



PASCACK VALLEY MAYORS' ASSOCIATION

April 19, 2023

Senate Community and
Urban Affairs Committee
Senator Troy Singleton, Chair
Senator Brian Stack, Vice Chair
Senator Renee Burgess
Senator Christopher Connors
Senator Holly Schepisi

RE: S3739

Dear Senators:

The undersigned members of the Pascack Valley Mayors Association endorse in a bipartisan manner S3739 that legislates a pause in determining 4th round Affordable Housing obligations which are scheduled to commence on July 2025. The bill preserves the currently established 3rd round obligations for an additional three years.

This would give all parties additional time to assess the efficacy and local impacts of the 3rd round agreements. It would also give the legislature and the Governor time to reestablish their proper roles in balancing the needs of all stakeholders in this process.

NJ's Municipalities are still sorting out the ripple effects of Covid lockdowns on their tax base and land use plans. Post Covid record inflation has driven construction, debt financing and service costs to levels that incentivize builders to overreach. Many are demanding more residential units than the infrastructure of our fully developed communities can safely and responsibly absorb.

The builders' "density bonus" produces a whale of a market rate development by leveraging a barnacle of affordable units as justification to override local zoning limits. These limits are not exclusionary. They are proportional to the varying facts on the ground in each of our communities and were intended to allow the community to grow in a manner consistent with reasonable and carefully designed standards. To meet the number of obligated affordable units using this protocol, some of our towns would have to build new apartment units equal to the number of existing single-family homes.

Common sense, public health safety & welfare, limited infrastructure, and fiscal realities suggest a pause is necessary. Working through the 3rd round obligations requires more time than had been allotted given the cascading effects of Covid.

***Representing the residents of Emerson, Hillsdale, Montvale, Old Tappan, Oradell,
Park Ridge, River Vale, Washington Township, Westwood and Woodcliff Lake Since 1966.***

Extending that obligation to 2028 will present a clearer picture of how each of the towns fared in meeting their goals. It might also reveal the hyper-local environmental and infrastructure challenges each of our municipalities face in achieving those goals.

We should work towards appropriately meeting our 3rd round commitments before adding yet another layer of unrealistic allocations - allocations that disregard the structural limitations, costs, and ancillary impacts on our already overburdened tax payers.

We urge you to recommend this bill for passage to the full Senate.

Sincerely,

Terry Maguire

Terry Maguire
Executive Director
Pascack Valley Mayor's Association

John J. Ruocco Mayor, Hillsdale	Michael Ghassali Mayor, Montvale	John M. Kramer Mayor, Old Tappan, PVMA President
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Dianne Didio Mayor, Oradell	Keith Misciagna Mayor, Park Ridge	Mark Bromberg Mayor, River Vale	Peter Calamari Mayor, Twp. Of Washington
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Ray Arroyo Mayor, Westwood	Carlos Rendo Mayor, Woodcliff Lake
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cc: NJ League of Municipalities