

At our LVGA 2010 Annual meeting, we were pleased to have Mr. Tony Mercantante, Middletown Township Administrator and Mr. Jason Greenspan, Director of Planning & Community Development with us. They spoke openly and candidly for about an hour on recent developments surrounding the AVAYA site, the impact of COAH (including recent legislative efforts and court cases impacting this requirement), as well as the Bamm Hollow site plan submission, all three of which are believed by the LVGA Board to be of critical importance to the overall quality of life and well-being of the Lincroft Community.

- AVAYA: As of this date, a plan has been submitted for development of the AVAYA site, with 326 units proposed, 20% (65 units) of which would be for low/moderate subsidized rentals, to meet the COAH plan the Township submitted to the state. As proposed, this would be a townhouse style development, containing four buildings, three stories high. Zoning does permit up to three story structures. The 65 units will be rental units, not owned, which will serve to maximize the benefits to the owner.

Comments to the plan were provided by the Township that will have to be responded to, which is typical. The process could take some months of back and forth, or up to a year or more to complete. Also, no builder of this proposed community has yet been identified to the Township by the applicant. Furthermore, there are no public hearings on the development of the AVAYA Site.

- COAH: A recent Court ruling concerning the COAH requirement has called for it to be set aside, with a five month timeframe given by the judge in this ruling to come up with an alternative way in which to incorporate COAH into the communities throughout New Jersey. This timeline is unlikely to be sufficient, so the requirement itself is likely to remain in limbo for some time. However, as it was pointed out, the “Constitutional Requirement” of COAH did not and would not go away, so for the foreseeable future, related legislative or other initiatives/developments must be carefully monitored.
- Bamm Hollow – currently, there is a subdivision application. The application is for 50 residential homes. As of this date, the application is not complete but they anticipate completion within the next couple of months. Once it is complete, it will go to the Planning Board and the Planning Board must take action. There is currently no subsidized housing (COAH) provided for by the applicant, nor was it included in the Township’s COAH submission to the state. The Bamm Hollow project would connect to our public sewers. Also, there will be a 200-foot notification of affected properties at the appropriate time. The plans submitted are available in the office and may be viewed at anytime.