



John Migueis <john.migueis@gmail.com>

Affordable Housing

7 messages

John Migueis <john.migueis@gmail.com>

Wed, Sep 20, 2023 at 5:38 PM

To: Angie Devanney <adevanney@bhtwp.com>, jfoster@bhtwp.com, Manuel Couto <mcouto@bhtwp.com>, pdonnelly@bhtwp.com, jkingsley@bhtwp.com, jvarnerin@bhtwp.com, spoage@bhtwp.com

Good Afternoon Everyone!

I know I am writing a lot lately but I feel like I have to respond to what I saw last night in connection to the "Affordable" Housing Discussion - and I am putting the word affordable in quotes because I think everyone recognizes this is a scam that allows developers to grab high value properties at the cost of providing token solutions to New Jerseys Housing Issue.

I don't feel Margaret's ideas of looking at alternatives were given strong consideration - it was a five minute discussion where everyone just went into the reasons as to why alternatives other than filling up the pockets of rich developers at the costs of our schools and working class families was our only option in avoiding "catastrophe".

The working class man and woman are being driven out of a state that **they built**. I work with young parents who can't even afford a one bedroom apartment - both working decent jobs with what NJ considers a living wage. NJ is a great place to live. We live next to NYC full of Art, Theatre and History; the Shore and we boast strong school systems and good safety nets. Our neighborhoods, that again, the **working man and woman built** are now being pawned off to the wealthy - our communities are turning into plastic playgrounds and high end malls.

I really cannot express the level of frustration I feel at the quick glance over Ms. Illis's recommendations last night and feel there should be a task force of community members who have been critical of these welfare programs for rich developers to evaluate what we can do. **EVERY SINGLE ONE OF THESE UNITS IS AFFORDABLE HOUSING-** as always though, the dudes with the cash are getting the sweet end of the deal.

We can do group homes, halfway houses, set up great housing for survivors of domestic violence, single moms or dads, halfway houses for those struggling with substance dependence, give the space to a non profit that provides housing to low income families. We can do something good and we should do everything possible to do something good. The dude at the podium was going on and on about 3 million dollars - we just spent over 30 on that leaky death star plopped onto no man's land in the middle of town.

We could even build 30 single family houses and give them to families who work retail than give another dime to these parasites -they would just pay the property taxes and give the property back to the town after 30 or 40 years- I would feel a whole lot better about that.

We are losing our blue collar soul and the reason why NJ is a great state to live in- the last thing we need is 50 more Teslas lining up the Starbucks parking lot while our valuable property is being handed over to people who have little to no concern about the future of our town.

Thank you for your consideration.

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John Migueis,

Susan Poage <spoage@bhtwp.com>
To: John Migueis <john.migueis@gmail.com>

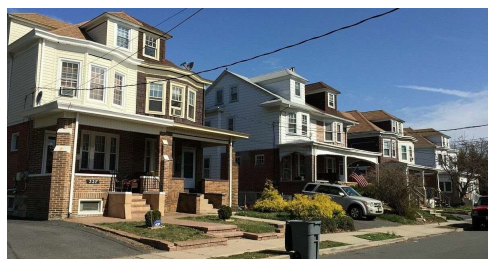
Thu, Sep 21, 2023 at 7:10 AM

John,

Thank you for your thoughts.

I am hopeful that the ADU's will count toward our requirement. Legislation is out there. See this [link](#) Residents should contact state leadership to help push this forward. I am trying to do my part to educate my colleagues on the benefits of ADUs for seniors and young people to be able to stay in NJ. I tried to get it into the Master Plan, but was voted down on the subcommittee. Our planner agreed with me, ADU's are the future for communities. Check out some communities that are already doing it: [LINK](#)

Best,
Susan



New Jersey Lawmakers Weigh Solutions for Housing Affordability

Housing affordability has been a growing concern in NJ. State leadership has begun to act, albeit slowly.

rpa.org

[s@gmail.com](#)>

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To: Angie Devanney <adevanney@bhtwp.com>; John Foster <jfoster@bhtwp.com>; Manuel Couto <mcouto@bhtwp.com>; Paul Donnelly <pdonnelly@bhtwp.com>; Jeanne Kingsley <jkingsley@bhtwp.com>; Jeff

Jeff Varnerin <jvarnerin@bhtwp.com>
To: John Migueis <john.migueis@gmail.com>

Thu, Sep 21, 2023 at 7:18 AM

Hi John

Thanks for your thoughts regarding affordable housing. There is no doubt that the "working man and woman" are just as important to NJ as are everyone. There are a variety of approaches that can be investigated, all with pros and cons that must be weighed carefully.

While Ms. Illis did suggest options that are not part of our current settle agreement with the courts, they could be considered (as your ideas as well). I am sure most residents would want to weigh in on how their tax dollars are spent and how much of an increase they would be willing to embrace if we were to go ahead and build a 100% Affordable Housing project on top of other critical infrastructure (aka sewer plant). I can tell you that after spending time in office, that >75% of my conversations with residents are focused on how high the current tax burden is here in Berkeley Heights and its the taxes that will drive them out of the community, as it did to my parents decades ago.

Thank you again for voicing your opinions and I look forward to continued discussions on this matter.

Have a wonderful day

Kind regards,
Jeff

From: John Migueis <john.migueis@gmail.com>
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To: Angie Devanney <adevanney@bhtwp.com>; John Foster <jfoster@bhtwp.com>; Manuel Couto <mcouto@bhtwp.com>; Paul Donnelly <pdonnelly@bhtwp.com>; Jeanne Kingsley <jkingsley@bhtwp.com>; Jeff

Jeanne Kingsley <jkingsley@bhtwp.com>
To: John Migueis <john.migueis@gmail.com>

Thu, Sep 21, 2023 at 9:58 AM

John,

Affordable Housing is an issue that has been pushed down on all townships by our elected officials in Trenton. The numbers are determined without any regard for available land to develop or access to transportation. What is considered to count as an affordable unit is also determined by Trenton and it is limited by category. Having had to deal with this issue for years, it is extremely challenging and the governing body and the professionals that we work with have looked into many alternatives. This is a complex issue, the township does not have the funds or the land available to just build affordable housing. A project has to be brought forward by a land owner that is willing to develop their property. Several options were discussed with land owners, in fact at one point several group homes were under consideration, unfortunately the land owner decided to not pursue that option. Everything that we did with the prior settlement was to protect our single family home neighborhoods and also to protect the township for significant overdevelopment should a large corporate complex in town decide to relocate and sell their property. We worked to place the affordable housing near the train and also in our downtown where residents can walk to services and their job. We also worked extremely hard to limit the density and height of the projects to not significantly change the character of our downtown. I am happy to have a discussion on this topic. Residents need to push back on the governor and the senate and assembly in Trenton -- and give the townships more power and \$\$\$ to properly address the issue instead of forcing down large numbers on townships.

Jeanne

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To: Angie Devanney <adevanney@bhtwp.com>; John Foster <jfoster@bhtwp.com>; Manuel Couto