

RESOLUTION NO. 32 - 1996

WHEREAS, the records of the Tax Collector of the Township of Willingboro indicated overpayments of taxes due to payments in error, 100% exemptions, veteran deduction, senior citizen deduction; and

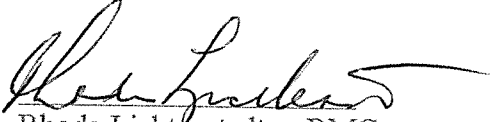
WHEREAS, refunds are due for these overpayments as listed on the attached schedule and made a part hereto;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session this 5th day of March, 1996, that refunds be made as per the attached schedule; and

BE IT FURTHER RESOLVED, that copies of this resolution be forwarded to the Finance Director for her information, attention and compliance.



JEFFREY E. RAMSEY
MAYOR

ATTEST:


Rhoda Lichtenstadter, RMC
Township Clerk

To
Council
for ACTION
m m m

WILLINGBORO TOWNSHIP
INTEROFFICE MEMO

DATE: FEBRUARY 12, 1996
TO: MR. BONAPARTE
FROM: JOANNE G. DIGGS 
SUBJECT: ITEM FOR COUNCIL

Attached is a list of refunds of overpayments for council resolution.

c. Rhoda Lichtenstadter

Marjorie Porter 49 Trebing Lane Block 1104 Lot 7 49 Trebing Lane Senior Citizen Deduction	\$250.00
Source One Mtg. 27555 Farmington Rd. Farmington Hills, MI. 48334 Block 731 Lot 32 12 Gallaway Lane 2nd Quarter 1995 Overpayment Taxes	\$515.56
Source One Mtg. 27555 Farmington Rd. Farmington Hills, MI. 48334 Block 737 Lot 29 146 Glenview Lane 2nd Quarter 1993 Overpayment Taxes	\$200.00
Source One Mtg. 27555 Farmington Rd. Farmington Hills, MI. 48334	\$ 16.00
Chris Egan 26 Topeka Pass Block 1125 Lot 8 26 Topeka Pass 4th Quarter 1994 Veteran Deduction	\$ 50.00
Banker's Savings 319 Maple Avenue Perth Amboy, N.J. 08861 Block 407 Lot 14 49 Courtland Lane 2nd Quarter 1995 Overpayment Taxes	\$ 66.66
Bruce Hall 89 Brooklawn Drive Block 207 Lot 18 89 Brooklawn Dr Veteran Deduction	\$ 50.00

Settlers Title Agency Suite 301 Marlton, N.J. 08053 Block 803 Lot 7 25 Echohill Lane Overpayment Taxes	\$629.45
Donald Bastian 37 Garland Lane Block 701 Lot 12 37 Garland Lane Overpayment Taxes	15.00
Susan Berger 195 Clubhouse Dr. Block 805 Lot 6 195 Clubhouse Drive Overpayment Taxes	317.33
Transamerica Real Estate 200 Centennial Ave. Piscataway, N.J. 08854 Block 230 Lot 15 49 Budhollow Lane Overpayment Taxes	507.14
Public Service Electric 80 Park Plaza Newark, N.J. 07101 Block 421 Lot 5 Clubhouse Drive Overpayment Taxes	37.95
PSE&G 80 Park Plaza Newark, N.J. 07101 Block 523 Lot 2 Millbrook Drive Overpayment Taxes	218.41

RESOLUTION NO. 33, 1996

WHEREAS, the New Jersey State Uniform Construction Code provides for fines to be imposed by the Construction Official; and

WHEREAS, Section 21-9.12 of the Revised General Ordinances of the Township of Willingboro provides for the abatement of certain conditions, and Section 21-9.13 provides that the cost of any abatement shall become a lien against real property; and

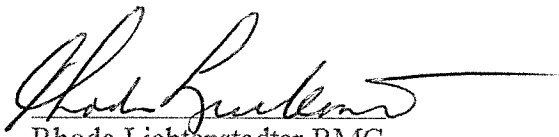
WHEREAS, the Director of Inspections has cited several properties and has imposed fines and expenses of repair on those properties as per the attached list; and

WHEREAS, Section 21-9.13 further provides that the Township Council, must by Resolution, approve the expenses and costs and that they shall thereafter become a lien against the properties listed and shall be collectible as provided by law; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session this 5th day of March, 1996, that the fines and expenses certified by the Director of Inspections and listed on the attached schedule are hereby approved and certified to the Tax Collector of the Township of Willingboro as liens against the specific properties listed and to draw interest as tax liens as provided by law and to remove the liens listed in error.


JEFFREY E. RAMSEY
MAYOR

ATTEST:


Rhoda Lichtenstadter, RMC
Township Clerk

INTEROFFICE MEMORANDUM

MEMO TO: Rhoda Lichtenstadter
FROM: Leonard Mason
DATE: March 5, 1996
SUBJECT: PROPERTY MAINTENANCE VIOLATIONS

Under the Township's Property Maintenance Ordinance liens have been imposed on properties in amount of \$10,580.00 for the time period of January 2, 1996 thru March 5, 1996.

Under Ordinance 21-9.13 I am placing liens against the following properties:

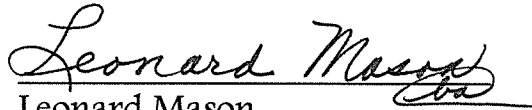
<u>ADDRESS</u>	<u>BLOCK & LOT</u>	<u>AMOUNT</u>	<u>WORK DONE</u>
	<u>SNOW & ICE REMOVAL</u>		
18 Helm Turn	634-3	\$ 40.00	
1 Gallery	722-8	\$ 40.00	
14 Guild Ct	727-16	\$ 40.00	
14 Shelbourne	124-21	\$ 40.00	
56 Sandstone	129-9	\$ 40.00	
29 Stirrup	121-15	\$ 40.00	
47 Spiralwood	137-2	\$ 40.00	
193 Somerset	131-6	\$ 40.00	
251 Somerset	131-23	\$ 40.00	
215 Somerset	131-12	\$ 40.00	
34 Somerset	123-25	\$ 40.00	
58 Somerset	123-32	\$ 40.00	
219 Somerset	131-13	\$ 40.00	
14 Somerset	123-19	\$ 40.00	
43 Glenview	720-15	\$ 40.00	
74 Niagara	1023-45	\$ 40.00	
2 Henderson	621-1	\$ 40.00	
18 Pastoral	323-5	\$ 40.00	
19 Edgely La	833-29	\$ 40.00	
37 Sheffield	107-36	\$ 40.00	
46 Snowflower	113-11	\$ 40.00	
11 Snowden	112-8	\$ 40.00	

18 Snowflower	112-4	\$	40.00
140 Sheffield	110-13	\$	40.00
110 Somerset	125-2	\$	40.00
41 Hopewell	614-18	\$	40.00
22 Hamilton	603-7	\$	40.00
550 Charleston	608-37	\$	40.00
527 Charleston	609-19	\$	40.00
173 Hazelwood	630-5	\$	40.00

21 Bentley	224-2	\$	4730.00	Install new boiler; hw htr, zone valves & basebd heat/therm
22 Pilgrim	320-6	\$	2855.00	Install new boiler
31 Gaylord	728-7	\$	1795.00	Install new furnace; upgrade blower mtr

TOTAL \$ 10,580.00

Please prepare a resolution for approval of Township Council as required for certification and filing with the Tax Collector.


 Leonard Mason
 Director of Inspections

LM/ba

Copy: C. Hill


RESOLUTION NO. 34 - 1996

WHEREAS, the State of New Jersey Division of Highway Traffic Safety has offered a grant to municipalities under the Safety Belt Education and Enforcement Program; and


WHEREAS, Willingboro Township received this grant in December of 1995; and

WHEREAS, the State of New Jersey hereby agrees to continue this grant and the Township agrees to take part in the second wave of enforcement of this grant;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session this 5th day of March, 1996, that the Township take part in the second wave of this grant.


JEFFREY E. RAMSEY
MAYOR

ATTEST:


Rhoda Lichtenstadter, RMC
Township Clerk

WAVE ONE STATS AND OBSERVATIONS

STATS - See attached Wave One Report

OBSERVATIONS -

- Some departments did not work full 32 hours
- Some departments worked outside blitz period
- Summon/hr ratio ranged from 1.2 to 5.6
- Week one surveys did not follow guideline
- Attention to detail on Officer Daily Report(incomplete, math errors, not signed,etc)
- " " " " Wave Report.....
- Week seven surveys did not follow guidelines
- Submission of reports to DHTS not timely

WAVE TWO SCHEDULE -

- Week One - Feb. 11-17 - surveys (to be submitted upon completion)
- Week Two & Three- State wide media campaign
- Week Four - Mar. 3-9 - Local media campaign(proclamation, press releases, etc.)
- Week Five and Six -Mar 10-23 - Enforcement blitz
- Week Seven - Mar. 24-30 - surveys
- Enforcement related reports due to DHTS NLT April 15
- Fiscal reports due ASAP after payment to officers

404 CD A Re J 04 CD
PD P f - 5 2 3 0 2 1 4
Re

RESOLUTION NO. 35 - 1996

RESOLUTION OF PARTICIPATION
A RESOLUTION APPROVING PARTICIPATION WITH THE
STATE OF NEW JERSEY IN SAFE AND SECURE COMMUNITIES
PROGRAM ADMINISTERED BY THE DIVISION OF CRIMINAL
JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY.


WHEREAS, the Township of Willingboro wishes to apply for funding for a project under the Safe and Secure Communities Program; and

WHEREAS, the Willingboro Township Council has reviewed the accompanying application and has approved said request; and


WHEREAS, the project is a joint effort between the Department of Law and Public Safety and Willingboro Township for the purpose described in the application.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session this 5th day of March, 1996 that:

1. As a matter of public policy Willingboro Township wishes to participate to fullest extent possible with the Dept. of Law and Public Safety.
2. The Attorney General will receive funds on behalf of the applicant.
3. The Division of Criminal Justice shall be responsible for the receipt and review of the applications for said funds.
4. The Division of Criminal Justice shall initiate allocations to each applicant as authorized.


JEFFREY E. RAMSEY
MAYOR

ATTEST:


Rhoda Lichtenstadter, RMC
Township Clerk

*Orig Signed
agree. G.B.B.
3/6/96*

NEW JERSEY
SAFE AND SECURE COMMUNITIES PROGRAM
CERTIFICATION OF RECORDING OFFICER

This is to certify that the foregoing Resolution is a true and correct copy of a resolution finally adopted at the meeting of the WILLINGBORO TOWNSHIP COUNCIL MEETING held on the (GOVERNING BODY/BOARD OF FINANCE OF UNIT OF GOVERNMENT)

5th day of March, 1996 and

duly recorded in my office; that all requirements of law pertaining to the conduct of said meeting and the passage of this resolution were observed; and that I am duly authorized to execute this certificate.

DATED this 5th day of March, 1996

SEAL

J. E. Ramsey
(SIGNATURE OF CERTIFYING OFFICER)

Mayor
(TITLE OF CERTIFYING OFFICER)

NEW JERSEY
SAFE AND SECURE COMMUNITIES PROGRAM

APPLICATION AUTHORIZATION

Authorization to submit application to the Department of Law and Public Safety, Division of Criminal Justice for a project entitled:

Safe and Secure Communities Program Continuation Funding, Grant #P-782

at an estimated total project cost of \$ 60,000.

The undersigned agrees upon approval of this project on behalf of the unit of government to comply with the Conditions Applicable to Grants Awarded. Further, the undersigned makes the assurances concerning non-supplanting of local funds with state funds, and that this project will not have a negative impact on the environment.

The undersigned also certifies that the following procedures covering "Civil Rights Compliance," where required, have been undertaken and completed.

Civil Rights Compliance

1. An Equal Employment Opportunity Program (Affirmative Action Plan) covering the employment practices of the implementing agency has been executed and is available for review. X Yes No
2. The required certificate indicating existence of a written Equal Employment Opportunity Program has been filed with the Department of Law and Public Safety, Division of Criminal Justice either with this application or with a previously approved application involving the same implementing agency. X Yes No

Date certificate filed _____

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transaction:

1. The prospective grantee certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State or Federal department or agency.

2. Where the prospective grantee is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

3. It is further agreed that this certification shall be obtained from any other supplier of goods or services when the grantee uses funds to purchase equipment under this project.

Drug-Free Workplace

The applicant assures that it will comply with Title V of the Anti-Drug Act of 1988 and regulations promulgated by the Federal government to maintain a drug-free workplace.

Signature: *J. E. Ramsey*

Name: Jeffrey E. Ramsey

Title: Mayor

Unit of Government: Willingboro Township Council

GRANT AGREEMENT
CERTIFICATION

Jeffrey E. Ramsey, being of full age, hereby certifies:

Name

1. I am Mayor of the Township of Willingboro
Title Name of public or

private entity receiving grant funds
certification in conjunction with the provision of grant funds in

the amount of \$60,000 to Willingboro Township
Dollar amount of funds Name of public or

private entity receiving grant funds
by the Division of
Criminal Justice under the Safe and Secure Communities Program.

In making this certification, I understand that the Division of Criminal Justice will rely upon the statements made herein in processing with the provision of the grant funds in question.


2. I have reviewed the contents of the application which has been submitted by the Willingboro Township
Name of public or private entity
receiving grant funds for such funding and hereby certify that the factual statements and data set forth in the application are true.

3. I also hereby certify that I am responsible for authorizing expenditures and disbursements of grant funds; that I will be responsible for undertaking the programs and activities described in the application; that I have reviewed and am familiar with all statutory and regulatory requirements pertaining to the use of the funds being provided to undertake such programs and activities; and that I have sought and obtained legal advice from the Willingboro Township legal counsel
Entity receiving funds
as I have considered appropriate or necessary in this regard.

4. I further certify that I will ensure that the
Willingboro Township will
Name of public or private entity receiving grant funds
utilize the funds being provided by the Division of Criminal
Justice to carry out the programs and activities specifically
described in the application.

5. I further certify that I will ensure that the
Willingboro Township will, in
Name of public or private entity receiving grant funds
utilizing the funds being provided by the Division of Criminal
Justice, comply with any and all statutory and regulatory
requirements pertaining to the use of such funds.

6. I certify that the foregoing statements made by me
are true. I am aware that if any of the foregoing statements
made by are wilfully false, I am subject to punishment.


Name of individual providing
certification

DATED: March 5, 1996

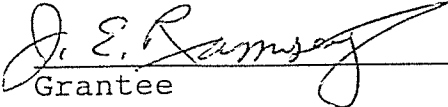
GENERAL CONDITIONS

- (1) The Grantee assures that State funds made available under the Safe and Secure Communities Act will not be used to supplant Local funds, but will be used to increase the amounts of such funds that would, in the absence of State funds, be made available for law enforcement activities.
- (2) The Grantee assures that it will maintain fund accounting, auditing, monitoring, and such evaluation procedures as may be necessary; that it will keep such records as L&PS shall prescribe; that it will assure fiscal control, proper management, and efficient disbursement of funds received under the Act.
- (3) The Grantee assures that it will maintain such data and information and submit such reports, in such form, at such times, and containing such information, as L&PS may require.
- (4) The Grantee certifies that the programs contained in its application meet all requirements, that all the information is correct, that there has been appropriate coordination with affected agencies, and that the applicant will comply with all provisions of the Safe and Secure Communities Act and all other applicable Federal and State laws, regulations, and guidelines.
- (5) The Grantee assures that it will comply with all applicable Federal and State anti-discrimination laws.
- (6) The Grantee assures that in the event a Federal or State court or Federal or State administrative agency makes a finding of discrimination on the grounds of race, color, religion, national origin, or sex against recipient of funds, after due process hearing, the recipient will forward a copy of the finding to the Division of Criminal Justice.
- (7) The Grantee assures that if required to formulate an Equal Employment Opportunity Program (EEO) in accordance with 28 CFR 42.301 et. seq., it will maintain a current plan on file.
- (8) The Grantee assures that it will comply with all the requirements of the State of New Jersey for State and Local financial accounting.

- (9) Where activities supported by this grant produce original books, manuals, films or other copyrightable material, the grantee may copyright such, but L&PS reserve a royalty-free, non-exclusive and irrevocable license to reproduce, publish and use such materials and authorize others to do so. L&PS also reserves the right to require the grantee not to publish, and the grantee thereupon shall refrain from publishing, any material, whether copyrightable or not, that L&PS shall designate; provided, however, such right shall not be exercised unreasonably. Any publication by the grantee shall include, on the title page, a standard disclaimer of responsibility by L&PS for any opinions or conclusions contained therein.

CERTIFICATION

I certify that the programs proposed in this application meet all the requirements of the Safe and Secure Communities Act, that all the information presented is correct, that there has been appropriate coordination with affected agencies, and that the applicant will comply with the provisions of the Safe and Secure Communities Act and all other applicable Federal and State laws, regulations, and guidelines.



Grantee

Authorized Official

March 5, 1996

Date

Appendix A

WILLINGBORO TOWNSHIP

APPLICANT

GRANT APPLICATION -- BUDGET DETAIL

Budget Detail (Estimate)
WHOLE DOLLARS ONLY

BUDGET DETAIL (ESTIMATE) WHOLE DOLLARS ONLY			
COST ELEMENT	STATE SHARE	LOCAL MATCH	PROJECT TOTAL
A. Salaries and Wages			
Position	% of time	Current Annual Salary	
(1) Police Officer	100%	\$37,651.00	
(1) Civilian Office Manager	100%	\$37,151.00	
		\$22,349.00	\$14,802.00
A-1. Fringe Benefits			
Health ins., Dental, SSI, & Disability			
			\$19,588.00
			\$14,802.00
			\$19,588.00
			\$34,390.00
			\$60,000.00
			\$60,000.00
			\$74,802.00
			\$19,588.00
			\$94,390.00



State of New Jersey
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION OF CRIMINAL JUSTICE

25 MARKET STREET
CN 085

TRENTON, NJ 08625-0085
TELEPHONE: (609) 984-6500

DEBORAH T. PORITZ
ATTORNEY GENERAL

TO
COUNCIL
MTH
R

TERRENCE P. FARLEY
DIRECTOR

March 15, 1996

Richard S. Crane, Deputy Township Manager
Township of Willingboro
Salem Road
Willingboro, New Jersey 08046

Re: Safe and Secure Communities Program
Grant Number P-782

Dear Mr. Crane:

We are pleased to advise you that the Division of Criminal Justice has approved your continuation funding application for a \$60,000 personnel grant under the New Jersey Safe and Secure Communities Grant Program. Enclosed for your official grant file is a copy of your approved grant application and project budget.

Special conditions that pertain to your specific grant are also enclosed. These special conditions must be observed when using grant funds in particular budget areas. As you are aware, the Fringe Benefit expenses for all personnel hired with grant funds are the responsibility of the municipality. In addition, please note the subgrant duration assigned under this project. All grant disbursements must occur during this period.

Please also note that the Safe and Secure Communities Program legislation clearly states that as a condition of the grant award, the municipality shall not reduce its regular complement of police officers and other law enforcement personnel during the grant period.

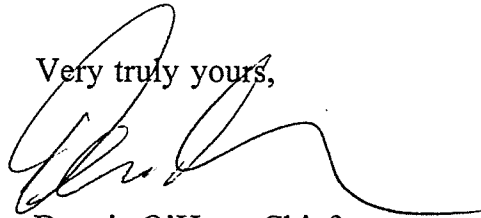
The enclosed subgrant award/contract forms must be signed by the Mayor in order for our office to release the funds for the grant. Please have the Mayor sign in the space indicated "For the Subgrantee" and return both signed copies to our office. Upon signature by the Attorney General, an executed copy of the award/contract will be returned for your file.



March 15, 1996
Page 2

Please review all of the enclosed documentation carefully to ensure accuracy. Should you have any questions regarding this matter, please feel free to contact Sandra Amato at (609) 633-2628.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dennis O'Hara", with a long horizontal flourish extending to the right.

Dennis O'Hara, Chief
Program Development Section

Enclosures

c. Christine M. Zopicchi, Chief
Bureau of Financial Regulation and Assistance

✓

RESOLUTION NO. *36* - 199*6*
A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE
PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW
JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12.

WHEREAS, the Township Council of the Township of Willingboro is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq.; and

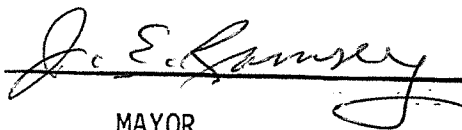
WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Township Council of the Township of Willingboro to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:


- (7) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.
- (8) Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session on *MAR 5, 1996*, that an Executive Session closed to the public shall be held on *MAR 5, 1996* at *8:15* p.m. in the Willingboro Township Municipal Complex, One Salem Road Willingboro, New Jersey, for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon determination of the Township Council that the public interest will no longer be served by such confidentiality.


MAYOR

ATTEST:


Rhoda Lichtenstadter
Township Clerk

TOWNSHIP OF WILLINGBORO

Resolution 1996- 37

A Resolution Authorizing An Application on Behalf of the Township of Willingboro to the New Jersey Department of Community Affairs For a Grant for Senior Citizen Housing.

Whereas, the Township of Willingboro has encouraged the development of a Senior Citizen Housing Project to consist of one hundred four (104) units of low and moderate income senior citizen housing to be located on Block 2, Lot 7.04, at the intersection of Sunset Road and Sidney Lane, and

Whereas, the Township of Willingboro has determined that the success of the project requires the application for a grant from the New Jersey Department of Community Affairs, during Fiscal Year 1996, for the maximum allowable subsidy to carry out the program to construct the proposed one hundred four (104) units of low and moderate income senior citizen housing,

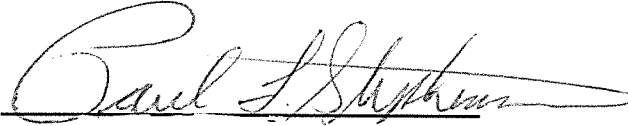
Now Therefore, Be It Resolved, by the Township Council of the Township of Willingboro, assembled in public session this 19th day of March, 1996, that the Township of Willingboro hereby authorized the application for and the execution of a contract for the receipt of the proposed grant from the New Jersey Department of Community Affairs to construct one hundred four (104) units of low and moderate income senior citizen housing on Block 2, Lot 7.04, and

Be It Further Resolved, that upon the execution of a contract for the receipt of the grant, the expenditure of the funds pursuant to the terms of the contract between the Township of Willingboro and the New Jersey Department of Community Affairs is hereby authorized, and

Be It Further Resolved, that the Township of Willingboro hereby agrees that

it will negotiate with the property owner for an agreement for payments in lieu of taxes and will provide expedited planning and zoning approvals for the project, and

Be It Further Resolved, that the Mayor and Clerk are hereby authorized to sign the application, contract and other documents necessary in connection therewith, subject to the approval of those documents by the Township Solicitor.



**PAUL STEPHENSON
DEPUTY MAYOR**

**Certified to be a true copy of the
Resolution adopted by the Township
Council at a public meeting held on
March 19, 1996:**



**Rhoda Lichtenstadter, R.M.C.
Township Clerk**

KEARNS, VASSALLO, GUEST & KEARNS

ATTORNEYS



AT LAW

*To Council
for Action*
[Signature]

630 BEVERLY-RANOCAS ROAD • WILLINGBORO, NJ 08046-3718

WILLIAM JOHN KEARNS, JR.
JOHN F. VASSALLO, JR.
BRIAN M. GUEST
ELLEN B. KEARNS
WILLIAM D. HILL - Of Counsel
GEORGE E. WILSON* - Of Counsel

609-877-6550

FAX 609-835-4646

*Admitted in NJ, NY, PA

March 11, 1996

Norton N. Bonaparte, Jr.
Township Manager
Township of Willingboro
Municipal Complex
One Salem Road
Willingboro NJ 08046

RE: Senior Citizen Project

Dear Norton:

I am enclosing the Resolution which has been somewhat modified to meet our format, but which is essentially the Resolution proposed by the Lisiewski Group, which is now identified as "Willingboro Senior Housing, L.L.P.," a Limited Liability Partnership.

As I indicated, we are being asked to approve and agree in advance to terms which we have never seen, which are in an application that we have not seen and which will be incorporated into a contract with DCA that we have never seen. The Resolution would obligate the Township without any input or ability to address the terms to which we would be obligated.

Obviously, I cannot recommend that procedure.

We should certainly have the ability to review all documents related to this project and all applications and contracts before we agree to them.

Additionally, I am enclosing a **DRAFT** of the Agreement in Lieu of Taxes, which has been modeled on the Agreement that they provided to us. Interestingly enough,

Norton N. Bonaparte, Jr.
RE: Willingboro Senior Citizen Project
March 11, 1996
Page 2.

the format that they provided to us called for a 6% of revenues payment to the Township, while the Agreement that they have now provided to you calls for a 4.3% payment. The numbers, even on their revenue figures, are substantially different.

Additionally, the whole concept of the payment in lieu of taxes needs to have a realistic minimum, and not one based on the tax revenues on the land only before the project is constructed, as they have proposed.

The benefit to the developer arises from the fact that the payment in lieu of taxes goes only to cover the range of municipal services, and not the county and school portions of the overall tax liability. That concession is reasonable, in light of the nature of the project and the limited nature of the services that would be provided out of the school and county aspects of the tax load. Of course, the demand on municipal services, emergency squad, fire, police, recreation, etc. are likely to increase.

I know that there have been some discussions regarding the location of the Senior Citizen Center in the new facility and that they would expect to receive a rental for those facilities. In fact, however, the location of the Senior Citizen Center at their facility provides a substantial convenience for their residents and provides a substantial marketing benefit to the developers.

I believe that the overall involvement of the Township in this project, while worthwhile and of benefit in meeting a need in the community, requires some more careful analysis and determination of the nature and extent of the Township's role in the project, including the potential location of the Senior Citizen Center.

I hope that this is helpful to you.

Very truly yours,


WILLIAM JOHN KEARNS, JR.

WJK:slc

QUINCE ASSOCIATES, INC

A PROFESSIONAL CORPORATION

190 SOUTH BROAD STREET
TRENTON, NEW JERSEY 08608-1309

(609) 695-7640 TELEFAX (609) 695-7612

371-2321

March 6, 1996

Mr. William Rainwater
State of New Jersey
Department of Community Affairs
William Ashby Community Affairs Building
- CN 800
Trenton, NJ 08625-0800

Re: Application for Balanced Housing
Funds-Willingboro Senior Citizens

Dear Mr. Rainwater:

Please find enclosed an application for Neighborhood Preservation Balanced Housing Funds submitted on behalf of the above referenced proposed housing development in Willingboro NJ. The proposed 103 units of moderate income housing for senior citizens and one two-bedroom unit for resident manager will be housed in a five story building of approximately 87,177 square feet.

Included as attachments with the application you will note the following: 1. Housing Study prepared for Willingboro Senior Housing Limited Liability Partnership dated April 1995.

2. New jersey Housing and Mortgage Finance Agency Application For Multifamily Rental Housing.

3. Letter of conditional site approval from the New Jersey Housing and Mortgage Finance Agency dated January #1, 1996.

4. Agreement For Sale of Land dated December 29th 1995 including site location map, letter of June 7th, 1995 from the Willingboro Municipal Utilities Authority, and a copy of the Township Ordinance amending the Master Plan to permit the intended use for senior housing.

5. Preliminary site plan

6. Sample of letter to potential purchasers of the tax credits dated February 22, 1996.

As we discussed Mr Lisiewski and his partners are applying for tax credits in April and we would therefore appreciate an expeditious review. The Mayors' letter of support and Council Resolution will be forwarded to you within the next few days. If you have any questions please call me at 371-2321.

Sincerely,

Kevin Quince

Mr. Norton Bonapart:

IF you have questions PLEASE CALL

me at 609-371-2321

Kevin Quince

NEIGHBORHOOD PRESERVATION BALANCED
HOUSING PROGRAM
APPLICATION FOR RENTAL PROJECT
WILLINGBORO SENIOR CITIZENS
WILLINGBORO, NEW JERSEY

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PROJECT SUMMARY

RENTAL,
PURCHASE/RENTAL PROJECTS
and
SINGLE ROOM OCCUPANCY PROJECTS

1. Applicant Municipality: Willingboro County: Burlington
Legislative District: 7th
2. Name & title of municipal contact person:
Mr. Norton Ponapart-Manager
- Address: Municipal Complex-One Salem Road, Willingboro, N.J. 08046
Telephone Number: 609-877-2200-ext. 6200
3. Name of Chief Financial Officer: Ms. JoAnne Diggs
Telephone Number: 609-584-6211
4. Municipal Vendor I. D. Number: _____
5. Name of project: Willingboro Senior Citizens
6. Target area: Sydney Lane
7. Is the developer a _____ non-profit, a _____ for-profit or a x limited dividend entity?
8. Check the type of activity:
new construction x
conversion _____
substantial rehabilitation _____.
9. Total number of housing units 104.
 - a. Number of units for low income households _____
 - b. Number of units for moderate income households 104
 - c. Number of market units _____.
10. Number of units funded with Balanced Housing money and subject to affordability controls.
 - a. Number of Balanced Housing low income units _____
 - b. Number of Balanced Housing moderate income units 104
11. Total cost of your project including Neighborhood Preservation Balanced Housing funds. \$9,512,545
12. Amount of Balanced Housing Program funds requested. \$ 2,000,000

13. Applications for Balanced Housing Funds can only be accepted from municipalities meeting at least one of the following criteria: Please check off the appropriate category(ies) for your municipality. Also, specify the date of your action.

- a. _____ The municipality has petitioned the Council on Affordable Housing for substantive certification;
- b. _____ The municipality has received substantive certification from the Council on Affordable Housing;
- c. _____ The municipality has entered into a judicially-approved compliance agreement to settle its fair share housing obligation;
- d. _____ The municipality is subject to a court-ordered builder's remedy;
- e. _____ The municipality has been designated as a receiving municipality under a regional contribution agreement for this or any other project;
- f. x The municipality has, at any time since FY 1988, been eligible to receive State aid pursuant to P.L. 1978, c.14 (NJSA 52:27D-178 et seq.), commonly referred to as "urban aid."

14. Has this project been submitted to NJHMFA for permanent financing? yes

15. Amount of Fidelity Bonding on municipality's Chief Financial Officer.
\$ _____ /

PLEASE GIVE DIRECTIONS TO THE PROJECT SITE. USE REFERENCES OF TRAVEL ALONG MAJOR THOROUGHFARES TO MUNICIPALITY AND TO SPECIFIC PROJECT ADDRESS.

Form Trenton- Follow Route 130 South to Willingboro-Exit at Charleston Ave. Cross 130 North-proceed one quarter mile to Sidney Lane. Site is directly behind shopping plaza. A Location Map is attached.

Designated Developer or Housing Sponsor

Please identify any designated developer(s) (and other members of the "development team") who will be involved with your housing program. If more than one firm or individual is being identified, please indicate for what portion or phase of the project they will be responsible.

<u>Willingboro Sr.Cit.Limited Liability Partnership-</u>	<u>Joseph Lisiewski</u>
(Name of Firm)	(Contact Person)
<u>19 North Cuthbert Blvd.</u>	<u>609-854-7500</u>
(Address)	(Telephone No.)
<u>Collingswood,N.J. 08108</u>	
(City, State, Zip Code)	

List all officers, directors, partners and any persons having a 10% or greater interest in the company.

Names:

Addresses:

Joseph V. Lisiewski,A.I.A.
609-854-7500

19 North Cuthbert Blvd.
Collingswood,N.J. 08108

John Chiara

21 Partridge Lane,Cherry Hill ,N.J.

Allan R. Plapinger

2465 S.Broad ST. Hamilton,N.J. 08610

Other Members of the "Development Team"

(a) Development Coordinator

(b) Architect

Joseph V. Lisiewski,A.I.A.
(Name)
same as above
(Address)

Joseph V. Lisiewski,A.I.A.
(Contact Person)
same as above
(Address)

same as above
(Telephone No.)

(Telephone No.)

(c) Attorney

(d) Consultant

(Name)
same as above
(Address)

Kevin Quince
(Contact Person)
P.O. 1135,Hightstown,N.J. 08520
(Address)

(Telephone No.)

609-371-2321
(Telephone No.)

Other Members of the "Development Team"

(e) General Contractor

(f) _____

TLG Construction Corp.
(Name)
19 North Cuthbert Blvd.
(Address)
Collingswood, New Jersey 08108

Joseph V. Lisiewski, A.I.A.
(Contact Person)
same
(Address)

609-854-7500
(Telephone No.)

same
(Telephone No.)

(g) _____

(h) _____

(Name)

(Address)

(Contact Person)

(Address)

(Telephone No.)

(Telephone No.)

(i) _____

(j) _____

(Name)

(Address)

(Contact Person)

(Address)

(Telephone No.)

(Telephone No.)

(k) _____

(l) _____

(Name)

(Address)

(Contact Person)

(Address)

(Telephone No.)

(Telephone No.)

PROJECT OVERVIEW

Willingboro Senior Housing

This project will consist of a 103 one bedroom units of affordable housing for senior citizens. The Sponsors are proposing to construct a five story structure. The site is located adjacent to the Village Mall Shopping Center. It is easily accessible to the local hospital (within 2 miles and other amenities).

The site consist of approximately 3.5 acres along Route 130, Sidney Lane and Sunset Road. The the township has passed a resolution authorizing conditional site plan approval and the agreement authorizing a payment in-lieu of taxes agreement has been drafted for the approval of council on April 8th, 1996.

In addition the site has received conditional site approval from the New Jersey and Housing and Mortgage Finance Agency dated January 31, 1996.

**WILLINGBORO SENIOR HOUSING
LIMITED LIABILITY PARTNERSHIP**

19 W. Cuthbert Boulevard
Collingswood, NJ 08108
(609) 854-7500 Fax (609) 869-9509

WILLINGBORO SENIOR HOUSING, LLP

PROJECT LOCATION:

**VILLAGE MALL SHOPPING CENTER & ROUTE 130
TOWNSHIP OF WILLINGBORO, BURLINGTON, NJ**

PROJECT OVERVIEW

A. THE PROJECT CONSISTS OF:

- One hundred and three-one (1) bedroom apartments for affordable senior citizens, plus one two (2) bedroom apartment for manager/superintendent use.
- We are proposing a five (5) story, mid rise building (approximately 87,177 square feet).
- Construction will consist of precast concrete floors and ceilings, masonry party walls, partitions will be steel studs with a brick exterior.
- Smoke Detectors and Sprinkler System throughout.
- Heating & Air Conditioning is central, two pipe, individual apartment controls.
- Two Elevators will be provided.
- Community Room with Kitchen and Public Toilet Facilities.
- Laundry Room (5) one each floor.
- Handicapped Accessories.
- Security Monitored Parking Area.
- Storm water management adjacent to site (existing retention basin).
- Sanitary Sewer is existing (lift or pump station may be required).

B. ARCHITECTURE & ENGINEERING:

- All preliminary architecture has been completed.

**WILLINGBORO SENIOR HOUSING
LIMITED LIABILITY PARTNERSHIP**

19 W. Cuthbert Boulevard
Collingswood, NJ 08108
(609) 854-7500 Fax (609) 869-9509

4. Willingboro Senior Housing would achieve 100 percent rent-up within two (2) months of completion of the project.

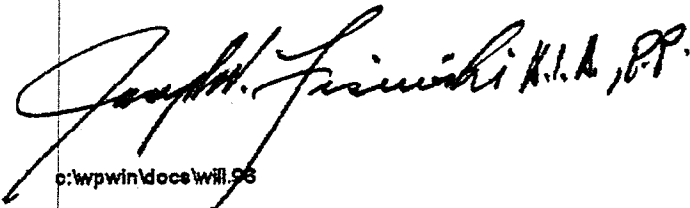
E. RELOCATION OF FAMILIES - NONE REQUIRED

F. RELOCATION OF BUSINESS - NONE REQUIRED

G. PROJECT COMMENCEMENT/COMPLETION:

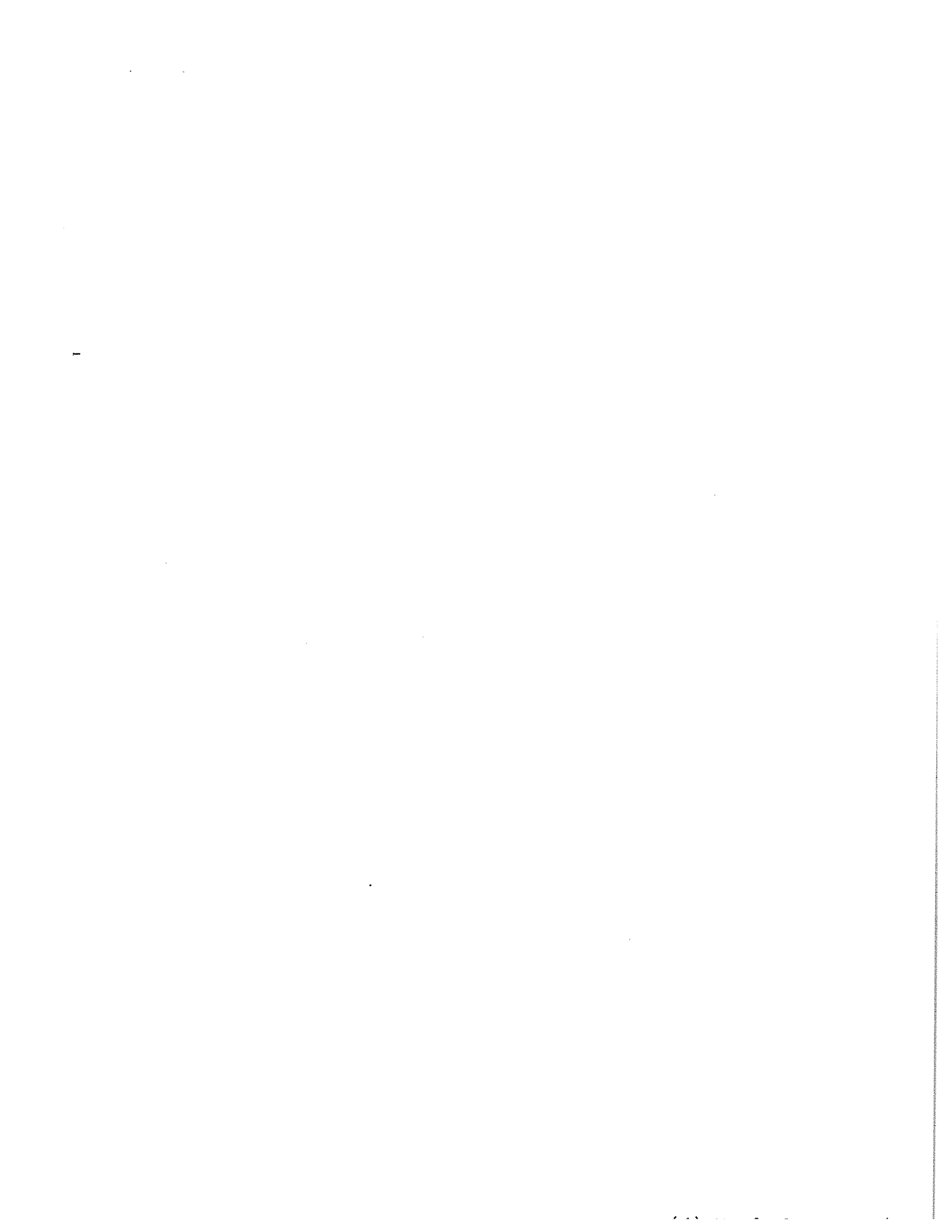
- Upon approval of all grants, tax credits and financing, in August 1996. Ground breaking would commence September, 1996.

Then the 104 units would be ready for occupancy by September, 1997.



Joseph W. Lisiewski K.I.A., P.P.

c:\wpwin\docs\will.96



MARKET/NEEDS ASSESSMENT

1. What is the population that you intend to serve with this project?

- low income families
- low income seniors
- moderate income families
- moderate income seniors
- handicapped individuals
- other: _____

2. Why did you select this site for your project?

The site was selected primarily due to its proximity
to local amenities (shopping facilities) and the surrounding
residential character of the neighborhood. The site
is generally flat and appears free of any obstacles that
would impede construction

3. From what geographic area do you anticipate drawing tenants for this project?

Burlington County - Estimated 4,446 Seniors in Burlington Cty.

4. List any housing within the area that serves the same population you intend to serve and that will compete with your project for tenants.

None in Willingboro

5. Based on your analysis of the market, summarize your conclusions regarding rents of the facilities identified in question 4.

<u>Bedrooms</u>	<u>Low</u>	RENTS to <u>High</u>	<u>Vacancy Rate</u>
0			
1			
2			
3			
4			

6. What features or amenities (e.g., neighborhood, security, parking, etc.) will make your facility more attractive than the competition?

7. What features or amenities does your project lack when compared to competing facilities?

8. Check all the sources of information you have used in determining the need for your project in this neighborhood.

Preliminary applications or expressions of interest derived from marketing or outreach efforts by the developer.

Waiting list data from municipal or county Housing Authority or Section 8 Program office.

Affordable Housing Market Profile report for the municipality from the Affordable Housing Management Service.

Contacts with area realtors or property management agents.

Contacts with municipal planning or housing officials.

Contacts with local social organizations, churches, other developers.

Other sources of information (please specify).

RANGE OF AFFORDABILITY
WORKSHEET FOR RENTAL UNITS

Use one worksheet for each housing type in your project as determined by unit size and rent.

Number of bedrooms 1 Number of units this size 103

Number of square feet 800

Median income for family which will occupy this unit

\$ 36,950

(See instructions and Median Income Chart.)

Annual rent \$ 6,000

+

1. Plus Tenant paid utilities
(See instructions) \$ 372 = \$ 6,372

2. Divide #1 by .3 = \$ 21,240

3. Divide #2 by median income
(from above) = \$.57

4. Multiply #3 by 100
to get affordability \$.57 x 100 = 57

AFFORDABILITY

5. The tenant will be responsible for paying the following utilities:

Heat Hot Water Water Sewer

Electric x Gas Trash

6. Type of heat: Oil Gas
Electric Other

RANGE OF AFFORDABILITY SUMMARY

A	B	C	D
Worksheet Number	Range of Affordability	x	NUMBER OF UNITS =
5b 1 of 1	.57		103
			58.71

TOTAL 103 58.71

$\frac{58.71}{\text{Column D Total}}$ divided by $\frac{103}{\text{Column C Total}}$ = $\frac{57}{\text{Mean R.O.A.}}$ %
(May not exceed 57.5%)

Total low income units _____

Total moderate income units 103

MAXIMUM BALANCED HOUSING SUBSIDY
CALCULATION

A	B	C	D	E	F	G	H	I
Worksheet #	B.R./Sq. Ft.	Rent Plus Utilities Annual	Utilities Monthly	Maximum Subsidy	Unit Size Adjustment	Adjusted Maximum Subsidy	# of Units	Adjusted subsidy times # of units (F)

ACCORDING TO THE URBAN AID MUNICIPALITIES MAXIMUM SUBSIDY RENTAL UNITS THIS PROJECT QUALIFIES FOR SUBSIDY OF APPROXIMATELY 35,000 PER UNIT. WE ARE HOWEVER REQUESTING 20,000 PER UNIT FROM THE BALANCED HOUSING PROGRAM.

103 units 800 sq.st. 6,372 35,000 103

SubTotal \$2,060,000

If municipality is listed on Exhibit I, multiply by 1.2

TOTAL \$2,060,000

DEVELOPMENT SCHEDULE

ITEM	COST	
A. SITE/BUILDING ACQUISITION		\$ <u>450,000</u>
B. CONSTRUCTION		
Residential Structures	\$ <u>6,226,440</u>	
Non-Residential Structures	<u> </u>	
On Site Improvements	<u> </u>	
Off Site Improvements	<u> </u>	
Contractor Fee	<u>425,000</u>	<u>6,651,440</u>
C. CONSTRUCTION CONTINGENCY (<u>5</u> % of B)		<u>337,492</u>
D. PROFESSIONAL FEES		
Architect	\$ <u>405,848</u>	
Engineer	<u>30,000</u>	
Legal	<u>75,000</u>	
Survey	<u>5,000</u>	
Other (Specify) <u>soil investigation</u>	<u>7,500</u>	
<u>cost certification</u>	<u>8,500</u>	
<u>laboratory fees</u>	<u>7,500</u>	
		<u>539,348</u>
E. FINANCING AND RELATED CHARGES		
Interest	\$ <u>139,088</u>	
Financing Fees	<u>82,422</u>	
Fees and Permits	<u>32,000</u>	
Title Expenses	<u>30,000</u>	
Taxes During Construction	<u>15,000</u>	
Advertising (rent-up expenses)	<u>66,950</u>	
Insurance	<u>30,000</u>	
Other (Specify) <u>utility connection</u>	<u>15,000</u>	
<u>banking service fee</u>	<u>20,137</u>	<u>430,597</u>
F. AFFORDABLE HOUSING MANAGEMENT SERVICE		
\$500 x <u>103</u> units = <u>51,500</u>	<u>51,500</u>	
G. SUB-TOTAL		\$ <u>8,460,377</u>
Working Capital Reserve (<u>2</u> % of G)		<u>142,099</u>
Developer Fee and Overhead, or Non Profit Administration		<u>910,069</u>
TOTAL PROJECT COSTS		\$ <u>9,512,545</u>

Prepared by: Kevin Quince - Consultant
Name and Title

SOURCES OF FUNDS

AMOUNT OF SOURCE PAID IN

SOURCE

A

B

C

D

E

TOTAL DURING PREDEVELOPMENT DURING CONSTRUCTION AT PERMANENT CLOSING AFTER PERMANENT CLOSING

9,512,545

tax credits 4,320,722

Balanced Hsg. 2,000,000

sponsor equity 1,131,267

NIHMA 1st.Mtg. 2,060,556

TOTALS
0207M

SOURCES OF FUNDS

AMOUNT OF SOURCE REPAID

SOURCE

A

B

C

D

DURING*
PREDEVELOPMENT

DURING*
CONSTRUCTION

AT PERMANENT*
CLOSING

AFTER PERMANENT*
CLOSING

NONE

TOTALS

*Indicate both principal and interest due in columns A, B, and C.
+In column D, include only principal due.

LOW INCOME HOUSING TAX CREDIT INFORMATION

Have you applied to the New Jersey Housing and Mortgage Finance Agency for tax credits for this project?

YES _____ NO _____ IN PROCESS FOR APRIL 15th DEADLINE

If not, give the date when you will file an application. AS ABOVE

Please provide the following information, if you have filed an application:

1. Estimated Eligible Basis \$ 8,816,905
2. Number of Eligible Units 104
3. Allocation Year 1996
4. Allocation Requested: \$ 793,521 p/yr. for 10 years
5. Allocation Received: \$ application in process
Submit written confirmation, if available. Label "Attachment 3."

6. Are you intending to sell the credits or use them yourself?

Sell Credits _____ Use Credits _____

7. If you intend to sell the credits, what is the known or Estimated Value of Proceeds \$ 4,320,722

8. Tax credit proceeds will be received:

During Construction; Amount \$ 3,888,650

At rent up; Amount \$ 432,072

Balance Payable: _____

When? _____

LOW INCOME HOUSING TAX CREDIT INFORMATION

9. How are you selling the tax credits?

 Private Placement x Public Offering

10. Have you hired a syndicator? If yes, please give us the firm's name and address:

 Bid packages sent out to four firms.

11. Buyer(s):

 Committed x Potential

Name and Address: 1.The Richmond Group-559 W. Putman Ave.
Greenwich, CT. 06830
2.PNC Bank-2 Tower Center, 8th Floor
East Brunswick, NJ 08816
3.First Union National Bank-550 Broad St.
Newark, NJ 07102
4.Collective Federal Bank-P.O. Box 316
Egg Harbor, NJ 08215

Additional Comments: Letter sample attached . Site visits to occur
the week of March 12,1996. Letters of conditional
commitment to follow.

OPERATING PRO FORMA

First Year of Full Occupancy

I. INCOME

No. of Units	Square Feet	No. of Bedrooms	Monthly Rent Per Unit*	Total Monthly Rent
- 103	800sq.ft	1	500	

Total Monthly Rent (all units: 51,500 x 12) = \$618,000 Annual Rent
Less vacancy (5% minimum) 587,100
Other income 13,390
Net income \$ 600,490

II. EXPENSES

A. Project Paid Utilities

Sewer Charges \$ 15,000
Electricity 10,000
Gas 45,000
Oil _____
Water 15,000
Other _____ \$ 85,000

B. Maintenance and Repairs 32,133

C. Salaries and Fringe 63,000

D. Administrative Expenses 31,118

*DO NOT INCLUDE TENANT-PAID UTILITIES

E. Maintenance Contracts (Specify)

<u>Elevator</u>	<u>\$ 5,000</u>	
<u>Heating/ AC</u>	<u>5,000</u>	
<u>Grounds</u>	<u>3,000</u>	
<u>Exterminating</u>	<u>2,000</u>	
<u>Apt. Painting</u>	<u>12,133</u>	
		<u>\$ 27,133</u>

F. Management Fee (5 % of gross annual rent) 29,355

G. AHMS Fee (.001 x gross rent but not less than \$150) 600

H. Real Estate Taxes 25,245

I. Insurance 24,300

J. Replacement Reserve (at least \$300 per unit) 31,200

III. Total Expenses \$ 349,084

NET OPERATING INCOME (NOI) 251,406

Debt Service - 213,961

Amount Remaining After Debt Service (NOI minus Debt Service) = 37,445

Debt Coverage Ratio (NOI divided by Debt Service) 1.18

NEW JERSEY HOUSING

& MORTGAGE FINANCE AGENCY

3625 Quakerbridge Road, CN 18550
Trenton, NJ 08650-2085
Phone: (609) 890-8900/Fax: (609) 890-0414

Harriet Derman
Chairwoman

Timothy J. Touhey
Executive Director

January 31, 1996

Mr. Joseph V. Lisiewski
Willingboro Senior Housing, L.P.
19 Cuthbert Blvd
Collingswood, NJ 08108

RE: Willingboro Senior Citizen, HMFA #1207

Dear Mr Lisiewski:

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) has reviewed your application for site approval and has visited the above captioned project. I am please to inform you that a conditional site approval is hereby granted subject to the fulfillment of the requirements listed below:

1. Fulfillment of all NJHMFA rules, regulations and statutory requirements including, but not limited to, (a) evidence of site control, (b) evidence of Planning approvals and Zoning Approvals, (c) revised site plans.
2. Compliance with all federal and/or state environmental and historical clearances requirements.
3. Financial feasibility and marketability demonstrated to the satisfaction of the Agency.
4. Previous Participation Certificate.
5. Other Non-Agency Financing Narratives.

This letter is designed to resolve the site approval questions only and does not constitute project acceptability, a mortgage commitment nor a waiver of any legal requirement which may be established by counsel to the Agency in any subsequent written commitment . If you should have any questions concerning the above, please feel free to contact me.

Good luck in your endeavor. We look forward to working with you in making this project a reality.

Sincerely,

Michael K. Staton
Senior Loan Officer

c. Kevin Quince

The Undersigned certifies that he/she is legally authorized to represent the entity(ies) identified above with respect to all transactions pertaining to this application and matters related to it. Any inaccuracies supplied on this form may result in the Agency's inability to participate in the financing of this project.

Submitted herewith is a check for \$2,500.

Signature: _____ Date: _____

NJHMFA # _____
Development Officer _____

**NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
APPLICATION FOR MULTIFAMILY RENTAL FINANCING**

I. GENERAL INFORMATION

A. Type of Applicant

- (1) Nonprofit _____ (4) Corporation _____
(2) Limited-Dividend _____ (5) CHDO _____
(3) Limited Partnership x (6) Other _____
(indicate the statute under which you are formed) _____
-

B. Type of Development:

- (1) Family _____ (3) Other _____
(2) Senior Citizen x

C. Sponsor's official name (must be exactly as it will appear in mortgage documents):

Willingboro Senior Housing
Limited Liability Partnership

Joseph V. Lisiewski
(Contact Person)

19 Cuthbert Blvd.
(Address)

609-854-7500
(Telephone No.)

Collingswood, N.J. 08108
(City, State, Zip Code)

Fax 609-869-9509

D. General Partners/Corporate Principals:

List all officers, directors, partners and any persons having a 10% or greater interest in the company (an addendum can be used for additional persons).

Names:	Addresses & Percent of Ownership:
<u>John Chiappa</u>	} 33 2/3% <u>19 Cuthbert Blvd Collingswood</u> <u>N.J. 08108</u>
<u>Joseph V. Lisiewski</u>	
<u>Allan R. Plapinger</u>	

Other Members of the "Development Team"

(1) **Architect:**

Joseph V. Lisiewski, A.I.A., P.P.
(Name)

The Lisiewski Group, P.A.
(Firm)

19 Cuthbert Blvd. Collingswood
(Address) N.J. 08108

609-854-7500
(Telephone No.)

(2) **Attorney:**

Dillo S. Mantzas, ESQ.
(Name)

#2 Executive Campus, Suite 209
(Firm)

Route 70 & Cuthbert Blvd.
(Address) Cherry Hill, N.J. 08002

609-665-7836
(Telephone No.)

(3) **General Contractor**

Joseph V. Lisiewski A.I.A.
(Name)

T.L.G. Construction Corp.
(Firm)

19 Cuthbert Blvd. Collingswood
(Address) N.J. 08108

same as above
(Telephone No.)

(4) **Other:**

Kevin Quince, Consultant
(Name)

Quince Associates Inc.
(Firm)

190 South Broad St.
(Address) Trenton, N.J. 08608

609-695-7640
(Telephone No.)

- E. **Non-Revenue Units** (indicate number of units, bedroom count and intended use, such as superintendent's apartment) one 2B.R.-Superintendents Apartment
- F. **Commercial Space: Usage & Squar Footage:** 1200 S.F. community room
- G. **Ancillary Buildings: Usage & Square Footage:** None
- H. **On-Site Office:** General Space 140S.F. & Manager 140 S.F.

III. SITE INFORMATION

- A. **Area: Square Footage** 151,153 **Acres** 3.47
- B. **Current Zoning** B-1 with Master Plan Exception adopted 12-26-
(Submit copy of existing zoning ordinance or any variance obtained to date. Indicate any variance that will be required and timeframe for approval.)
- C. **Parking:** Is there sufficient parking available on-site in accordance with code?
Yes No If not, what other arrangements are being made?

- D. **Site Control:** Is the site owned by the applicant?
Yes No ; or optioned? Yes No Other (specify) Attach copies of deed, option agreement, or contract to purchase. See attachments
- E. **Are there any easements or other restrictions on the site?** (specify)
Yes No
Storm Sewer to Retention Basin
- F. **If site is owned by the municipality, are there any non-monetary conditions for conveyance?** N/A
- G. **Purchase Price:**
- | | | |
|------------------------------|----|-----------------------------|
| Of property already acquired | \$ | <u> </u> |
| Of property to be acquired | \$ | <u>450,000</u> |
| TOTAL | \$ | <u>450,000</u> |

II. PROPOSED PROJECT DESCRIPTION

A. Project: Willingboro Sr. Housing **BLOCK:** 2
 (Name)

Willingboro Village Mall **LOT:** 7.01
 (Address)

Twp. of Willingboro, Burlington
 (Municipality/County)

B. Building Type:

Hi-Rise _____ # of Stories _____ # of Bldgs. _____ # of Units _____
 Mid-Rise x # of Stories 5 # of Bldgs. 1 # of Units 104
 Garden Style _____ # of Stories _____ # of Bldgs. _____ # of Units _____
 Townhouse Style _____ # of Stories _____ # of Bldgs. _____ # of Units _____
 Semi-detached _____ # of Stories _____ # of Bldgs. _____ # of Units _____
 Elevator _____

C. Construction Type:

New Construction x
 Modular _____
 Moderate Rehabilitation _____
 Substantial Rehabilitation _____
 Conversion _____
 Rehabilitation/Occupied _____

D. Unit Distribution: (does not include non-revenue units)

<u>Type of Unit</u> <u># of Bedrooms</u>	<u>No. of</u> <u>Low-Income</u>	<u>No. of Moderate-</u> <u>Income</u>	<u>No. of Market</u> <u>Rate</u>	<u>Total</u>
<u>103(1 B.R.)</u>	_____	<u>103</u>	_____	<u>103</u>
<u>1(2B.R.)</u>	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total	_____	<u>103</u>	_____	<u>103</u>

H. Present tax rate of municipality (per \$100) \$_____

Equalization ratio? _____

I. Is tax abatement anticipated? Yes x No ___

Has the municipality designated any area within its borders as being blighted?

Yes ___ No x

J. If new construction, indicate the availability of utilities

	Yes	No	Distance from Site
Water	<u>x</u>	___	_____
Storm Sewer	<u>x</u>	___	_____
Sanitary Sewer	<u>x</u>	___	_____
Gas	<u>x</u>	___	_____
Electric	<u>x</u>	___	_____
Rubbish Removal	<u>x</u>	___	_____

K. Is sewer capacity sufficient? Yes x No ___ (submit evidence)

L. Are there any known environmental problems? (noise, wetlands, historic/archaeological sites, hazardous materials, asbestos, etc.) Yes ___ No x.

If yes, specify: _____

IV. FORMS OF ASSISTANCE

A. Type of Agency Financing Requested

- Construction Loan _____ x
- Permanent Loan _____
- Other (specify) _____

- B. Other Financing** (identify source, i.e., FHA Insurance Program, Low Income Housing Tax Credit, Balanced Housing, CDBG, Regional Contribution Agreement, Rental Rehab., other: specify any other pertinent conditions, amount, rate, term; and indicate contact persons and phone number as well as any other pertinent conditions).

Low Income Tax Credits _____ ::
Balanced Housing _____ ::
CDBG _____

V. REQUIRED SUBMISSIONS

- (1) Completed application with fee
- (2) Project narrative
- (3) Other Non-Agency financing narrative
- (4) Form 10
- (5) Deed or Option Agreement
- (6) Title Report (if available)
- (7) Zoning approvals (if available)
- (8) Preliminary drawings (if available)
- (9) Site location map with directions to the site
- (10) Corporate documents
- (11) Evidence of sewer capacity

A check or money order payable to the New Jersey Housing and Mortgage Finance Agency in the amount of \$2,500 must accompany each application before the application will be evaluated for processing. This charge is non-refundable. **All incomplete forms will be returned.**

RESOLUTION NO. 38 - 1996

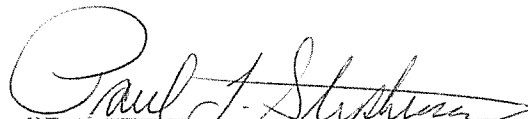
WHEREAS, the need exists for the removal of the underground storage tanks at Fire Station No. 163; and

WHEREAS, T. Slack, Environmental Services, Inc., has submitted a proposal based on State Contract in the amount of \$29,872.


NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro assembled in public Session this 19th day of March, 1996, as follows:

1. That the Mayor and Clerk are hereby authorized to sign the attached contract with T. Slack Environmental Serv.

BE IT FURTHER RESOLVED THAT copies of this resolution be provided to the Township Engineer, the Auditor and the Finance Director for their information and attention.


PAUL L. STEPHENSON
DEPUTY MAYOR

ATTEST:


Rhoda Lichtenstadter, RMC
Township Clerk

CERTIFICATE OF AVAILABILITY
OF FUNDS FOR CONTRACT

I, Joanne Diggs, Treasurer of the Township of Willingboro, being the Chief Financial Officer of the Township of Willingboro, do hereby certify, pursuant to the Rules of The Local Finance Board, that there are -- are not (cross out one) available adequate funds for the proposed contract between the Township of Willingboro and T. SLACK ENVIRONMENTAL SERVICES

The money necessary to fund said contract is in the amount of 29,872 and, upon approval of the contract, the funds shall be charged to the following line item appropriation of account number 04-0695-1FD. These funds are not being certified as being available for more than one pending contract.

Joanne Diggs
Joanne Diggs
Finance Director

cc: Township Solicitor
Township Auditor

1995
\$ 69,000
Crops & Timber

\$ 18,000 used
After 51,000 - per

~~Handwritten signature~~
ACT
BMD

RESOLUTION NO. 39 - 1996
A RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE
PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF THE NEW
JERSEY OPEN PUBLIC MEETINGS ACT, N.J.S.A. 10:4-12.

WHEREAS, the Township Council of the Township of Willingboro is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq.; and

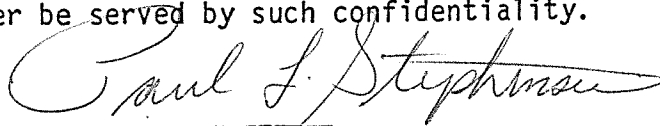
WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Township Council of the Township of Willingboro to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

- (7) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.
- (8) Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

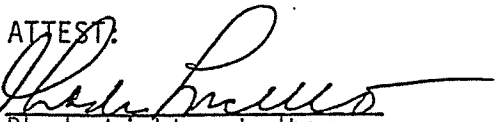
NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session on *Mar 19, 1996*, that an Executive Session closed to the public shall be held on *Mar 19, 1996* at *8:35* p.m. in the Willingboro Township Municipal Complex, One Salem Road Willingboro, New Jersey, for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon determination of the Township Council that the public interest will no longer be served by such confidentiality.



PAUL L. STEPHENSON
DEPUTY MAYOR

ATTEST:



Rhoda Lichtenstadter
Township Clerk

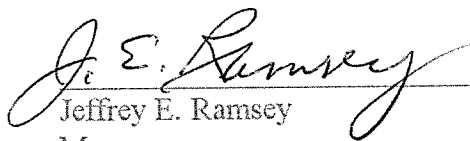
RESOLUTION NO. 40 - 1996

WHEREAS, the applicant, Produce Junction, has requested the return of the Performance Bond; and

WHEREAS, the engineer, by his letter dated March 11, 1996, has indicated that they have examined the above referenced site to determine compliance, and have found that the improvements are complete with the exception of the installation of the handicap parking signs.


NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session this 2nd day of April, 1996, that a performance bond reduction would be in order and it is his recommendation that the bond be reduced to 15% of its initial value or \$5,400.00.

BE IT FURTHER RESOLVED, that copies of this resolution be provided to the Finance Director, Auditor and Engineer for their information.



Jeffrey E. Ramsey
Mayor

ATTEST:


Rhoda Lichtenstadter, RMC
Township Clerk

Res/perf.bnd-ProJun.



651 High Street
Burlington, NJ 08016
(609) 387-2800
(Fax) 387-3009

More than a Civil Engineering Firm

1717 Swede Road
Suite 102
Blue Bell, PA 19422
(800) 640-8921

Robert W. Lord, PE & LS, PP
C. Kenneth Anderson, PE & LS, PP
Raymond L. Worrell, II, PE & LS, PP
Arnold W. Barnett, PE & LS

March 11, 1996

RECEIVED

MAR 19 1996

Rhoda Lichtenstadter, Clerk
Township of Willingboro
Municipal Complex
Salem Road
Willingboro, NJ 08046

OFFICE OF THE TOWNSHIP CLERK
WILLINGBORO, NEW JERSEY

Thomas J. Miller, PE & PP
Jeffrey S. Richter, PE & PP

John P. Augustino
Stephen L. Berger
Christopher J. Bouffard, PLS & PP
Barry S. Dirkin
Mark E. Malinowski, PE
Ashvin G. Patel, PE

RE: Bond Reduction
Produce Junction
LAWB File No. 94-39-83

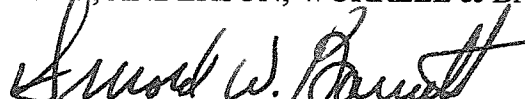
Dear Mrs. Lichtenstadter:

At the request of the applicant, we have examined the above referenced site to determine it's compliance with the Site Plan Approval Resolution. As previously reviewed, the site improvements are complete with the exception of the installation of handicap parking signs. A Performance Bond Reduction would be in order. I recommend that the bond be reduced to 15% of its initial value or \$5,400.00 dollars.

Gordon L. Lenher, LS
Theresa C. McGettigan, CLP
Edwin R. Ruble, LS
Stephen J. Sauselein, PE
Gurbachan Sethi, PE
Scott D. Taylor, CLA & PP
Alfred L. Wright, PE
Gary Zube, LS

Very truly yours,

LORD, ANDERSON, WORRELL & BARNETT, INC.


Arnold W. Barnett, PE & LS
Willingboro Township Engineer

cc: Ed B

AWB:mc

ARNOLD\MAR\PRODJUNC.M11 (96)

*What for
the firm A.B.*

PRODUCE JUNCTION

RECEIVED

MAR 8 1996

OFFICE OF THE TOWNSHIP CLERK
WILLINGBORO, NEW JERSEY

"Where Freshness and Value Meet"

Albert Gentile, Jr.
President

Phone:
(610) 237-9865

FAX:
(610) 237-1971

P.O. Box 108
Glenolden, PA 19036

3-7-96

Marie Annese, Secretary
Willingboro Township Planning Board
Municipal Complex
Willingboro, N.J. 08046

RE: Produce Junction
Performance Bond
L.A.W.B File #94-39-83

Produce Junction is requesting release of our performance bond. The original amount of bond is \$36,670.00. We are requesting release of \$36,000.00 with a balance of \$670.00 to be released when 6 handicap signs are installed.

Sincerely
Ed Berridge
Ed Berridge
Pager (215) 552-6443

PRODUCE JUNCTION

"Where Freshness and Value Meet"

Albert Gentile, Jr.
President

Phone:
(610) 237-9865

FAX:
(610) 237-1971

P.O. Box 108
Glenolden, PA 19036

Date: 3-7-96

TO: Willingboro Twp. Planning board

ATTN: Marie Anese

FX 609-835-0782

Number of Pages including this cover: 2

FROM: Ed Berridge

do

RESOLUTION NO. 41 1996


WHEREAS, by Resolution No. 7, 1996, Willingboro Township Council established meeting dates, times and places; and

WHEREAS, said resolution may be amended to modify said listing;


NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Willingboro, assembled in public session this ...2nd...day of April 1996 that the list of meeting dates be amended as follows:

Cancel	-	April 16, 1996
Add	-	April 23, 1996

BE IT FURTHER RESOLVED, that the Township Clerk give notice hereof pursuant to the Open Public Meetings Act.


JEFFREY E. RAMSEY
MAYOR

ATTEST:


Rhoda Lichtenstädter, RMC
Township Clerk