whether the restriction was two hours or five hours. He suggested that perhaps there should be no street parking allowed.

In response to questions from Council Members, Chief Weck commented as follows:

1. At the end of last school year, only four spaces were used at Tatlock and one space so far this year.
2. There is a possibility of putting a blinking light on Morris Avenue near Tatlock to allow for easier pedestrian crossing from Tatlock to the high school.

Councilwoman Lizza felt that the number of spaces being used at Tatlock was disappointing and suggested that Council attend Board of Education meetings to discuss this issue.

Councilman Rubino suggested that the Board of Education promote the availability of parking spaces at Tatlock.

No one else wished to be heard and the hearing was declared closed.

Proof of publication of the introduction of this ordinance, published in the Union County Local Source of September 22, 2016, was made part of the record.

ORDINANCE(S) FOR FINAL CONSIDERATION

The respective Committee Chairman, Committee member, or Councilmember, as indicated for the Committee, introduced the following ordinance(s) which was (were) individually read by title by the City Clerk for final passage and on motion, duly seconded and on roll call, unanimously adopted or adopted by the vote shown, if any:

<u>Number</u>	<u>Title</u>	<u>Introduction Date</u>
16-3119	AN ORDINANCE AMENDING “THE CODE” CHAPTER VII, TRAFFIC, SECTION 7-19, MID-BLOCK CROSSWALKS (Springfield Avenue at Park and Ride)	09/20/16

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ogden
SECONDER: McTernan
AYES: Hurley, Lizza, McTernan, Naidu, Ogden, Rubino, Sun

16-3120 ORDINANCE AMENDING THE CODE, 09/20/16
CHAPTER VII, TRAFFIC, SECTION 7-8,
PARKING, SUBSECTION 7-8.5A. PARKING
TIME LIMITED ON CERTAIN STREETS (*Two-
hour parking - William Street, South Side Entire
Length*)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ogden
SECONDER: McTernan
AYES: Hurley, Lizza, McTernan, Naidu, Ogden, Rubino, Sun

16-3121 ORDINANCE AMENDING THE CODE, 09/20/16
CHAPTER VII, TRAFFIC, SECTION 7-8,
PARKING, SUBSECTION 7-8.5A. PARKING
TIME LIMITED ON CERTAIN STREETS –
(*Cromwell Parkway, Blair Place, Nassau Drive And
Dorset Lane - Two-Hour Zone*)

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ogden
SECONDER: McTernan
AYES: Hurley, Lizza, McTernan, Naidu, Ogden, Rubino, Sun

RESOLUTIONS

(Resolutions, which were not identified on the agenda as same, do not appear in the minutes in the actual order in which they were addressed at the meeting, but under the proper committee heading after those that were on the agenda. Those with the name of another committee in italics after it indicate the other committee might have had some input.)

The respective Committee Chairman, Committee member, or Councilmember, as indicated for the Committee, introduced the following resolution(s) and on motion, duly seconded and on roll call, unanimously adopted or adopted by the vote shown, if any:

BUILDINGS AND GROUNDS

- 37546 1. Authorize Execution of Settlement Agreement - Fair Share Housing Corp.

Vito Gallo, 17 Sheridan Road, read from a prepared statement, which is hereto attached.

Reverend Don Steele of Central Presbyterian Church and Chair of the Summit Interfaith Council and Reverend Harrield of Wallace Chapel, each thanked the governing body for its hard work in reaching the settlement.

Members of the governing body expressed their thoughts as follows:

1. Summit has always "done the right thing" and this is another example of that.
2. Signing of the agreement is just the beginning. The next steps will involve the Planning Board and Council and the public is encouraged to actively engage in that process.
3. Cascais and Rogers were recognized for their hard work in this process.

37547 2. Authorize Execution of License Agreements - 420 Springfield Avenue and 426 Springfield Avenue - String Lights at Promenade

WORKS

37548 1. Authorize Execution of Shared Services Agreement with New Providence - Wastewater Operations and Maintenance

37549 2. Authorize Green Communities Grant Application

37550 3. Denial of Request to Remove Sidewalk at 49 Prospect Hill Avenue

Steven Dorsky, 49 Prospect Hill Avenue, commented as follows:

1. Summarized the history of the construction of the home.
2. Felt he had compelling reasons for the sidewalk removal request and explained the installation of the stone wall where the sidewalk originally existed.
3. He stated that of the 36 homes on Prospect Hill Avenue 70% of them do not have sidewalks.
4. Questioned why sidewalks were not required of past owners.
5. Does not believe this is a path to school.
6. Asked reconsideration of the denial of his request.
7. In answer to a question from Council as to why he did not request removal of sidewalk when he obtained zoning variances, Mr. Dorsky explained that he did not find any reason of safety for re-installing sidewalk.

Jane Shallcross, Resident of Prospect Hill Avenue, spoke in favor of removing sidewalk at 49 Prospect Hill Avenue stating that kids do not walk to school anymore and that most go to private school.

City Engineer Aaron Schrage commented as follows:

1. Summarized the process for consideration of the sidewalk removal request and explained reasons for recommendations made by the Engineering Division.
2. Current Master Plan indicates desire to extend and increase the current sidewalk network.
3. Master Plan Revision comments from the public indicate a lot more demand for sidewalks with the trend being a desire for increased walkability.
4. All pedestrians use sidewalks, not just school children.
5. 2013 Google Images shows existing sidewalk at 49 Prospect Hill Avenue.
6. Based on findings and discussions with the Police Department, Engineering's recommendation was to have the sidewalk restored.

In response to the City Engineer's comments, Dr. Dorsky responded as follows:

1. Details provided by City Engineer discussed expressed the philosophy of the town to increase safe walking to school.
2. If the governing body determines that philosophically there should be more sidewalks in the area then it should be distributed evenly and appropriately.

Council Member comments were as follows:

1. Sidewalks are important for everyone's safety.
2. Sidewalks support a more walkable community.
3. Sidewalks need to be in place where needed and finished where incomplete.
4. The plan for the Zoning variance for 49 Prospect Hill was approved with sidewalk in place.

- 37551 4. Award Bid - Colt Road Improvement Project - \$262,477.25
- 37552 5. Request Agreement with Union County For Installation of Mid-Block Crosswalk at One Springfield Avenue at Park & Ride and Authorize Execution of Same

FINANCE/PERSONNEL

- 37553 Appoint Deputy City Clerk

CONSENT AGENDA

Staff reports are attached, as appropriate, when resolution is not self-explanatory. Matters authorizing action, licenses, or granting permission have met all department qualifications.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Hurley
SECONDER:	Lizza
AYES:	Hurley, Lizza, McTernan, Naidu, Ogden, Rubino, Sun

GENERAL SERVICES

- 37554 1. Authorize Refund of Security Deposit - Let's Eat Concessions - \$500.00
- 37555 2. Authorize Refunds - Department of Community Programs

WORKS

- 37556 1. Authorize Release of Performance Guarantee - Celgene - 86-90 Morris Avenue - \$3,569,520.00
- 37557 2. Authorize Reduction of Performance Guarantee - Oratory Preparatory School - ZB 13-1627
- 37558 3. Authorize Bid Advertisement - Sanitary Sewer TV Inspection & Cleaning - Various Streets

BUILDINGS AND GROUNDS

- 37559 Authorize Refunds of Construction Permit Fee

FINANCE/PERSONNEL

- 37560 1. Authorize 2016 League Conference Attendance
- 37561 2. Amend Budget - Chapter 159 - NJ Forest Service
- 37562 3. Pay Joint Meeting Quarterly Assessment - \$489,082.94
- 37563 4. Refund Overpayment of 2016 Taxes - County Board Judgment

Summit Historical Minute

Summit's Role in the Revolutionary War

Presented by Elaina Turner, Summit High School Junior

October 5, 2016 Council Meeting

Two weeks from today, 235 years ago, General Cornwallis surrendered after the Battle of Yorktown, marking the end of the Revolutionary War. Most likely unbeknownst to everyone in this room, Summit, NJ played a key role in this victory, and George Washington himself even slept in Summit at an inn called Bryant's Tavern, previously situated on the Morris and Springfield intersection, now covered by the overpass of Interstate 24. Washington also visited our town several other times, often enjoying a walk with his wife around Summit's signal beacon by Hobart Avenue.

One of the key contributors to America's victory at Yorktown was the element of surprise. Washington had actually created a forged "paper trail" of documents suggesting that Summit would be a central staging area, and that there was a plan to launch a massive attack against British forces in New York City from Summit. He allowed fake documents and letters to be "intercepted" by the British, and even told some of his own officers New York was really the current objective. A huge bakery was built in a field in Summit that now houses our golf course, and enough bread rations were made for 3,000 troops, just to make the New York attack seem more legitimate.

The plan succeeded. British forces, in an effort to keep a strong defense in New York, neglected their southern defences, allowing the U.S. to win Yorktown and the Revolutionary War.

To: The City of Summit Council

From: Barbara Torpie, 14 Passaic Avenue

Re: Providence Crossing Development on Passaic Avenue

I am Barbara Torpie. With my husband, I am owner of 14 Passaic Avenue, a few lots away from the Providence Crossing lot.

We have been going through this process since December 2012, when we received a certified letter listing 15 variances for a development proposal and upcoming Zoning Board review. We were horrified to see the proposal of a 3-story box-like structure taking up 3 lots along Passaic Avenue, with no setback, and with 14 residential and 2 commercial units. Neighbors worked together and were pleased that the proposal was rejected by the Zoning Board in September 2013.

Over the years, we have worked with our neighbors to make suggestions to the developer to tailor his next proposal. We expressed our concerns about size and design. Neighbor feedback was incorporated into a revised proposal which was approved by the Zoning Board in November 2015. The Zoning Board representative said they would monitor to ensure that the approved project would be the project that would be built. Neighbors were still concerned about negative impact from the project.

Since then, we have observed the removal of a derelict building and some land preparation. But to date, nearly a year later, the property continues to be a neighborhood eyesore without progress and with grounds that haven't been maintained.

In July, I emailed our councilmembers and received a response from David Naidu who was instrumental in getting tall weeds removed on the property.

In September, I emailed David as well as the City Administrator through the town website. Neighbors and I were interested in an update about the lot which showed no change.

To date the lot is an eyesore. Pictures from last Thursday show the negative condition and lack of maintenance. We see no progress, only decline.

I am concerned about the developer's lack of responsibility. But I'm also concerned because the City of Summit hasn't been proactive in monitoring any of this. Response has only been because of us reaching out.

I respectfully ask that the Council members look into these issues. Thank you.





NEW
XEB
BATH



Borough of Somerville

Mayor David E. Hollod

Council President Agnetta Wilson Clerk Administrator Ralph D. Sternadori

Borough Council: Brian G. Gallagher • Roberto Karpinecz • Jeanne D. Moore • Dennis Sullivan • Robert G. Wilson

June 27, 2001

Dear Residents:

On Monday, June 18, 2001 the Borough Council authorized the preparation of an ordinance implementing new parking regulations for your neighborhood. The proposed ordinance will implement Residential Permit Parking between the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday, when school is in session, for those streets delineated in black on the attached map.

Further, three (3) hour parking, in addition to the Resident Permit Parking, will be allowed during the same time period on the following streets delineated in dashed black.

- Altamont Place between North Middaugh Street & Mountain Avenue
- West Cliff Street between Mountain Avenue & North Doughty Avenue

This regulation will allow general public parking up to three (3) hours to accommodate parents picking up their children from school, those attending daytime church services, and those visiting the funeral home. Residents of those streets will be entitled to permits allowing them to park for any length of time.

We expect to introduce this ordinance at our next Council Meeting on Monday, July 2, 2001. In accordance with state law, a Notice of Public Hearing will be published in the local newspaper and a Public Hearing will be held during a subsequent Council Meeting on Monday, July 23, 2001. The Council will then vote on the adoption of the ordinance that evening. Upon its passage, and a twenty (20) day waiting period, our Public Works forces will begin posting the regulatory signs.

You are welcome to attend either of the above Council Meetings, or provide written comments, to voice your opinions on the proposed regulations. Comments made or presented at the Public Hearing will become part of the official record for this matter.

Municipal Offices • P.O. Box 399, 25 West End Avenue • Somerville, New Jersey 08876 • Phone (908) 725-2300 • Fax (908) 725-2859

Visit Historic Somerville!

10/5/16 - Provided by
J. Stewart
29 Stillman St
at Council mtg.

ORDINANCE NO. 1030

"AN ORDINANCE REGULATING AND RESTRICTING
PARKING ON CERTAIN STREETS AND PROVIDING
A PARKING SYSTEM AND IMPOSING PENALTIES
FOR THE VIOLATION THEREOF".

WHEREAS, the Borough Council of the Borough of Somerville desires to stem the overflow of vehicular traffic into and upon streets exclusively or primarily involving residential land uses and to prevent the overcrowding of said streets with parked vehicles operated by commuters, employees of certain surrounding businesses or institutions, or other persons whose residences are not situated on or immediately adjacent to said streets; and

WHEREAS, the said Council desires to put into effect a permit parking system to prevent such overflow of vehicular traffic into and the resultant traffic congesting and overcrowding of said streets; and

WHEREAS, it is the express purpose of this Ordinance to reduce hazardous traffic conditions resulting from the overflow of traffic onto and the overcrowding of streets exclusively or primarily service residential land uses with parked vehicles emanating from outside the residential area serviced by such streets in order to protect those streets and their inhabitants from polluted air, excessive noise and the trash and refuse caused by the entry of such vehicles, to protect the residents of such streets from unreasonable burdens in gaining access to their residences; to preserve the

(c) The vehicle falls under one of the exceptions to the parking ban.

SECTION II

The following vehicles shall be exempt from this Parking Permit Ordinance:

1. Visitors A vehicle displaying a current visitor parking permit may park on any of the controlled streets described on Schedule "A" provided that the operator of the vehicle is a bona fide guest of the residence within the permit parking area. The visitor's permit shall be displayed on the dashboard of the vehicle in such a manner as to be clearly visible by an officer enforcing parking regulations.

2. Contractors, Service and Delivery Vehicles Contractors, service and delivery vehicles bearing the name and address of a commercial business may park without a permit during the time they are rendering service to a residence within the permit parking area.

3. Emergency Vehicles Emergency vehicles and Public Service, telephone and other public utility vehicles may park within the permit parking area during the time they are rendering service or repairs within that area.

SECTION III

ADMINISTRATION:

Application for parking permits under this ordinance shall be made in writing on forms provided to the Borough

provision of this Ordinance.

SECTION V

PENALTY:

Any person who shall violate or fail to comply with any of the provisions of Section IV-1. as set forth therein shall be deemed guilty of an offense and shall be punished by a fine of \$5.00.

Any person who shall violate or fail to comply with the provisions of Section IV-2. as set forth therein or who aids or abets any such violation or failure to comply with that Section shall be deemed guilty of an offense and shall be punished by a fine not to exceed \$500.00 or by imprisonment not to exceed 30 days, either or both of those penalties to be imposed by at the discretion of the Court.

SECTION VI

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

SECTION VII

This Ordinance shall take effect immediately upon passage and publication according to law.

SCHEDULE "A"

HOURS WITHIN WHICH A DECAL IS TO BE DISPLAYED IN ACCORDANCE WITH THIS ORDINANCE:

8:00 AM to 6:00 PM

STREETS:

- Fairmont Avenue - Both sides for entire length
- Steele Avenue - Both sides for entire length
- Rehill Avenue - West side from East Main Street to Lee Way
- Mechanic Street - Both sides for entire length

Introduced: September 21, 1987
First Publication: September 24, 1987
Finally Passed:
Presented to Mayor:
Approved by Mayor:
Final Publication:

Emanuel R. Luftglass, Mayor

Attest:

Ralph D. Sternadori, Borough Clerk

Void
use
amendment

BOROUGH OF
SOMERVILLE
VISITOR
PARKING PERMIT

ADDRESS

1655

ORDINANCE NO. 2114

AN ORDINANCE AMENDING THE PROVISIONS OF SECTIONS 166-10.1 AND 166-46.1 AND ADOPTING A NEW SECTION 166-46.2 OF THE "CODE OF THE BOROUGH OF SOMERVILLE" BY ESTABLISHING CERTAIN PARKING REGULATIONS FOR VARIOUS STREETS.

BE IT **ORDAINED** by the Mayor and Council of the Borough of Somerville, in the County of Somerset and State of New Jersey, as follows:

SECTION 1.

Section 166-10.1 of the "Code of the Borough of Somerville" is hereby amended:

A. By inserting the words "and Schedule VB" immediately following "Schedule VA" wherever "Schedule VA" appears.

B. By adopting a paragraph (4) under subsection B to read as follows:

"(4) Parking of vehicles as exempted in Section 166-46.2."

SECTION 2.

Section 166-46.1 of the "Code of the Borough of Somerville" is hereby amended by deleting all references therein to "Prospect Street."

SECTION 3.

Section 166-46.2 of the "Code of the Borough of Somerville" is hereby adopted to read as follows:

"§ 166-46.2. Schedule VB: Permit Parking.

A. A decal is to be displayed, in accordance with § 166-10.1, during the following hours: 7:00 a.m. to 4:00 p.m., when schools are in session.

B. In accordance with § 166-10.1, no person shall park a vehicle without a permit during the above times, except as exempted in subsection C, hereof, on any of the following street or parts of streets:

Name of Street	Side	Location
Altamont Place	Both	From Mountain Avenue to North Middaugh Street
Mountain Avenue	Both	From Altamont Place and West Cliff Street to Prospect Street
North Doughty Avenue	Both	From West Cliff Street to Prospect Street
North Middaugh Street	Both	From Altamont Place to Prospect Street
Prospect Drive	Both	Entire length
Prospect Street	Both	From North Doughty Avenue to North Middaugh Street
West Cliff Street	Both	From North Doughty Avenue to Mountain Avenue
West Summit Street	Both	From Mercer Street to North Middaugh Street





STATEMENT OF VITO A. GALLO IN SUPPORT OF THE ADOPTION OF A
RESOLUTION APPROVING A SETTLEMENT AGREEMENT BETWEEN THE
CITY OF SUMMIT & THE FAIR SHARE HOUSING CENTER

Good evening, I am Vito A. Gallo, a citizen of Summit residing at 17 Sheridan Road.

This evening, Common Council will be voting to take the First Step toward the implementation of a 10 Year Plan to reform Summit's land use regulations - - its Master Plan & Zoning - - to address its Constitutional Obligations to address our Fair Share of the Affordable Housing in New Jersey.

The Summit Community has always prided itself on being a diverse community - - where people of all backgrounds and incomes live in harmony. Over the years, the Governing Body, Summit Citizens, business and churches have taken many affirmative steps to maintain that diversity.

I was privileged to serve this community during a period when Common Council repeatedly supported the efforts of our local Housing Authority to eliminate pockets of substandard housing - including in the neighborhood where we are assembled this evening - and to create 195 units of low-rent affordable rental housing for families, the elderly and handicapped citizens. However, it has been 30 Years since the 12 Chestnut Avenue was completed - in 1986.

Now is the time to hit the reset button - - to address the long-postponed Third Round of New Jersey's Fair Housing Regulations - - that were scheduled to commence in 1999 - - 16 years ago!

It is important to understand that this Settlement Agreement will incentivize private property owners and housing developers to construct multi-family housing - - rental and ownership - - for all income groups - - with a percentage set-aside for low and moderate households.

This Settlement Agreement - - when fully implemented in the coming months - - with the adoption of a Housing Element & Fair Share Plan Element and the approval of a 10 Year AH Trust Fund Spending Plan will not require the expenditure of Summit taxpayer funds. Private developers - Residential & Commercial - will contribute to the City's Affordable Housing Trust Fund - to fund the construction and rehabilitation of affordable housing.

Importantly, this Settlement Agreement will commit the City to work with Non-profit Housing developers - such as Habitat of Morris County - to construct scattered-site 100% affordable housing - - in appropriate locations near transit and community facilities. These smaller scale 100% affordable developments will minimize the impact on neighborhood schools and on our taxpayers.

So, let's go forward - - as a Community - - to commit to good faith efforts to encourage both the private sector and non-profit housing developers to construct Affordable housing and maintain our uniquely diverse community.