

MINUTES OF A REGULAR MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF MADISON

August 10, 2020 – 5:30 p.m.

CALL TO ORDER

The Regular Meeting of the Mayor and Council of the Borough of Madison was held on the 10th day of August, 2020. Mayor Conley called the meeting to order at 5:30 p.m. via Teleconference in the Council Chamber of the Hartley Dodge Memorial, Kings Road, in the Borough of Madison.

STATEMENT IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

The Borough Clerk read the statement pursuant to the Open Public Meetings Act:

“In compliance with the Open Public Meetings Act, adequate notice of this meeting of the Council was provided by transmitting a copy of the meeting notice to the Madison Eagle and Morris County Daily Record, posting a copy on the bulletin board at the main entrance of the Hartley Dodge Memorial, and filing a copy in the office of the Clerk, all on August 4, 2020. This Notice was made available to members of the general public.”

ROLL CALL

The Borough Clerk called the roll and the following acknowledged their presence:

Mayor Robert H. Conley

Council Members:

Carmela Vitale

Astri J. Baillie

Maureen Byrne

John F. Hoover

Debra J. Coen

Rachael Ehrlich

Also Present:

Raymond M. Codey, Borough Administrator

James E. Burnet, Assistant Borough Administrator

Elizabeth Osborne, Borough Clerk

Matthew J. Giacobbe, Esq. Borough Attorney

AGENDA REVIEW

There was approval of the Regular and Executive Agenda.

READING OF CLOSED SESSION RESOLUTION

Ms. Baillie moved:

RESOLVED, that the meeting be adjourned to an Executive Session to consider the following matters:

MINUTES FOR APPROVAL (1)

July 13, 2020

July 27, 2020

Date of public disclosure 60 days after conclusion, if disclosure required.

LITIGATION MATTERS (1)

AFFORDABLE HOUSING UPDATE

Date of public disclosure 60 days after conclusion, if disclosure required.

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CONTRACT MATTERS (1)

MADISON COMMONS SEWERAGE AGREEMENT

Date of public disclosure 60 days after conclusion, if disclosure required.

PERSONNEL MATTERS (2)

POLICE DEPARTMENT

JOINT MUNICIPAL COURT JUDGE

Date of public disclosure 90 days after conclusion, if disclosure required.

PUBLIC SAFETY MATTERS (1)

PD SAFETY EQUIPMENT

Date of public disclosure 60 days after conclusion, if disclosure required.

Seconded: Mrs. Vitale

Vote: Approved by voice vote

RECONVENE VIA TELECONFERENCE

Mayor Conley reconvened the Regular Meeting at 7 p.m. via teleconference with all members present. The Pledge of Allegiance was recited by all.

A moment of silence was observed in honor of the following longtime residents of Madison:

James C. (Tiger) Baumgarner, Jr.

Donn Neeld Russell

APPROVAL OF MINUTES

Ms. Baillie moved approval of the **Executive Minutes of July 13, 2020**. Mrs. Vitale seconded the motion, which passed with a unanimous voice call vote recorded.

Ms. Baillie moved approval of the **Regular Meeting Minutes of July 13, 2020**. Mrs. Vitale seconded the motion, which passed with a unanimous voice call vote recorded.

Ms. Baillie moved approval of the **Executive Minutes of July 27, 2020**. Mrs. Vitale seconded the motion, which passed with a unanimous voice call vote recorded.

Ms. Baillie moved approval of the **Regular Meeting Minutes of July 27, 2020**. Mrs. Vitale seconded the motion, which passed with a unanimous voice call vote recorded.

GREETINGS TO PUBLIC

Mayor Conley made the following comments:

Mayor Conley thanked the members of the Electric Utility, Public Works Department, the Police and Fire Departments for their efforts during and after Tropical Storm Isaias. Mayor Conley noted that a resolution listed for approval this evening regarding a settlement for the Borough's ongoing Affordable Housing litigation and explained that more details will be shared at a later date.

EMPLOYEES OF THE MONTH FOR AUGUST:

Interns Jessica Vogel and Josephine Russo for their creative work completing a detailed inventory and condition assessment of utility poles and infrastructure including a software program to monitor and upkeep the data base.

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Mayors Hero Award

Mayor Conley presented resident John (Jack) Luts with the Mayor's Hero Award for 60 years of service to the Madison Volunteer Ambulance Corp. Mr. Luts has served the MVAC since July 14, 1960. Mr. Luts thanked the Mayor and members of the Ambulance Corp., noting that they are truly courageous people.

REPORTS OF COMMITTEES

Finance and Borough Clerk

Mrs. Vitale, Chair of the Committee, made the following comments:

Mr. Vitale reported for support technology noting regular tasks such as updating user accounts, purchasing, tech support and also preparing an emergency operations center in the Public Safety Conference Complex when necessary. The facility has a generator, two cable sources and a command center. The tax collection rate for the second quarter taxes is over 94%. Congratulations to the department and Mrs. Vitale noted several large payments to be made.

Public Safety

Ms. Baillie, Chair of the Committee, made the following comments:

Ms. Baillie thanked all departments for their efforts during Tropical Storm Isaias. The Fire Department reports 24 General Alarms, 21 Still Alarms, 28 Investigations and 30 Medical Calls, for a total of 103 responses for the month of July. On Thursday afternoon, August 6th Madison responded to Florham Park with Engine 2 and 4 firefighters for a residential structure fire. Many other local departments responded to assist Florham Park at this fire. There were no injuries. On Saturday afternoon, August 8th Madison, along with Morristown and Cedar Knolls fire departments, responded to a Confined Space incident in Randolph. A resident had entered his septic tank in the rear yard and was found unconscious in the tank.

Public Works and Engineering

Ms. Byrne, Chair of the Committee, made the following comments:

Midwest Construction completed milling and paving work on Glenwild Road and Glenwild Circle using subcontracts TilconNY and Paoella Paving on Saturday August 1st. Striping was completed last Wednesday by Statewide Striping. The Tory J School parking lot was included as part of the project. The paving work turned out exceptionally well. Midwest will initiate storm sewer work on Albright Circle and Beverly Road and work will continue through August and September. Cifelli & Son Contracting completed curb, sidewalk and drainage improvements on Burnett Road along the boundary with Madison High School. The residential half of the road (west side) has also had curb and sidewalk initiated and that work will be completed in the next two weeks. Dodge Field Restroom Building footings and foundation work were advanced by AB Contracting Inc. The Department of Public Works prepared for the coming storm by readying all equipment and coordinating with the Electric Department and Police Department on all tree removals after the storm. Garbage pick up will be early this week. And debris will be pick up throughout town through next week. Madison Boy Scout Troop 7 occupied Summerhill Park for their overnight camping last weekend, August 7th and 8th.

Community Affairs

Mr. Hoover, Chair of the Committee, made the following comments:

The Museum of Early Trades & Crafts has scheduled a Zoom tour of the restoration to the James Building. Join Architectural historian and METC docent Alison Grenier Poupel for a walking tour examining four historic buildings in Madison, on Saturday, September 12th. Registration in on the Museum's website.

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Health

Ms. Coen, Chair of the Committee, made the following comments:

The next Community Conversation meeting will take place on August 29th from 4:00 – 6:00 p.m., location to be announced. Work will focus on the group's mission statement and principles. The Health Department reports two new cases of COVID-19 in the Borough since the last Council meeting. Travel from thirty-five states has been prohibited. Remember to get tested if you have symptoms, or were exposed to those testing positive. Wear a face mask, wash hands and get exercise outdoors. Parents should remind their children.

Utilities

Ms. Ehrlich, Chair of the Committee, made the following comments:

On Tuesday, August 4th, Tropical Storm Isaias made its way through Madison from 2:00 p.m. to 4:00 p.m. The storm caused substantial damage to our electrical system. Jim Mattina, Department Head of our Electric Utility, reached out to Starlo Electric, who offered assistance the reattaching house services that had been torn off during the storm, thus, allowing our department to concentrate on the downed transformers, poles, and wires. Hillside Avenue, Maple Avenue, and Highview Terrace sustained the most damage, with final power restoration on Maple Avenue occurring within 48 hours. Mr. Mattina noted that all of the Departments, starting with the Police, did an outstanding job coordinating storm recovery efforts. The Fire Department played an integral role and the DPW worked tirelessly removing trees and brush to open the roads. Mr. Mattina also thanks the Administration for their support, patience, and understanding. Ms. Ehrlich thanked the Electric Utility and all departments for the hard work, long hours, and commitment to our borough that brought Madison back online ahead of all our neighbors. The Water Department prepared for the storm by testing and preparing all stand-by generators and alternate power supplies for pumping water and treatment. Although many residents were without power, the Water Department's Facilities never lost power. The Department also urges everyone to abide by the voluntary water restrictions: Odd and Even watering days based on house number. Avoid daytime watering, since 50% of the water is lost to evaporation. Please consider installing sprinkler rain sensors or having them calibrated, to avoid watering on rainy days or just after a storm

COMMUNICATIONS AND PETITIONS

The Borough Clerk announced receipt of the following communications:

Email dated August 3, 2020 for John Larkin, Elm Street, regarding storm preparation.

INVITATION FOR DISCUSSION (1 of 2)

Mayor Conley opened the meeting to the public for their opportunity to ask questions and make comments on those items listed on the Agenda only. Mayor asked that, upon recognition by the Meeting Moderator, each person give his/her name and address in an audible tone of voice, for the record. **He/she shall limit his/her statement to three (3) minutes or less.**

Peter Teshima; Brittin Street, thanked the staff of the Electric Department for quickly restoring electricity following tropical storm Isaias this past week.

Maria Slabaugh; Stafford Drive, noted Resolution 213-2020, purchase of Police safety equipment, wondering if now is the time to purchase such equipment.

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Since no other member of the public wished to be heard, the invitation for discussion was closed.

AGENDA DISCUSSIONS

08/10/2020-3 'SECLICKFIX' – WEBSITE RESIDENT REPORTING PLATFORM

Ms. Coen explained the need to replace the concern reporting software associated with the Borough's website. Amanda Parr, with CivicPlus provided information on a new platform 'SeeClickFix' noting new features. There was no objection to listing a resolution on the Consent Agenda.

Resolution 210-2020 is listed on the Consent Agenda.

08/10/2020-1 AFFORDABLE HOUSING SETTLEMENT

Dr. Susan Blickstein provided explanation of current Affordable Housing issues including Madison's affordable housing obligation and areas proposed as overlay zones, with potential numbers and next steps including execution of a Settlement Agreement, implementing zoning amendments, attending a fairness hearing, adopting the Housing Plan and a Compliance Hearing. Mayor Conley thanked Dr. Blickstein and noted more information to be provided at a future town hall meeting.

Resolution 212-2020 is listed on the Consent Agenda.

08/10/2020-2 COUNCIL MEETING FORMAT

Mayor Conley announced that Borough Council meetings will continue to be held virtually through September with the expectation that by October meetings will resume in person, with live televised streaming so that residents can continue to view from home. More information to follow.

ADVERTISED HEARINGS - NONE

INVITATION FOR DISCUSSION (2 of 2)

Mayor opened the meeting to the public for their opportunity to ask questions and make comments on any subject. Mayor asked that, upon recognition by the Meeting Moderator, each person give his/her name and address in an audible tone of voice, for the record. **He/she shall limit his/her statement to three (3) minutes or less.**

Since no member of the public wished to be heard, the invitation for discussion was closed.

INTRODUCTION OF ORDINANCES

The Clerk made the following statement:

Ordinances scheduled for introduction and first reading tonight will have a hearing during the meeting of September 14, 2020 in the 2nd Floor Council Chamber of the Hartley Dodge Memorial Building, Kings Road, in the Borough of Madison at 8 p.m., or as soon thereafter as practical, for further consideration and final adoption. Said ordinances will be published in the Madison Eagle, be posted at the main entrance to the Borough offices and be made available to members of the public requesting same, as required by law.

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Mayor Conley called up Ordinances for first reading and asked the Clerk to read said ordinance by title:

ORDINANCE 26-2020 ORDINANCE OF THE BOROUGH OF MADISON AMENDING AND SUPPLEMENTING CERTAIN PROVISIONS OF CHAPTER 195 SECTION 32 OF THE MADISON BOROUGH CODE ENTITLED “LAND DEVELOPMENT ORDINANCE”

WHEREAS, the Borough of Madison has a long-standing commitment to the provision of affordable housing, and in furtherance of that objective, and in line with regulatory changes and judicial decisions, the Borough believes its commitment to affordable housing is best advanced by amending and supplementing Section 195-32 of the Borough Code; and

WHEREAS, the Planning Board recommends to the Borough Council the adoption of these amendments and finds that they are substantially consistent with the Master Plan or designed to effectuate such plan elements, and/or if they are wholly or partially inconsistent, that an affirmative vote of the majority of the full authorized membership of the governing body has been received in recognition of the substantial public benefits as cited in the Statement of Purpose section of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Madison, in the County of Morris and State of New Jersey, as follows:

SECTION 1: Section 195-32 of the Madison Borough Code shall be amended and supplement as follows:

(A) Section 195-32.1.E(2)(e) is amended to read as follows:

<u>Type of Unit</u>	<u>Minimum Floor Area</u>
Studio/efficiency =	500 square feet
One bedroom =	650 square feet
Two bedroom =	800 square feet
Three bedroom =	1,000 square feet

(B) Section 195-32.4.A is amended to read in its entirety as follows: The purpose of the CBD-1 Zones is to promote a vital, mixed-use, walkable downtown core designed to encourage street-level pedestrian activity through ground-level locally oriented retail uses and upper-floor offices and residential uses. The purpose of the CBD-2 zones is to similarly promote a walkable and inviting streetscape with both mixed-use development and multi-family inclusionary development proximate to Main Street and transit service, supporting and complementing the retail and

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service core. Preserving and maintaining a streetscape consistent with downtown design principles, encouraging the reuse and rehabilitation of historic structures, maintaining the character and scale of buildings, sites, and uses to promote pedestrian accessibility and safety, and encouraging locally oriented retail businesses and services are central to the identity, health and vitality of the CBD Zones.

(C) Section 195-32.4.B. is supplemented to add the following:

(13) Inclusionary multi-family residential in compliance with 195-47 and 195-48 (only in CBD-2 Zone).

(D) Section 195-32.4.G(2) the minimum floor area requirements are amended to read as follows:

- (a) Studio/efficiency = 500 square feet
- (b) One bedroom = 650 square feet
- (c) Two bedroom = 800 square feet
- (d) Three bedroom = 1,000 square feet

(E) Section 195-32.4.G. is supplemented to add the following:

(3) The standards of 195-24.2E shall apply.

(F) Section 195-32.4.H. Inclusionary Overlay Zones shall be added to provide for residential development under CBD-2 standards as follows:

(1) Block 1501, Lot 1: This lot shall have an Overlay option for inclusionary multi-family development under the CBD-2 standards for inclusionary multi-family development, except that the maximum permitted impervious coverage and maximum permitted height may be increased by 10% and 5 feet, respectively, to allow for preservation of the existing barn/barns at the corner of Ridgedale and Cook Avenues.

(2) Block 2001, Lots 14 and 15: These lots shall have an Overlay option for multi-family development under the CBD-2 standards.

(G) Section 195-32.5.B. is amended to eliminate B(8) and to renumber the remaining subsections accordingly.

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(H) The lead in paragraph of Section 195-32.5.E. is amended as follows:
Supplemental requirements; design standards. All uses in the CC Zone shall meet the following design standards and those applicable provisions of Article IV.

(I) Section 195-32.5.E(4)(a) is amended to read as follows: An eight-foot landscaped buffer shall be required along each side yard, and a fifteen-foot landscaped buffer shall be required along the rear property line. The pervious areas in the required front yard and/or between the front building façade and the street right-of-way shall be fully planted and maintained in lawn area or ground cover or landscaped with a mix of deciduous and evergreen shrubbery and trees. The landscape plan shall be prepared by a licensed landscape architect.

(J) Section 195-32.5.E.(9) is amended to read as follows: Residential development, with the exception of 100 % affordable housing development, shall conform with the following minimum floor area requirements:

- (a) Studio/efficiency: 500 square feet.
- (b) One bedroom: 650 square feet.
- (c) Two bedrooms: 800 square feet.
- (d) Three bedrooms: 1,000 square feet.

(K) Section 195-32.5.E.(8) shall be deleted and former Section 195-32.5.E.(9) as modified above shall be renumbered accordingly.

(L) Section 195-32.5.F.(3) is amended to read as follows:

(3) No more than twelve dwelling units shall be on any property/parcel outside of the CC Inclusionary Overlay Zone.

(M) a new section 195-32.5.G. shall be added to read as follows:

195-32.5.G. CC Inclusionary Overlay Zone Regulations

- a) Purpose. To allow well-designed inclusionary multi-family residential development in key nodes along the Main Street corridor east of downtown.
- b) Principal permitted uses
 - i. Inclusionary multi-family residential development in accordance with 195-47 and 195-48.

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- c) Bulk regulations
 - i. Height: 3 stories/38 feet
 - ii. Minimum front yard: Minimum 20 feet; Maximum 40 feet
 - iii. Minimum side yard: 15 feet
 - iv. Minimum rear yard: 25 feet
 - v. Minimum lot area: 10,000 square feet
 - vi. Maximum distance from ROW for minimum lot area to be calculated: 150 feet
 - vii. Minimum lot depth: 100 feet
 - viii. Minimum lot width: 125 feet
 - ix. Maximum impervious coverage: 70%
 - x. Minimum number of buildings per tract or lot:
 - i. For lots/tracts greater than 40,000 square feet: 2
 - ii. For lots/tracts greater than 80,000 square feet: 3
 - iii. For lots/tracts greater than 100,000 square feet: 4
 - b. Maximum inclusionary multi-family density: 18 units per acre for all lots under 100,000 square feet; 20 units per acre for lots over 100,000 square feet
- d) The standards in 195-32.5.E. and 195-32.13.H. shall apply.
- e) Block and Lots included in CC Overlay Zone:

BLOCK	LOT
1203	13
1105	28
1105	29.01
1106	1; 2
2001	17, 18, 19, 20 23, 24, 25
2502	1 to 6; 8 to 13
2402	1 to 4; 22; 20
2208	27

(N) Section 195-32.9.A. is amended to read as follows: Purpose. The purpose of this zone is to permit 100% affordable senior citizen housing for eligible households, consistent with 195-47 and 195-48.

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- (O)** Section 195-32.9.B.(1) is amended to read as follows: 100% Affordable senior citizen housing.
- (P)** Section 195-32.12.A is amended to read as follows: Purpose: The purpose of this zone is to permit scatter site 100% affordable housing for eligible households, consistent with 195-47 and 195-48.
- (Q)** Section 195-32.12.B(1) to read as follows: 100% Affordable housing development occupied by households meeting the eligibility criteria of 195-47 and 195-48.
- (R)** The following provisions of 195-32.13 related to the Gateway Zone shall be modified as follows:
- i. Section 195-32.13 A. is amended to read as follows: The purpose of this zone is to provide reasonable opportunities for inclusionary multifamily housing and commercial uses, through development standards for properties strategically located at the eastern gateway entrance to the Borough of Madison. The uses permitted are those that complement and are supportive of existing commercial uses in the remaining CC Community Commercial Zone and are compatible with abutting residential uses. The standards of this zone are intended to encourage superior building aesthetics and streetscape enhancement at a scale appropriate to this unique area and the Borough.
 - ii. Section 195-32.13.B. is amended to read as follows:
 1. Multifamily inclusionary development
 2. Business, medical, professional, executive or administrative offices in existence at the time of adoption of this ordinance; and,
 3. Institutional and public uses
 - iii. Section 195-32.13.D(4) shall be deleted.
 - iv. Section 195-32.13.D.(6) is amended to read as follows: Maximum impervious cover for multifamily dwellings: 65%.
 - v. Section 195-32.13.D.(7) is added to delete (b) and (c), and to amend (a) to read as follows:
 - (a) 20 units per acre.
 - vi. Section 195-32.13.D.(8) shall be deleted, with the remainder of this Section renumbered accordingly.
 - vii. Section 195-32.13.E.(4) is amended to read as follows: Maximum impervious coverage for multifamily dwellings: 65%.

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- viii. Section 195-32.13.E.(6) is amended to read as follows: Maximum impervious cover for multifamily dwellings: 65%.
- ix. Section 195.32.13.E.(7) is amended to delete (b), and to amend (a) to read as follows:
 - (b) 20 units per acre.
- x. Section 195-32.13.E.(8) shall be deleted and the rest of subsection shall be renumbered accordingly.
- xi. Section 195-32.13.H.(2)(a) is amended to read as follows:
 - (a) An eight-foot landscaped buffer shall be required along each side yard, and a fifteen-foot landscaped buffer shall be required along the rear property line. All pervious areas in the required front yard and/or between the front building façade and the street right-of-way shall be fully planted and maintained in lawn area or ground cover or landscaped with a mix of deciduous and evergreen shrubbery and trees. The landscape plan shall be prepared by a licensed landscape architect.
- xii. Section 195-32.13.H.(8) is amended to read as follows: All residential units, with the exception of 100% affordable housing developments, shall conform to the following minimum floor area requirements:
 - (a) Studio/efficiency: 500 square feet.
 - (b) One bedroom: 650 square feet.
 - (c) Two bedrooms: 800 square feet.
 - (d) Three bedrooms: 1,000 square feet.

(S) The following Section 195-32.16 is added:

195-3.16 CC-AFH Zone for Block 2208, Lot 26.

- A. Purpose: Permit multifamily inclusionary residential development, including the construction of new units along Main Street/Route 124, to address part of the Borough's affordable housing obligation through the addition of affordable housing units in both new and existing residential buildings.
- B. Principal permitted uses: Multiple-family dwellings, garden apartments.
- C. Permitted accessory uses: Uses that are customarily incidental and accessory to the principal use as permitted herein
- D. Development Standards:
 - 1. Maximum units: A maximum of 40 additional units are permitted with a minimum inclusionary requirement equivalent to 25% of the

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total new units. This 25% requirement shall be met by the inclusion of affordable units in any new development, with at least two affordable, three-bedroom units included in any new residential building. The remainder of the required affordable units may be located in either new or existing buildings on the site/parcel. The affordable units shall comply with the requirements, including phasing requirements, in 195-47. If the developer chooses to deed restrict units in an existing building as affordable, it shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the affordable units meet all code standards.

2. Maximum height (new buildings) = Any new building shall be no more than 3 stories/40 feet exposed façade height (from grade to top of parapet) along Main Street and no more than four stories/50 feet (from grade to top of parapet) in all other locations to allow for incorporation of structured parking afforded by the grade change on the site.
3. Maximum height (buildings in place prior to adoption of this amendment): 2.5 stories/35 feet
4. Minimum lot width = 200 feet
5. Minimum lot depth = 500 feet
6. Minimum lot area = 120,000 square feet
7. Maximum impervious coverage = 80%
8. Maximum total residential units = 104 units
9. Minimum setbacks = at least one foot for every two feet of building height along Main Street and minimum 35-foot setbacks from side property lines

E. Supplemental Standards for New Buildings:

1. At least half of all required parking shall be located within structures
2. No off-street parking shall be permitted between any building and any public street
3. Accessory structures shall be in architectural harmony with principal structures
4. There shall be minimum four foot building offsets every 40 linear feet of any principal structure

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5. Landscaped buffers of at least 10 feet in width shall be planted along Main Street and along the sides of any new building, including a combination of native shade trees, shrubs and foundation plantings.

(T) The following Section 195-32.17 is added:

Section 196-32.17 Optional Inclusionary Residential Overlay Zone on Block 4501, Lot 3.

A. Permitted Uses: Inclusionary development in attached single-family homes, townhouses, two-family homes, garden apartments and patio homes:

B. Development Standards:

1. Maximum units per structure = 6
2. Maximum height = 2.5 stories/35 feet
3. Minimum lot width = 150 feet
4. Minimum lot depth = 300 feet
5. Minimum lot area = 80,000 square feet
6. Maximum principal building coverage = 40%
7. Maximum impervious coverage = 60%
8. Maximum density = 12 units/acre
9. Minimum setbacks = 30 feet from any public street and all property lines

C. Supplemental Standards:

1. Minimum distance between buildings = 20 feet
2. No off-street parking shall be permitted in any front yard or between any building and any public street
3. Accessory structures shall be in architectural harmony with principal structures
4. No dwelling units shall be located in any basement or cellar
5. There shall be minimum four foot building offsets every 30 linear feet of any principal structure that abuts any public street

(U) Section 195-Attachment I, is amended as follows:

In CBD-2 Zone, a new row for inclusionary multi-family residential shall be added with the following requirements:

- Stories: Minimum =2; Maximum =3 stories, provided third story is setback an additional 5 feet from the front building line.
- Maximum Height: 40 feet (3-story buildings); 30 feet (2-story buildings)

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- Minimum Yards:
 - Front yard: 18 feet
 - Side yard: 10 feet minimum; **except where abutting a side yard in a residential district, side yard shall be 1 foot for every 2 feet in height of the principal structure, but not less than 10 feet.** [NOTE to codifier: bold text to be added as note on Attachment I and lettered accordingly]
 - Rear yard: (d)
- Minimum Lot Area: 10,000 square feet
- Minimum Lot Width:
 - Interior: 75 feet
 - Corner: 100 feet
- Minimum Lot Depth: 150 feet
- Maximum Impervious Coverage: 80%

(V). Add the following as: 195-32.F. Optional R-4AH Overlay Zone for South Side Park Avenue from James Park to Elm Street (Block 1402, Lots 1-8 and Block 1302, Lots 7-11)

(1) Permitted Uses: Attached single-family homes, townhouses, two-family homes, garden apartments, multiple-family dwellings, and patio homes.

(2) Development Standards:

- (a) Maximum units per structure = 6
- (b) Maximum height = 2.5 stories/38 feet
- (c) Minimum lot width = 100 feet
- (d) Minimum lot depth = 150 feet
- (e) Minimum lot area = 15,000 square feet
- (f) Maximum building coverage = 50%
- (g) Maximum impervious coverage = 65%
- (h) Maximum density = 14 units/acre
- (i) Minimum setbacks = 30 feet rear yard; 8 feet each side yard for lots that meet the minimum required width, which may be reduced by 1 foot for each five feet of lot width under the minimum required but

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not resulting in less than a five-foot minimum side yard setback on each side.

(3) Supplemental Standards:

(a) There shall be no parking between any building and Park Avenue

(b) The prevailing front yard setback shall be maintained along Park Avenue

(c) There shall be a maximum of one driveway per lot or development parcel onto Park Avenue

SECTION 2: This ordinance supersedes any inconsistent provisions of the Land Development Ordinance of the Borough of Madison, whether or not stated expressly herein. All other provisions of the Land Development Ordinance not inconsistent herewith shall remain in effect.

SECTION 3: This Ordinance shall take effect as provided by law.

Mrs. Vitale moved that Ordinance 26-2020, which the Borough Clerk read by title, be adopted. Ms. Baillie seconded the motion. There was no Council discussion, and the motion passed with the following roll call vote recorded:

Yeas: Mrs. Vitale, Ms. Baillie, Ms. Byrne,
Mr. Hoover, Ms. Coen, Ms. Ehrlich

Nays: None

ORDINANCE 27-2020 ORDINANCE OF THE BOROUGH OF MADISON
AMENDING THE AFFORDABLE HOUSING PROVISIONS OF CHAPTER 195
SECTIONS 47 AND 48 OF THE MADISON BOROUGH CODE ENTITLED "LAND
DEVELOPMENT ORDINANCE"

WHEREAS, the Borough of Madison has a long-standing commitment to the provision of affordable housing, and in furtherance of that objective, and in line with regulatory changes and judicial decisions, the Borough believes its commitment to affordable housing is best advanced by updating and replacing Sections 195-47 and 195-48 of the Borough Code; and

WHEREAS, the Planning Board recommends to the Borough Council the adoption of these amendments and finds that they are substantially consistent with the Master Plan or designed to effectuate such plan elements, and/or if they are wholly or partially inconsistent, that an affirmative vote of the majority of the full authorized membership of the governing body has been received in recognition of the substantial public benefits as cited in the Statement of Purpose section of this Ordinance.

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NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Madison, in the County of Morris and State of New Jersey, as follows:

SECTION 1: Sections 195-47 and 195-48 of the Madison Borough Code entitled “Affordable Housing Growth Share Requirements” shall be deleted in their entirety and the following provisions shall be inserted in their place:

§ 195-47. Affordable housing policies, procedures and administration

- A. Intent. It is the intent of this article to regulate the development and management of low- and moderate-income housing units constructed in compliance with the Housing Element of the Master Plan of the Borough of Madison. This section of the Borough Code sets forth regulations regarding the low and moderate income housing units in the Borough consistent with the provisions known as the “Substantive Rules of the New Jersey Council on Affordable Housing”, N.J.A.C. 5:93 et seq., the Uniform Housing Affordability Controls (“UHAC”), N.J.A.C. 5:80-26.1 et seq. except where modified to address the statutory requirement to provide very-low income units equal to 13% of affordable units approved and constructed after July 1, 2008, to be affordable to households at 30% of the regional median income, overrides the UHAC requirement that 10% of all low- and moderate-income units must be affordable at 35% of the regional median income, and the Borough’s constitutional obligation to provide a fair share of affordable housing for low and moderate income households. In addition, this section applies requirements for very low income housing as established in P.L. 2008, c.46 (the “Roberts Bill”, codified at N.J.S.A. 52:27D-329.1).
- B. This Ordinance is intended to assure that very-low, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very-low, low- and moderate-income households shall occupy these units. This Ordinance shall apply to all inclusionary developments and 100% affordable developments (including those funded with low-income housing tax credit financing) except where inconsistent with applicable law.
- C. Definitions. As used herein the following terms shall have the following meanings:
- “Act” means the Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.).
- “Adaptable” means constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.
- “Administrative agent” means the entity responsible for the administration of affordable units in accordance with this ordinance, N.J.A.C. 5:91, N.J.A.C. 5:93 and N.J.A.C. 5:80-26.1 et seq.
- “Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.
- “Affordability average” means the average percentage of median income at which restricted units in an affordable housing

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development are affordable to low- and moderate-income households.

“Affordable” means, a sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:93-7.4; in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

“Affordable development” means a housing development all or a portion of which consists of restricted units.

“Affordable housing development” means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100% affordable development.

“Affordable housing program(s)” means any mechanism in a municipal Fair Share Plan prepared or implemented to address a municipality’s fair share obligation.

“Affordable unit” means a housing unit proposed or created pursuant to the Act, credited pursuant to N.J.A.C. 5:93, and/or funded through an affordable housing trust fund.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1, et seq.).

“Age-restricted unit” means a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development where the unit is situated are 62 years or older; or 2) at least 80% of the units are occupied by one person that is 55 years or older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

“Alternative living arrangement” means a structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangement includes, but is not limited to: transitional facilities for the homeless, Class A, B, C, D, and E boarding homes as regulated by the New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

“Assisted living residence” means a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that

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assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

“Certified household” means a household that has been certified by an Administrative Agent as a low-income household or moderate-income household.

“COAH” means the Council on Affordable Housing, which is in, but not of, the Department of Community Affairs of the State of New Jersey, that was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

“DCA” means the State of New Jersey Department of Community Affairs.

“Developer” means any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

"Fair Share Plan" means the plan that describes the mechanisms, strategies and the funding sources, if any, by which the Township proposes to address its affordable housing obligation as established in the Housing Element, including the draft ordinances necessary to implement that plan, and addresses the requirements of N.J.A.C. 5:93-5.

"Housing Element" means the portion of the Borough's Master Plan, required by the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-28b(3) and the Act, that includes the information required by N.J.A.C. 5:93-5.1 and establishes the Township's fair share obligation.

“Inclusionary development” means a development containing both affordable units and market rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a non-residential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

“Low-income household” means a household with a total gross annual household income equal to 50% or less of the median household income.

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“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

“Market-rate units” means housing not restricted to low- and moderate-income households that may sell or rent at any price.

“Median income” means the median income by household size for the applicable county, as adopted annually by COAH or approved by the NJ Superior Court.

“Moderate-income household” means a household with a total gross annual household income in excess of 50% but less than 80% of the median household income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“Random selection process” means a process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

“Regional asset limit” means the maximum housing value in each housing region affordable to a four-person household with an income at 80% of the regional median as defined by adopted/approved Regional Income Limits.

“Rehabilitation” means the repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

“Restricted unit” means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as may be amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

“Special master” means an expert appointed by a judge to make sure that judicial orders are followed. A master's function is essentially

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investigative, compiling evidence or documents to inform some future action by the court.

“UHAC” means the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq.

“Very low-income household” means a household with a total gross annual household income equal to 30% or less of the median household income.

“Very low-income unit” means a restricted unit that is affordable to a very low-income household.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for rehabilitation.

D. Affordable Housing Compliance/Administration

- (1) The Borough shall designate by resolution of the Governing Body, subject to the approval of the Superior Court, one or more Administrative Agents to administer the Borough’s compliance in meeting the affordable housing obligation.
- (2) The Mayor and Borough Council may appoint, constitute and designate the Madison Housing Authority (“MHA”) or any other entity to serve as the Borough’s Administrative Agent.
 - (a) The Borough may delegate the administration of all or part of the duties named in this section to the Department of Community Affairs, a nonprofit organization or another qualified entity.
 - (b) When appointed, the MHA or other qualified entity shall adopt all such rules, regulations and procedures as are necessary to effectuate the foregoing and to meet the intent of performing all the responsibilities, functions and duties of the Affordable Housing Policy set forth in Article VIII.
 - (c) Where approved by the Borough, sales and rental transactions of affordable housing units may be administered by the developer under the advisory review of the Borough’s Affordable Housing Administrator as per this section.
- (3) The Administrative Agent shall perform the duties and responsibilities of an administrative agent as are set forth in UHAC, including those set forth in N.J.A.C. 5:80-26.14, 16 and 18 thereof, which includes but is not limited to the following:
 - (a) Review regulations pertaining to the sale and rental of affordable housing units.
 - (b) Review requests from federal, state, county or local agencies regarding funding or applications for funding.
 - (c) Provide recommendations to the Borough Council regarding how Borough funds or funds collected from developer’s

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contributions for affordable housing should be spent and propose priorities for such expenditures.

- (d) Review all affirmative marketing plans submitted by any developer, applicant or owner, or prepare such affirmative marketing plans in connection with affordable housing under the auspices of COAH or NJ Superior Court.
 - (e) Administer all resale and re-rental transactions of affordable units.
 - (f) Conduct household certification.
 - (g) Administer affordability controls.
 - (h) Conduct affirmative marketing.
 - (i) Record retention.
 - (j) Processing requests from unit owners; and
 - (k) Enforcement, although the ultimate responsibility for retaining controls on the units rests with the Borough.
- E. The Borough may charge a reasonable fee to program participants for the administration of its affordability controls program.
- F. Municipal Housing Liaison.
- (1) The position of Municipal Housing Liaison for the Borough of Madison is hereby established. The Municipal Housing Liaison shall be appointed by duly adopted resolution of the Borough Council and be subject to the approval by the Superior Court.
 - (2) The Municipal Housing Liaison must be either a full-time or part-time employee of the Borough of Madison.
 - (3) The Municipal Housing Liaison must meet the requirements for qualifications, including initial and periodic training found in N.J.A.C. 5:93.
 - (4) The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Borough of Madison, including the following responsibilities which may not be contracted out to the Administrative Agent:
 - (a) Serving as the Borough's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
 - (b) When applicable, supervising any contracting the Administrative Agent.
 - (c) Monitoring the status of all restricted units in the Borough of Madison's Fair Share Plan;
 - (d) Compiling, verifying and submitting annual reports as required by the Superior Court;
 - (e) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable; and

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- (5) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Superior Court.
- G. Compliance Monitoring. The Fair Housing Act includes two provisions regarding action to be taken by the Borough during the ten-year period of protection anticipated in a Borough agreement with Fair Share Housing Center (hereinafter “FSHC”) and/or a Judgment of Repose. The Borough agrees to comply with those provisions as follows:
- (1) The Borough must prepare within the required time a midpoint realistic opportunity review, as required pursuant to N.J.S.A. 52:27D-313, which the Borough will post on its municipal website, with a copy provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Borough, with a copy to FSHC, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the Court regarding these issues. In the event the Court determines that a site or mechanism no longer presents a realistic opportunity and should be replaced or supplemented, then the Borough shall have the opportunity to supplement or revise its plan to correct any deficiency.
 - (2) Within 30 days of the third anniversary of any settlement agreement with FSHC, the Borough will post on its municipal website, with a copy provided to Fair Share Housing Center and the service list previously used in this matter, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the Borough and Fair Share Housing Center on the issue of whether the Borough has complied with its very low-income housing obligation under the terms of this settlement.
 - (3) Trust fund activity. On the first anniversary of any settlement agreement with Fair Share Housing Center (FSHC) in the Borough’s declaratory judgment action (Docket No. MRS-L-1694-15) and every anniversary thereafter through the end of the repose period, the Borough shall provide annual reporting of its affordable housing trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing or Division of Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to FSHC and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing or Division of Local Government Services. The reporting shall include an accounting of all affordable housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
 - (4) Affordable housing activity. On the first anniversary of any settlement agreement with FSHC in the Borough’s declaratory judgment action (Docket No. MRS-L-1694-15) and every anniversary thereafter

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through the end of the repose period, the Borough shall provide annual reporting of the status of all affordable housing activity within the Borough through posting on the municipal website, with copies provided to FSHC, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the court-appointed special master and FSHC.

H. Submission of affordable housing plan. The developer of low- and moderate-income housing units shall submit the following items:

- (1) A description of the mechanism to be used to ensure that the required low- and moderate-income units are sold or rented only to low- and moderate-income households for a period of not less than 30 years and until such time after the initial 30 year period as the Borough elects by ordinance to release the unit from such requirements
- (2) Draft deed restriction
- (3) Identification of each proposed affordable housing unit and the affordability (very-low, low, or moderate income) and number of bedrooms.

I. Phasing. Final site plan or subdivision approval and issuance of certificates of occupancy shall be contingent upon the affordable housing development meeting the following phasing schedule for low and moderate income units whether developed in a single phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate and Moderate- Income	Minimum Percentage of Low- Units
<u>Completed</u>	<u>Units Completed</u>
25	0
25+1	10
50	50
75	75
90	100

J. Design. In inclusionary developments, to the extent possible, low- and moderate- income units shall be integrated with the market units.

K. Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.

L. Low/Moderate Split and Bedroom Distribution of Affordable Housing Units:

- (1) The fair share obligation shall be divided equally between low- and moderate- income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low income unit.
- (2) In each affordable development, at least 50% of the restricted units within each bedroom distribution shall be low-income units.
- (3) In each affordable development, of the total number of affordable rental units, at least 13% shall be affordable to very low income households. Where an affordable development produces three or

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more very low income units, the Borough shall require an equal number of very low income units within each bedroom distribution, and any extra very low income units shall be two or three bedrooms. Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:

- (a) Not more than 20% of all low- and moderate-income units shall be one bedroom units;
 - (b) At least 30% of all low- and moderate-income units shall be two bedroom units; and
 - (c) At least 20% of all low- and moderate-income units shall be three bedroom units.
- (4) Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.

M. Accessibility Requirements:

- (1) The first floor of all new restricted townhouse dwelling units and all restricted multistory dwelling units attached to at least one (1) other dwelling unit shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.
- (2) All restricted townhouse dwelling units and all restricted multistory dwelling units attached to at least one (1) other dwelling unit shall have the following features:
 - (a) An adaptable toilet and bathing facility on the first floor;
 - (b) An adaptable kitchen on the first floor;
 - (c) An interior accessible route of travel on the first floor;
 - (d) An interior accessible route of travel shall not be required between stories within an individual unit;
 - (e) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 - (f) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the Borough has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
- (3) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - (a) To this end, the builder of restricted units shall deposit funds within the Borough of Madison's affordable housing trust fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.

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- (b) The funds deposited under paragraph (3a) herein, shall be used by the Borough for the sole purpose of making the adaptable entrance of any affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - (4) The developer of the restricted units shall submit a design plan and cost estimate for the conversion from adaptable to accessible entrances to the Construction Official of the Borough of Madison.
 - (5) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Borough of Madison's Affordable Housing Trust Fund in care of the Municipal Chief Financial Officer who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.
 - (6) Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is site impracticable to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7.
- N. Maximum Rents and Sales Prices.
- (1) In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC and by the Superior Court, utilizing the regional income limits established.
 - (2) The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60% of median income, and the average rent for restricted low- and moderate-income units shall be affordable to households earning no more than 52% of median income.
 - (3) The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units.
 - (a) At least 13% of all low- and moderate-income rental units shall be affordable to households earning no more than 30% of median income.
 - (4) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70% of median income, and each affordable development must achieve an affordability average of 55% for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type.
- O. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units other than assisted living facilities, the following standards shall be met:

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- (1) A studio or efficiency unit shall be affordable to a one-person household;
- (2) A one-bedroom unit shall be affordable to a one and one-half person household;
- (3) A two-bedroom unit shall be affordable to a three-person household;
- (4) A three-bedroom unit shall be affordable to a four and one-half person household; and
- (5) A four-bedroom unit shall be affordable to a six-person household.
- (6) In determining the initial rents for compliance with the affordability average requirements for restricted units in assisted living facilities, the following standards shall be met:
 - (a) A studio or efficiency unit shall be affordable to a one-person household;
 - (b) A one-bedroom unit shall be affordable to a one and one-half person household; and
 - (c) A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- (7) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95% of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28% of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- (8) The initial rent for a restricted rental unit shall be calculated so as not to exceed 30% of the eligible monthly income of the appropriate household size as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- (9) The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
- (10) Income limits for all units for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Borough annually within 30 days of the publication of determinations of median income by HUD as follows:
 - (a) Regional income limits shall be established for the Region 2 based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To

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compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in Region 2. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.

- (b) The income limits calculated each year shall be the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for the relevant fiscal year, and shall be utilized until the Borough updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
- (c) The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Borough annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.

- (11) Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance approved by DCA for its Section 8 program.

P. Condominium and Homeowners Association Fees.

- (1) For any affordable housing unit that is part of a condominium association and/or homeowner's association, the Master Deed shall reflect that the association fee assessed for each affordable housing unit shall be established at 100% of the market rate fee.

Q. Affirmative Marketing.

- (1) The Borough shall adopt by resolution an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
- (2) The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry,

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marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward COAH Housing Region 2 and covers the period of deed restriction.

- (3) The affirmative marketing plan shall provide a regional preference for all households that live and/or work in COAH Housing Region 2, comprised of Warren, Essex, Union, and Morris Counties.
- (4) The Administrative Agent designated by the Borough shall assure the affirmative marketing of all affordable units is consistent with the Affirmative Marketing Plan for the Borough.
- (5) In implementing the affirmative marketing plan, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (6) The affirmative marketing process for available affordable units shall begin at least four months prior to the expected date of occupancy.
- (7) The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by the Borough.
- (8) In addition to other affirmative marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units in Madison, and copies of the applications forms, to the following entities: Fair Share Housing Center; the New Jersey State Conference of the NAACP; the Latino Action Network; the Morris County, Newark, and East Orange chapters of the NAACP; Housing Partnership for Morris County; Community Access Unlimited Inc.; NORWESCAP; Homeless Solutions of Morristown; and the Supportive Housing Association.

R. Occupancy Standards.

- (1) In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
 - (a) Provide an occupant for each bedroom;
 - (b) Provide separate bedrooms for parents and children;
 - (c) Provide children of different sexes with separate bedrooms; and
 - (d) Prevent more than two persons from occupying a single bedroom.
 - (e) Additional provisions related to occupancy standards (if any) shall be provided in the municipal Operating Manual.

S. Selection of Occupants of Affordable Housing Units.

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- (1) The administrative agent shall use a random selection process to select occupants of low- and moderate- income housing.
 - (2) A waiting list of all eligible candidates will be maintained in accordance with the provisions of N.J.A.C. 5:80-26 et seq.
- T. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.
- (1) Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years, until the Borough takes action to release the controls on affordability.
 - (2) Rehabilitated owner-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of 10 years.
 - (3) The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
 - (4) The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
 - (5) A restricted ownership unit shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the unit meets all code standards upon the first transfer of title that follows the expiration of the applicable minimum control period provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.
- U. Price Restrictions for Restricted Ownership Units, Homeowner Association Fees and Resale Prices.
- (1) Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:
 - (2) The initial purchase price for a restricted ownership unit shall be approved by the Administrative Agent.
 - (3) The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
 - (4) The method used to determine the condominium association fee amounts and special assessments shall be indistinguishable between the low- and moderate-income unit owners and the market unit owners.
 - (5) The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom.
- V. § 27-15. Buyer Income Eligibility.

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- (1) Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50% of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80% of median income.
- (2) The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33% of the household's certified monthly income.

W. Limitations on indebtedness secured by ownership unit; subordination.

- (1) Prior to incurring any indebtedness to be secured by a restricted ownership unit, the administrative agent shall determine in writing that the proposed indebtedness complies with the provisions of this section.
- (2) With the exception of original purchase money mortgages, during a control period neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the administrative agent in accordance with N.J.A.C.5:80-26.6(b).

X. Control Periods for Restricted Rental Units.

- (1) Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, and each restricted rental unit shall remain subject to the controls on affordability for a period of at least 30 years, until the Borough takes action to release the controls on affordability.
- (2) Restricted rental units created as part of developments receiving nine percent (9%) Low Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period.
- (3) Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of 10 years.
- (4) Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Morris. A copy of the filed document shall be provided to the Administrative Agent within 30 days of the receipt of a Certificate of Occupancy.
- (5) A restricted rental unit shall remain subject to the affordability controls of this Ordinance, despite the occurrence of any of the following events:

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- (a) Sublease or assignment of the lease of the unit;
- (b) Sale or other voluntary transfer of the ownership of the unit; or
- (c) The entry and enforcement of any judgment of foreclosure.

Y. Price Restrictions for Rental Units; Leases.

- (1) A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent.
- (2) No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
- (3) Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.

Z. Tenant Income Eligibility.

- (1) Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
 - (a) Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of median income.
 - (b) Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of median income.
 - (c) Moderate-income rental units shall be reserved for households with a gross household income less than 80% of median income.
- (2) The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - (a) The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - (b) The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;

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- (c) The household is currently in substandard or overcrowded living conditions;
 - (d) The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - (e) The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- (3) The applicant shall file documentation sufficient to establish the existence of the circumstances in a through e above with the Administrative Agent, who shall counsel the household on budgeting.

AA. Alternative Living Arrangements.

- (1) The administration of an alternative living arrangement shall be in compliance with N.J.A.C. 5:93-5.8 and UHAC, with the following exceptions:
- (a) Affirmative marketing (N.J.A.C. 5:80-26.15), provided, however, that the units or bedrooms may be affirmatively marketed by the provider in accordance with an alternative plan approved by the Court;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3).
 - (c) With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, alternative living arrangements shall have at least 30 year controls on affordability in accordance with UHAC, unless an alternative commitment is approved by the Court.
- (2) The service provider for the alternative living arrangement shall act as the Administrative Agent for the purposes of administering the affirmative marketing and affordability requirements for the alternative living arrangement.

BB. Expiration of controls.

- (1) General provisions.
- (a) The restrictive covenant governing the deeds of the low- and moderate-income units may include an option permitting purchase of the affordable unit at the maximum allowable restricted sales price at the time of the first nonexempt sale after controls on affordability have been in effect on the unit for the period specified in this section. Where applicable, the option to buy shall be available to the Borough of Madison.
 - (b) All restrictive covenants governing low- and moderate-income units shall require the owner to notify the Borough by certified mail of any intent to sell the unit 90 days prior to entering into an agreement for the first nonexempt sale after controls have been in effect on the housing units for the period specified in this section.

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- (c) Upon receipt of such notice, the option to buy the unit at the maximum allowable restricted sales price shall be available for 90 days. If the Borough of Madison exercises this option, it may enter into a contract of sale. If the option to purchase the unit at the maximum allowable restricted sale price is not exercised by a written intent to sell, the owner may proceed to sell the housing unit. If the owner does not sell the unit within one year of the date of the delivery of notice of intent to sell, the option to buy the unit shall be restored and the owner shall be required to submit a new notice of intent to sell 90 days prior to any future proposed date of sale.
- (d) Any option to buy a housing unit at the maximum allowable restricted sales price shall be exercised by certified mail and shall be deemed exercised upon mailing.

CC. Enforcement of Affordable Housing Regulations.

- (1) Upon the occurrence of a breach of any of the regulations governing the affordable unit by an Owner, Developer or Tenant, the Borough shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- (2) After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the Borough may take the following action against the Owner, Developer or Tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - (a) The Borough may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is found by the court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the court:
 - [1] A fine of not more than \$500.00 or imprisonment for a period not to exceed 90 days, or both. Each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not as a continuing offense;
 - [2] In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Borough of Madison Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - [3] In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the

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regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the court.

- (b) The Borough may file a court action in the Superior Court seeking a judgment, which would result in the termination of the Owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- and moderate-income unit.
- (3) Such judgment shall be enforceable, at the option of the Borough, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the Borough, including attorney's fees. The violating Owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
- (4) The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the Borough for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the Borough in full as aforesaid, the violating Owner shall be personally responsible for and to the extent of such deficiency, in addition to any and all costs incurred by the Borough in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the Borough for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the Borough for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the Borough. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the Borough, whether such balance shall be paid to the Owner or forfeited to the Borough.
- (5) Foreclosure by the Borough due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- (6) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior

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liens, the Borough may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.

- (7) Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the Borough shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the Borough, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
 - (8) The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.
- B. Appeals from all decisions of an Administrative Agent designated pursuant to this Ordinance shall be filed in writing with the Borough.

§ 195-48 Affordable housing inclusionary development requirements.

- A. Purpose. The purpose of this § 195-48 is to require new developments to include a minimum inclusionary set aside for affordable housing.
- B. Applicability. The provisions of this § 195-48 shall apply to all new two-family, attached housing, multi-family residential and/or mixed-use development and redevelopment activity in the Borough of Madison with gross densities of six (6) units per acre and higher that result in five (5) or more net new residential units regardless of whether the development requires approval by the Planning Board or Board of Adjustment. One-for-one replacement of residential units and residential renovation and additions shall be exempt.
- C. Residential development. All new applicable residential developments shall be subject to the following affordable housing requirements:
 - (1) At least 20% of all for-sale and for rent dwelling units shall be affordable. Any fractional affordable housing requirement of .50 units or higher shall be rounded up to the nearest whole number. Fractional units below .50 shall be addressed by either rounding up to the nearest whole unit or by a fractional payment in lieu. Construction of the affordable housing unit(s) shall be subject to the standards and requirements herein and the policies, procedures and administration provisions of § 195-47.
 - (2) In the case of residential development involving the creation of fewer than five dwelling units and/or single-family building lots, the developer shall be required to make a payment in lieu of providing affordable housing. The minimum payment amount shall be calculated based on \$250,000 multiplied by the fractional affordable

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housing requirement as calculated to two decimal points.

D. Fractional unit payments.

- (1) Fifty percent of the required payment shall be made at issuance of a building permit.
- (2) The remaining balance of the required payment shall be paid at issuance of any certificate of occupancy.
- (3) All payments in lieu shall be deposited in the Affordable Housing Trust Fund.

SECTION 2: This ordinance supersedes any inconsistent provisions of the Land Development Ordinance of the Borough of Madison, whether or not stated expressly herein. All other provisions of the Land Development Ordinance not inconsistent herewith shall remain in effect.

SECTION 3: This Ordinance shall take effect as provided by law.

Mrs. Vitale moved that Ordinance 27-2020, which the Borough Clerk read by title, be adopted. Ms. Baillie seconded the motion. There was no Council discussion, and the motion passed with the following roll call vote recorded:

Yeas: Mrs. Vitale, Ms. Baillie, Ms. Byrne,
Mr. Hoover, Ms. Coen, Ms. Ehrlich

Nays: None

ORDINANCE 28-2020 ORDINANCE OF THE BOROUGH OF MADISON
APPROPRIATING \$200,000.00 FROM THE ELECTRIC UTILITY CAPITAL
IMPROVEMENT FUND FOR THE PURCHASE OF UTILITY METERS AND
ACCESSORIES

WHEREAS, the Chief Financial Officer has recommended that the Borough appropriate \$200,000.00 from the Electric Utility Capital Improvement Fund for Automated Meter Reading for the purchase of utility meter equipment, related services and accessories; and

WHEREAS, the Chief Financial Officer has attested to the availability of the funds in the Electric Utility Capital Improvement Fund in an amount not to exceed \$200,000.00 each for this purpose; and

WHEREAS, the Borough Council has determined that the Borough should appropriate \$200,000.00 from the Electric Utility Capital Improvement Fund for the purchase of utility meter equipment, related services and accessories.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Madison, in the County of Morris and State of New Jersey, as follows:

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SECTION 1: The amount of \$200,000.00 from the Electric Utility Capital Improvement Fund for the purchase of utility meter equipment, related services and accessories.

SECTION 2: The budget of the Borough is hereby amended to conform with the provisions of this Ordinance.

SECTION 3: This Ordinance shall take effect as provided by law.

Ms. Ehrlich moved that Ordinance 26-2020, which the Borough Clerk read by title, be adopted. Ms. Baillie seconded the motion. There was no Council discussion, and the motion passed with the following roll call vote recorded:

Yeas: Mrs. Vitale, Ms. Baillie, Ms. Byrne,
Mr. Hoover, Ms. Coen, Ms. Ehrlich
Nays: None

**ORDINANCE 29-2020 ORDINANCE OF THE BOROUGH OF MADISON
APPROPRIATING \$80,000.00 FROM THE GENERAL UTILITY CAPITAL
IMPROVEMENT FUND FOR THE HARTLEY DODGE MEMORIAL
UNDERGROUND STORAGE TANK REMEDIATION**

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to conduct additional remediation testing at the rear of the Hartley Dodge Memorial; and

WHEREAS, the Borough Council has determined that the Borough should appropriate \$80,000.00 from the General Capital Improvement Fund for this purpose; and

WHEREAS, the Chief Financial Officer has attested to the availability of funds in an amount not to exceed \$80,000.00 for this purpose.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Madison, in the County of Morris and State of New Jersey, as follows:

SECTION 1: The amount of \$80,000.00 is hereby appropriated from the General Capital Improvement Fund for additional remediation testing at the rear of the Hartley Dodge Memorial.

SECTION 2: This Ordinance shall take effect as provided by law.

Ms. Byrne moved that Ordinance 29-2020, which the Borough Clerk read by title, be adopted. Mr. Hoover seconded the motion. There was no Council discussion, and the motion passed with the following roll call vote recorded:

Yeas: Mrs. Vitale, Ms. Baillie, Ms. Byrne,
Mr. Hoover, Ms. Coen, Ms. Ehrlich
Nays: None

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CONSENT AGENDA RESOLUTIONS

The Clerk made the following statement:

Consent Agenda Resolutions will be enacted with a single motion; any Resolution requiring expenditure is supported by a Certification of Availability of Funds; any Resolution requiring discussion will be removed from the Consent Agenda; all Resolutions will be reflected in full in the minutes.

Mrs. Vitale moved adoption of the Resolutions 205-2020 through 212-2020 and R 214-2020 listed on the Consent Agenda. Ms. Baillie seconded the motion. There was no Council discussion and the motion passed with the following roll call vote recorded:

Yeas: Mrs. Vitale, Ms. Baillie, Ms. Byrne,
Mr. Hoover, Ms. Coen, Ms. Ehrlich

Nays: None

R 205-2020 RESOLUTION OF THE BOROUGH OF MADISON AUTHORIZING RENEWAL OF A SETTLEMENT AGREEMENT WITH MADISON COMMONS CONDOMINIUM ASSOCIATION

WHEREAS, the Madison Common Condominium Association has a detention basin on its property located in Madison, N.J.; and

WHEREAS, the detention basin accumulated large amounts of silt and debris, which required dredging generated in part by runoff from adjacent Borough property; and

WHEREAS, Resolution 218-2016 authorized an agreement with the Madison Commons Association for the sum of \$5,000.00 each July 1st, until and including July 1, 2020, for expenses associated with dredging and maintenance of their basin.; and

WHEREAS, the parties wish to renew the agreement wherein the Borough will contribute to the expenses for dredging and maintenance of the basin; and

WHEREAS, the Chief Financial Officer has attested to the availability of funds for this purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Madison, in the County of Morris, State of New Jersey that the Borough shall continue to pay the Madison Commons Association the sum of \$5,000.00 each July 1st, until and including July 1, 2025 and that the Mayor and Borough Clerk are authorized to execute any documents deemed necessary to effectuate the settlement.

R 206-2020 RESOLUTION OF THE BOROUGH OF MADISON APPROVING RAFFLE LICENSE APPLICATIONS SUBMITTED BY THURSDAY MORNING CLUB

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BE IT RESOLVED by the Council of the Borough of Madison, County of Morris, State of New Jersey, that the following applications for Raffle Licenses, to be held as listed below, be and the same is hereby approved:

THURSDAY MORNING CLUB

I.D. NO. 274-8-12803
R.A. No. 1506 On-premise 50/50
R.A. No. 1507 On-premise Merchandise
November 13-14, 2020

R 207-2020 RESOLUTION OF THE BOROUGH OF MADISON RENEWING LIQUOR LICENSES IN THE BOROUGH OF MADISON FOR THE 2020-2021 LICENSE TERM

BE IT RESOLVED by the Council of the Borough of Madison, County of Morris, State of New Jersey, that the following applications for renewal of Liquor Licenses for the 2020 - 2021 license term be, and hereby are, approved:

CLUB LICENSES - FEE: \$180.00; July 1, 2020 through June 30, 2021

License # 1417-31-019-002
Center Pub Assoc of Drew University
Center Pub Assoc of Drew Univ
36 Madison Avenue
Madison, NJ 07940

License #1417-31-022-001
North Star Athletic Club
95 North Street
Madison, NJ 07940

DISTRIBUTION LICENSE – FEE \$1,798.00; July 1, 2020 through June 30, 2021

License #1417-44-003-007
Anand Divine Liquor, LLC
(Inactive)
2068 County Club Road
Doylestown, PA 18901

License # 1417-44-007-003
Rose City Liquors
84 Main Street
Madison, NJ 07940

CONSUMPTION LICENSES – FEE \$2,386.00; July 1, 2020 through June 30, 2021

License #1417-33-024-009
NJ Entertainment, LLC
Stryxe
53 Madison Plaza
Madison, NJ 07940

R 208-2020 RESOLUTION OF THE BOROUGH OF MADISON RATIFYING APPROVAL OF THE MADISON-CHATHAM JOINT MEETING AGENDA ITEMS FROM THE JULY 19, 2020 JOINT MEETING

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WHEREAS, items for approval at the Madison-Chatham Joint Meeting regularly scheduled meeting on July 19, 2020 were delayed due to computer error; and

WHEREAS, the following items of business listed on the agenda now require approval:

1. Approval of the Regular Meeting Minutes of June 15, 2020
2. Approval of the operating budget check registry totaling \$1,014,158.86
3. Approval of the Capital Account Treasurer's Report
4. Approval of Operating Account Check Register totaling \$179,409.48
5. Approval of the Operating Account Treasurer's Report

NOW THEREFORE, BE IT RESOLVED by the Council of the Borough of Madison, in the County of Morris and State of New Jersey that the Borough of Madison Council hereby approves the above listed actions for the Madison-Chatham Joint Meeting.

R 209-2020 RESOLUTION OF THE BOROUGH OF MADISON REQUESTING THE DIRECTOR OF LOCAL GOVERNMENT SERVICES TO APPROVE THE INSERTION OF AN ITEM OF REVENUE IN THE BUDGET OF THE YEAR 2020

WHEREAS, N.J.S.A. 40A:87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; and

WHEREAS, the Borough of Madison will receive \$13,883.46 from the U.S. Department of Homeland Security, FEMA, Fiscal Year 2020 Assistance to Firefighters Grant Program and wishes to amend its 2020 Budget to include this amount as revenue, with a required match of \$694.17 (5%) for a total of \$14,577.63.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Madison in the County of Morris and State of New Jersey hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2020 in the sum of \$14,577.63, which item is now available as a revenue from the U.S. Department of Homeland Security, FEMA, Fiscal Year 2020 Assistance to

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Firefighters Grant Program; and

BE IT FURTHER RESOLVED, that the like sum of \$14,577.63 is hereby appropriated under the caption ‘2020 Drunk Driving Enforcement Grant’; and

BE IT FURTHER RESOLVED that the above is the result of funds from the U.S. Department of Homeland Security, FEMA, Fiscal Year 2020 Assistance to Firefighters Grant Program, in the amount of \$14,577.63.

R 210-2020 RESOLUTION OF THE BOROUGH OF MADISON AUTHORIZING THE PURCHASE OF ‘SECLICKFIX’ PUBLIC REPORTING LICENSES THROUGH CIVICPLUS, LLC

WHEREAS, the Borough of Madison has determined that CIVICPLUS, LLC should provide certain software services for public reporting on the Borough website; and

WHEREAS, the Borough of Madison intends to utilize the online reporting services of ‘SeeClickFix’ licenses to manage online services and communications.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Madison, in the County of Morris and State of New Jersey, that the Borough hereby authorizes the purchase of seven (7) ‘SeeClickFix’ licenses from CIVICPLUS, LLC in the amount of \$7,000.00 annually; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute an agreement dated July 23, 2020, required to effectuate said purchase.

R 211-2020 RESOLUTION OF THE BOROUGH OF MADISON IN HONOR OF THE 100TH ANNIVERSARY OF THE 19TH AMENDMENT TO THE UNITED STATES CONSTITUTION

WHEREAS, the bold, courageous and powerful women who fought for the ratification of the 19th amendment to the United States Constitution on August 18, 1920, and certification on August 26, 2020, by the U.S. Secretary of State, deserve special celebration on the 100th anniversary of this achievement;

WHEREAS, New Jersey was the 29th state to ratify the 19th Amendment on February 9, 1920; and;

WHEREAS, New Jersey holds a special place in women’s suffrage history as thousands of New Jersey women advocated for the right to vote on the streets, in the newspapers, in the state capital and throughout the state; and

WHEREAS, the 19th Amendment did not guarantee suffrage for all women, including Native American women, who did not gain the right to vote until 1924;

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Asian Pacific Islander American women until 1952; and African-American women and Latinas who were victims of voter suppression until passage of the Voting Rights Act of 1965 and 1975; and

WHEREAS, the fact that today, record numbers of women are serving in local, state and national government and running for office in unprecedented numbers, as part of the legacy of these resolute American suffragists; and

WHEREAS, the 19th amendment to the United States Constitution has played an important role in advancing the rights of all women; and

WHEREAS, the Borough of Madison will be celebrating the Anniversary of the centennial of the 19th Amendment to the Constitution on the steps of the Hartley Dodge Memorial on August 30th at 4:00 p.m.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the borough of Madison honors the role of the ratification of the 19th Amendment in further promoting the core values of our democracy as promised by the Constitution of the United States; reaffirming the opportunity for everyone to learn about and commemorate the efforts of the women's suffrage movement and the role of women in our democracy; and reaffirms our desire to continue to strengthen democratic participation and to inspire future generations to cherish and preserve the historic precedent established under the 19th Amendment.

BE IT FURTHER RESOLVED, that the Borough Council of the Borough of Madison hereby recommends that residents and civic institutions celebrate August 18, 2020, as the 100th anniversary of the passage and ratification of the 19th Amendment, providing for women's suffrage, and August 26, 2020, as the date of its official certification.

R 212-2020 RESOLUTION OF THE BOROUGH OF MADISON APPROVING A SETTLEMENT AGREEMENT WITH THE FAIR SHARE HOUSING CENTER

WHEREAS, on July 8, 2015, the Borough filed an action (the “Court Action”) in Morris County Superior Court (Docket #MRS-L-1694-15) pursuant to the “Mount Laurel I” V Supreme Court Decision reported at 221.NJ.1, (2015), seeking, among other things, a judicial declaration that its proposed Housing Element and Fair Share Plan (hereinafter "Fair Share Plan") satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the Mount Laurel doctrine; and

WHEREAS, the Borough simultaneously sought and ultimately secured an Order protecting Madison from all exclusionary zoning lawsuits while it pursued approval of its Fair Share Plan; and

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WHEREAS, in June, 2019 the Borough entered into a Memorandum of Understanding with the Fair Share Housing Center (“FSHC”) which set forth a conceptual framework to resolve the Court Action pending resolution of certain final issues; and

WHEREAS, Madison and FSHC, with the participation of the Court appointed Special Master, Joseph Burgis, have engaged in final negotiations and have reached an agreement on all terms and conditions, as delineated in the attached Settlement Agreement; and

WHEREAS, upon approval by the Court of the attached Settlement Agreement, and subject to a subsequent compliance hearing that would, among other things, result in approval of the Borough’s Fair Share Plan, the Borough shall be deemed to be meeting its affordable housing fair share obligation through June 30, 2025.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Madison that:

1. The Mayor is authorized to execute the Settlement Agreement substantially in the form attached hereto with such minor modifications that he may deem appropriate after consultation with Borough attorneys and planning consultants.
2. The Mayor and Borough Administrator are hereby authorized to take any and all other action needed to effectuate the purposes of this Resolution.

R 214-2020 RESOLUTION OF THE BOROUGH OF MADISON GRANTING TURN THE TOWNS TEAL® PERMISSION TO TIE RIBBONS AROUND TREES ON THE STREETS OF MADISON FROM SEPTEMBER 1, 2020 THROUGH SEPTEMBER 30, 2020 IN SUPPORT OF THEIR TURN THE TOWNS TEAL CAMPAIGN TO FIGHT OVARIAN CANCER

WHEREAS, Turn the Towns Teal® has requested permission for ribbons to be tied on Borough street trees on the main streets of the Borough from September 1, 2020 to September 30, 2020 in support of their “Turn the Towns Teal Campaign” to fight ovarian cancer; and

WHEREAS, the Borough Council has determined to grant this request with the understanding that the ribbons be removed by October 3, 2020.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Madison, County of Morris, State of New Jersey, that the request for ribbons to be tied on Borough street trees from September 1, 2020 to September 30, 2020 in support of the “Turn the Towns Teal Campaign” to fight ovarian cancer is hereby approved.

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BE IT FURTHER RESOLVED that Turn the Towns Teal will arrange for removal of the ribbons no later than October 3, 2020.

Mrs. Vitale moved adoption of the Resolution 213-2020, Ms. Baillie seconded the motion. Ms. Ehrlich thanked the Mayor for revisions to Resolution 213-2020 and pledge to continue to be transparent, noting a great relationship of trust with the Police Department. There was no further Council discussion and the motion passed with the following roll call vote recorded:

Yeas: Mrs. Vitale, Ms. Baillie, Ms. Byrne,
Mr. Hoover, Ms. Coen, Ms. Ehrlich
Nays: None

R 213-2020 RESOLUTION OF THE BOROUGH OF MADISON APPROVING PURCHASES FOR SAFETY EQUIPMENT FOR THE POLICE DEPARTMENT

WHEREAS, the Police Chief has recommended that the Borough purchase various standard safety equipment in an amount not to exceed \$14,400.53; and

WHEREAS, the Chief Financial Officer has attested to the availability of the funds in an amount not to exceed \$14,400.53 for this purpose, by Ordinance 22-2020; and

WHEREAS, the Borough Council has determined that the Borough should purchase various standard safety equipment in an amount not to exceed \$14,400.53.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Madison, in the County of Morris and State of New Jersey, that the purchase of the following standard safety equipment in an amount not to exceed \$14,400.53 is hereby approved.

1. Body Armor	\$2,553.60
2. Gas Mask Canisters	2,454.90
3. Riot Helmets	4,663.40
4. Baton Ring	856.63
5. Batons/Equipment Bags	3,872.00

UNFINISHED BUSINESS - None

APPROVAL OF VOUCHERS

On motion by Mrs. Vitale, seconded by Ms. Baillie and carried, the following vouchers of the Borough of Madison were approved for payment, and the supporting documentation of said vouchers was made part of the Supplemental Minute Book.

Current Fund	\$311,110.42
General Capital Fund	438,199.40

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Electric Operating Fund	150,499.47
Electric Capital Fund	0.00
Water Operating Fund	8,006.62
Water Capital Fund	0.00
Trusts	<u>69,165.89</u>
Total	<u>\$976,981.80</u>

The following roll call vote was recorded approving the aforementioned vouchers:

Yeas: Mrs. Vitale, Ms. Baillie, Ms. Byrne,
Mr. Hoover, Ms. Coen, Ms. Ehrlich

Nays: None

NEW BUSINESS - None

ADJOURN

There being no further business to come before the Council, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Elizabeth Osborne
Borough Clerk
Approved September 14, 2020 (EO)