

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT
OLIVE URGING THE GOVERNOR AND LEGISLATURE TO IMPLEMENT A STAY
ON THE FURTHER IMPLEMENTATION OF THE COAH THIRD ROUND
PROPOSALS AND THE FAIR HOUSING ACT**

WHEREAS, as has been plainly established over the past few years, New Jersey is in the midst of a major fiscal and tax crisis, and the State government and municipalities through the State are struggling to maintain government services while not increasing the already substantial tax burden on its citizens and businesses, and

WHEREAS, on top of those already substantial economic and tax issues, over the past year there has arisen a major crisis in the housing market, with housing prices either stagnating or failing and many of the builders in the State being thrust into serious financial difficulties due to lack of demand for housing in the existing economic climate, and

WHEREAS, with those two economic situations and realities in place, at the same time the New Jersey Council on Affordable Housing has continued to move forward to propose substantial and costly new “Third Round” COAH Rules and Requirements, to be imposed upon most of the municipalities in this State; and

WHEREAS, the COAH Rules and standards will clearly create enormous additional burdens and expenses to municipalities, will substantially increase and adversely affect the already sensitive “free market” cost of new “non-affordable” housing units, will increase the tax burden to municipalities and their taxpaying residents, will mandate additional new development densities that will be environmentally detrimental and mandate communities and neighborhoods, and will discourage or preclude the rehabilitation of existing housing units in urban areas having proper infrastructure in place by raising the cost of RCA units to unaffordable levels; and

WHEREAS, in light of the facts that New Jersey and its municipalities are in the midst of a financial and tax crisis, that the New Jersey housing market is in substantial stress, that many New Jersey citizens and taxpayers are having substantial difficulty funding their own housing and tax obligations without having the additional burdens of housing densities and subsidies placed upon them by these new and clearly onerous COAH proposed requirements; and

WHEREAS, in view of the now clearly established crisis in the State’s financial and tax base and the continuing abilities of both State and local governments to fund basic services without further raising taxes to economically-debilitating levels and the ongoing crisis in the State’s “free market” housing market, to go forward blindly to create new and substantial financial/tax burdens on municipalities, the State’s taxpayers, the State’s business and housing economy, and the housing market seems to be improvident, reckless and certainly detrimental to the interest of the State and its citizens; and

WHEREAS, the supposed “Mount Laurel” doctrine and the Fair Housing Act are, to a certain extent, the product of a different time, and COAH is not responsive to the public or electorate and its narrow focus is without due consideration to the long term consequences to environmental concerns or fiscal/tax burdens; and

WHEREAS, many communities now have in place a diversity of housing, including affordable housing, through implementation of COAH directives over the past 20 years and by the balance of the free market, and the proposed “Third Round” requirements are an unnecessary additional burden on its citizens and taxpayers and will, no doubt, severely aggravate the existing financial/tax and housing issues now facing these town and the entire state; and

WHEREAS, the elected leaders of this State -- the Governor and legislative leaders -- should recognize these existing crises and that the COAH proposals will further aggravate and exacerbate severe fiscal/tax and housing market problems, and it is required that these officials move forward legislatively to implement a State or hiatus as to the proposed “Third Round” requirements of COAH and further fiscal obligations on municipalities and their taxpayers until these other problems are further addressed.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the Town of Boonton that the Governor and State Legislative leaders are required to review and implement a Stay of the Fair Housing Act and the proposed COAH “Third Round” requirements, so as to avoid further aggravation of the serious fiscal/tax problems, free-market housing difficulties, and environmental issues now pending before the State and municipalities within the State.

RAYMOND T. PERKINS
COUNCIL PRESIDENT

I, do hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Mayor and Board of Aldermen at a regular meeting of said governing body held on April 22, 2008.

LISA M. LASHWAY
TOWNSHIP CLERK