

*****ADOPTED OCTOBER 5, 2009*****

DELANCO TOWNSHIP

ORDINANCE 2009-15

**AMENDING CHAPTER 58
GOVERNING "FAIR HOUSING"**

WHEREAS, the Township Committee of the Township of Delanco ("Township") has a number of active and pending affordable housing projects within its boundaries; and

WHEREAS, affordable housing projects require administration and reporting to the Township and the State relative to affordability controls; and

WHEREAS, the Township desires to exercise reasonable controls over the administration of the projects within the municipality; and

WHEREAS, Chapter 58 of the Township Code governs "Fair Housing."

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township Committee of the Township of Delanco, County of Burlington, State of New Jersey that Chapter 58 is hereby amended to add the following:

Section 1.

§ 58-16. Approval of Affordable Housing Administrator.

- A. In any development involving the construction, renovation or rehabilitation of affordable housing units within the municipality, the developer shall submit its proposed administrator of the affordable housing units, including but not limited to an Administrative Agent as set forth under N.J.A.C. 5:96-18, to the Committee for review and approval. In the event that an existing project intends to transfer the administration of its affordable housing units to another administrator, the new administrator shall be submitted to the Committee for review and approval.
- B. In reviewing an administrator for approval, the Committee shall consider the following factors: experience with similar projects, past experience in Delanco Township, any instances of termination from a prior project, and any other factors that the Township determines are reasonable and appropriate under the circumstances.
- C. Submission of an administrator for approval shall occur ninety (90) days prior to the commencement of the administration of the affordable units. Submissions shall be made to the Township Housing Officer.

Section 2. Repealer. Any Ordinances inconsistent with this ordinance is hereby repealed to the extent of its inconsistency.

Section 3. Severability. If any provision of this Ordinance is deemed unlawful by a Court is found to be contrary to law by a court of competent jurisdiction, such provision shall be of no force or effect; but the remainder of this Agreement shall continue in full force and effect.

Section 4. Effective date. This Ordinance shall take effect upon proper passage in accordance with the law.