

COMPLAINT FILED AGAINST HOBOKEN ZONING BOARD AND DEVELOPER

Hoboken Municipal Code require complexes with more than 10 apartments to include low and moderate income units

July 19, 2011 – Hoboken, New Jersey –Fair Share Housing Center has filed a complaint against the Zoning Board of the City of Hoboken and Advance at Hoboken LLC, the developer of a planned 140-unit housing development at 1300 Willow Street. The lawsuit challenges site plan approvals received by the developer that require compliance with Hoboken’s ordinance on housing for lower-income households, but do not state the number and type of homes that will be included.

“Hoboken should be adding modestly-priced housing when it adds luxury housing.” Fair Share Housing Center Associate Director Kevin D. Walsh said. “Hoboken’s ordinances require 10 percent of new housing in the city to be available to lower-income families. This is easy to do and it should be done at 1300 Willow Street and in other developments throughout the city.”

Hoboken NAACP President Eugene Drayton called on the city to stand behind its ordinance and to ensure that developers provide housing for all income ranges. “Hoboken has seen a lot of new housing in recent decades. There’s no reason why 10 or 20 percent of new housing isn’t affordable,” he said. “Developers who are looking for favors from City Hall should at least be complying with the laws that are on the books, but we are not anti-development, and the Zimmer Administration must not continue to scale back on density of projects making it not feasible for a developer to comply with set asides.”

Since the 1980s, Article §196-69(A-D) of the Hoboken Municipal Code has required 10% of residential developments over 10 units to include low and moderate income housing. The developer must state the number of low and moderate units, as well as the size of the units. On May 17, 2011 the Zoning Board of the City of Hoboken approved the project by Advance at Hoboken LLC without the developer filing a plan of compliance nor a statement as to the number and type of affordable units to be provided. In a resolution, the Zoning Board required the developer to comply with the city’s ordinances on price-restricted housing, but did not provide details regarding what that would entail. In recent months, the Hoboken city council debated repealing the housing ordinances and ultimately chose not to do so.

Fair Share Housing Center, founded in 1975 is based in Cherry Hill. It is the only public interest organization devoted entirely to defending the housing rights of New Jersey’s poor through implementing the Mount Laurel doctrine, which requires that each municipality provides its fair share of housing affordable to low- and moderate-income people.

###