



From: NJLM - Municipal Clerks [mailto:njlm-clerks@cityconnections.com]
Sent: Thursday, May 14, 2009 3:59 PM
To: Lashway, Lisa
Subject: From NJLM - Three Issues

LEAGUE ALERT

Municipal Clerk: Please forward to Mayor and Governing Body.

May 14, 2009

Re: I League's Website Offers a Classified Ads Section

Re: II A-3062 - Inherently Beneficial Uses

Re: III HUD Stimulus Funding for Public Housing Authorities

Re: I League's Website Offers a Classified Ads Section

Need to fill an open position?

Looking to place an ad for equipment for sale?

**The League's website offers a
Classified Ads section.**

Pages on our web site are viewed
over four million times each year.

And our highly viewed classified page receives
an average of **over 40,117 visits each month.**

Take advantage of our website's popularity and give your
classified advertisement maximum exposure!

Our affordable rates offer you the opportunity to get the word out to potential job candidates and buyers. We accept advertising concerning job openings, equipment for sale and surplus land.

This service is open to municipalities, counties and state agencies only.

Visit for rates and more information:

www.njslom.org/classifieds_jobs.html

Or contact Suzanne DeLany at (609) 695-3481 extension 111.

Re: II. A-3062 - Inherently Beneficial Uses

Dear Mayor:

The League opposes A-3062, which defines “inherently beneficial use” and includes facilities that supply electrical energy produced from wind, solar or photovoltaic technologies. If a use is deemed to be “inherently beneficial” it presumptively satisfied the criteria for a use variance under subsection d of section 57 of the MLUL, (i.e., a nonconforming use.) Thus, these uses would be considered inherently beneficial, even in residential zones.

We understand the intent of the bill, which is to promote alternate forms of energy. But, if indeed a project is beneficial to the community, the applicant has the option to go through the normal regulatory and democratic process. No such change in the statute is necessary.

While this is promoted as an energy bill, we view it as a land use bill and a problematic land bill. The bill effectively declares these alternate energy sources as “inherently beneficial uses” without regard to the particular zone in which the property is located, undermining the very purpose of zoning (that is to separate residential, commercial and industrial uses) and sound planning strategies.

We anticipate A-3062 will be voted on by the full Assembly on Thursday, May 21. We suggest contacting your Assembly representatives with these concerns.

Questions on this legislation can be directed to Mike Cerra at mcerra@njslom.com or 609-695-3481 x120.

Re: III. HUD Stimulus Funding for Public Housing Authorities

Dear Mayor:

The U.S Department of Housing and Urban Development (HUD) has released information on

how Public Housing Authorities (PHAs) can apply for competitive grants, under the Economic Recovery Act, to improve public housing.

Capital Fund Recovery Competition Grants

HUD is offering nearly \$1 billion in competitive grants to make substantial improvements to thousands of public housing units nationwide. The competitive Public Housing Capital Funds will be awarded to public housing authorities to improve the quality of their housing stock, promote energy efficiency and create jobs. These funds are in addition to the \$3 billion that was allocated by formula to public housing agencies in March.

Grants will be awarded in the following 4 categories:

- **Energy Efficiency:** \$600 million is available for PHAs to create more energy efficient public housing units.
- **Financing Stalled Projects:** \$200 million is available to allow PHAs to develop or renovate public housing projects stalled due to lack of resources.
- **Public Housing Transformation:** \$100 million is available to transform obsolete public housing projects into newly built or renovated developments.
- **Housing for the Elderly/Persons with Disabilities:** \$95 million is available to improve public housing units and create community facilities for the delivery of medical and other services to this vulnerable population.

HUD will begin accepting applications from public housing authorities on June 1. Applications for grants in the Energy Efficiency category are due by July 21. Applications for the other three categories are due by August 18.

- [Public Housing Competitive Grants Application Guidance](#)
- [Public Housing Competitive Grants Main Website](#)
- [HUD Office of Capital Improvements Website](#)
- [Email Announcement Sent to Public Housing Agencies](#)

If you have any questions, contact Jon Moran at 609-695-3481, ext. 121.

Very truly yours,

William G. Dressel, Jr.
Executive Director
NJLM
222 West State Street
Trenton, NJ 08608