

Ray Simond
Monmouth
LD 2003
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Committee On Labor and Housing

Good Morning Senator Daughtry , Representative Sylvester and Members of the Labor and Housing Committee

I am Ray Simond the vice chair of the Monmouth Planning Board. I have served on the Planning Board for several decades as well as numerous other committees and boards. During my service I've seen the evolution that has led to the affordable housing problem that this legislation will attempt to rectify. Not only are some municipal land use and zoning ordinances at fault, so are some state agencies such as Inland Fish & Wildlife, DEP and others.

I believe the establishment of a Municipal Housing Development Permit Review Board will be beneficial to property owners that have an interest in affordable housing. Current recourse is too time consuming and expensive.

Currently Monmouth is updating our Comprehensive Plan and it appears that our Designated Growth Area would meet most of the Priority Development Zone requirements. Unfortunately there is too much property currently being regulated to the point of being useless, which is also impacting affordable housing.

Respectively
Ray Simond
Vice Chair
Monmouth Planning Board