

**TOWNSHIP OF SPRINGFIELD**

**ORDINANCE NO. 2024-08**

**AN ORDINANCE TO DISSOLVE THE AFFORDABLE HOUSING BOARD  
OF THE TOWNSHIP OF SPRINGFIELD AND TO REPEAL THE  
ENABLING CHAPTER §35-2 AND AMEND CHAPTER §35-4 AND §35-5  
FOR CONSISTENCY**

**WHEREAS**, the Affordable Housing Board (“Board”) of the Township of Springfield was created with the intent to monitor the compliance of the Township in providing housing for low- and moderate-income families; and

**WHEREAS**, the members of the Affordable Housing Board have advised that in anticipation of the Affordable Housing 4<sup>th</sup> Round compliance cycle, the Township of Springfield would be better served if the Board was dissolved to ensure the Township Council can meet its obligations more efficiently; and

**WHEREAS**, the role and functions of the Board will be delegated to either the Springfield Township Council, the Affordable Housing Administrator or the Springfield Land Development Board, where appropriate; and

**WHEREAS**, Council believes it is in the best interest of the Township of Springfield to follow the recommendation of the members of the Board and dissolve the advisory board;

**NOW, THEREFORE, BE IT ORDAINED**, by the Township of Springfield, County of Burlington, State of New Jersey, that the Springfield Township Affordable Housing Board is dissolved and the Code of Springfield Township is amended to repeal Chapter 35-2 and amend Chapter 34-4 and 35-5 to now read as follows:

**Section 1.** Chapter 35-2, Affordable Housing Board, of the Code of the Township of Springfield, is hereby repealed in its entirety.

**Section 2.** Chapter 35-4, Sale and Rental of Affordable Housing Units, of the Code of the Township of Springfield, is hereby amended as follows: Underlines indicate additions, ~~strikeouts~~ indicate deletions.

§ 35-4 Sale and Rental of Affordable Housing Units

A. Administration. Initial sales and rental transactions of affordable housing units shall be administered by the ~~developer~~ non-profit entity owning and operating the unit, under the advisory review of the Affordable Housing Administrator ~~Affordable Housing Board~~, in accordance with § 35-11. All resale and re-rental transactions of all affordable housing units shall be administered by ~~the Affordable Housing Board~~, in accordance with § 35-11.

B. Delegation of authority. The Administrator may delegate the administration of all or part of the duties set forth in this article to the Department of Community Affairs, a nonprofit organization or another qualified entity. Such delegation must be approved by the Township Council. ~~Affordable Housing Board.~~

C. Fees. The Administrator may charge a reasonable fee of program participants for the administration of the affordability controls program.

**Section 2.**

§ 35-5 Submission of affordable housing plan.

The ~~developer of~~ organization which plans and produces a project with low- and moderate-income housing units shall submit to the Springfield Township Council or its assigned delegate and the Affordable Housing Administrator ~~Affordable Housing Board~~ a description of the mechanism to be used to insure that the required low- and moderate-income units are sold or rented only to low- and moderate-income households for a period of not less than 30 years. In addition to such description, actual samples of language to be included in the nature of covenants shall be submitted.

**Section 3.**

**Repealer, Severability and Effective Date.**

- A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
- B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
- C. This Ordinance shall take effect upon passage and publication according to law.

**1st Reading: May 08, 2024**

Council	Motion	2 <sup>nd</sup>	Ayes	Nays	Abstain	Absent
Mr. Eaton			X			
Mr. Hermesmann			X			
Mr. McDaniel	X		X			
Mr. Sobotka		X	X			
Mayor Frank			X			

**2 Reading: Public Hearing: June 12, 2024**

Council	Motion	2 <sup>nd</sup>	Ayes	Nays	Abstain	Absent
Mr. Eaton		X	X			
Mr. Hermesmann						X
Mr. McDaniel			X			
Mr. Sobotka	X		X			
Mayor Frank			X			

**CERTIFICATION**

I HEREBY CERTIFY that the foregoing is a true copy of the ordinance that was introduced after first reading at a meeting of the Springfield Township Council held on May 08, 2024 and adopted after a public hearing at a meeting of the Springfield Township Council held on June 12, 2024

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Brandy C. Boyington, Township Clerk