

*SOMERSET COUNTY*  
*MUNICIPAL AFFORDABLE HOUSING PLAN*  
*UPDATE*



**Somerset County Planning Board**  
**June 2005**

## Preface

In 1985, the New Jersey Supreme Court determined, in its Mt. Laurel decisions, that every municipality has a constitutional obligation to provide, through its land use regulations, a realistic opportunity for a fair share of its region's present and prospective needs for housing for low and moderate income families. The New Jersey legislature enacted the Fair Housing Act of 1985 (N.J.S.A. 52:27D-301 et seq.) in response to the Mt. Laurel Decisions, and created the Council on Affordable Housing (COAH) as the entity having primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations in this state. This report summarizes Somerset County's municipalities' response to addressing the requirements of the 1985 Fair Housing Act and Rounds 1 and 2 of the COAH Fair Share Planning Process.

The information in the Municipal Fair Share Plan Summary Sheets contained herein was derived from COAH's monthly Municipal Status Reports, Municipal Master Plans, Master Plan Re-examination Reports and Housing Elements and Fair Share Plans on File with the Somerset County Planning Board, and the Planning Board's Monthly Land Development Review Reports. Draft copies were provided to municipal elected officials, planning staff and consultants, and planning boards for review. The final report reflects feedback received through this process. Other information sources used include the 2005 COAH Handbook and the COAH Substantive Rules (N.J.A.C. 5:94) and Procedural Rules (N.J.A.C. 5:95) effective December 20, 2004.

This report is intended to illustrate the substantial progress Somerset's municipalities have made in meeting their affordable housing obligations, and the implementation strategies they have used. Effective implementation strategies are what bring life to state and local affordable housing planning efforts, and are crucial to the achievement of the goals and objectives of the Fair Housing Act.

The Somerset County Planning Board strongly encourages municipalities to participate fully in the COAH Round 3 Process, and urges both COAH and its municipalities to give careful consideration to the interdependence between planning for low- and moderate-income housing, infrastructure, schools, recreation and other community services in developing and finalizing Round 3 housing plans and ordinances. Growth Share Plans and Housing Elements that are based on sound land use, development and conservation practices; that assure quality of life; and environmental and economic sustainability are needed.

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## I. Introduction

Somerset is the second wealthiest county in the state, with a Per Capita Personal Income of \$55,443 in 2003. Neighboring Morris County ranked first; with a Per Capita Personal Income was \$55,796. In comparison, Per Capita Personal Income statewide was \$39,577 and \$31,472 nationally. Yet, there is still a significant and growing need for affordable housing in Somerset County. In 2002, 12,658 people, or 4.1 percent of Somerset County's population were below the poverty level.

Housing costs in Somerset County are among the highest in both the state and the nation. According to the National Association of Realtors, the median sales price of existing single-family homes in the Somerset/Hunterdon/Middlesex Region was \$352,400 in 2004, much higher than the nationwide median of \$185,000 at that time. Preliminary figures for May 2005 provided by the National Association of Realtors indicate the median sales price for existing homes is now \$207,000 nationwide, an increase of 12.5% over last year, and \$246,000 for the North-east Region, up 13.9% from last year. The National Low Income Housing Coalition's 2004 Out of Reach Report calculates the amount of money a household must earn in order to afford a rental unit of a range of sizes (0 – 4 bedrooms) at the areas Fair Market Rent (FMR), based on the generally accepted affordability standard of paying no more than 30% of income for housing costs. From these calculations, the hourly wage a worker must earn to afford the FMR for a two-bedroom home is derived. This figure is the Housing Wage, which is \$20.35 in New Jersey for a two-bedroom unit. In comparison, a person would need to earn an hourly wage of \$23.27 to afford a two-bedroom unit in Somerset County.

The latest set of New Jersey Department of Labor Projections show that statewide, 76 percent of total new jobs created by 2012 will be in the lowest average annual wage category (\$25,000 - \$39,000). As a result, we expect the demand for affordable housing to increase. The individuals and households holding these lower-paying jobs, which are primarily in education and health services, professional and business services, and retail trade, will need affordable places to live. The NJ Department of Labor reports that, during the 2003, the average annual wages for these industry sectors in New Jersey were as follows: Education Services, Health Care and Social Assistance - \$ 40,249; Retail Trade - \$28,135; Administrative and Support Services - \$29,997; and Accommodation and Food Services - \$18,426.

It is important for our businesses, corporations and communities that depend on a growing workforce to thrive economically. Therefore, we must plan for affordable housing options located near places of work to meet this demand. This is why the implementation of the State Fair Housing Act, which calls for the creation of affordable housing opportunities in all communities statewide, is so important to our citizens and the economic health of our communities.

The strategies used for providing affordable housing are also extremely important. Up until now, the vast majority of the approximately 3,677 low and moderate income units built in Somerset County (since the Mount Laurel Rulings and adoption of the Fair Housing Act in 1985) have been part of "inclusionary" developments. These "builder's remedy" projects develop four new market rate homes for every low- or moderate-income home. Other common strategies include

the transfer of affordable units to other communities via Regional Contribution Agreements and special needs group homes.

Unfortunately, we are running out of open space and developable land countywide, and many municipalities and utility providers are struggling to keep up with new infrastructure and service demands. The results of Cross-acceptance Process associated with the State Plan Update Process, as presented in Somerset County's March, 2005 Final Cross-acceptance Report demonstrate broad-based support for the concepts of sustainable development and smart growth which are embodied in the Guiding Principles of the County's Smart Growth Strategic Master Plan and the State Development and Redevelopment Plan.

The Round 3 growth share affordable housing obligation applies to both residential and commercial development – promoting a better balance between residential and economic growth. The growth share concept is more direct and less sprawl inducing in that a municipality's affordable housing obligation is directly linked to the amount of growth that actually occurs. The Round 3 approach also calls for greater consistency with the Smart Growth Principles of the State Plan. The Somerset County Planning Board support's its municipalities' efforts to meet their Round 3 affordable housing obligations within the framework of smart growth and encourages:

- Affordable housing strategies that result in more creative, compact, mixed-use development solutions;
- Planned growth that does not exceed the capacity of infrastructure, natural systems and community resources;
- The location of affordable housing projects in areas served by existing infrastructure, transportation, recreation and community services;
- Denser affordable housing development opportunities within and adjacent to public transit hubs and major employment centers, so that they become more economically sustainable, vibrant and attractive;
- Affordable housing that avoids wetlands and other environmentally sensitive areas; and that is balanced with local and regional open space, farmland and environmental protection goals;
- Affordable housing that is well integrated into existing built-up communities by matching the scale and character of surrounding residential neighborhoods.
- Affordable housing rehabilitation and new construction that serves as a catalyst for neighborhood revitalization and enhancement;
- Creative solutions that fit in with the county's rural landscapes and villages such as ECHO and accessory apartments, and 2- or 3-family low- and moderate- income homes that look like large single family houses;
- The inclusion of units affordable to low- and moderate-income retirees in all new age-restricted independent living and assisted living communities;
- Construction of all affordable housing in accordance with the barrier-free sub-code, enabling older residents to more safely “age in place” and improving affordable housing choices for persons with disabilities;
- Enhanced efforts to retain and expand the county's affordable housing stock including renewal of deed restrictions to prevent the expiration of affordability controls and

reduced amount of affordable housing transferred out of the county through Regional Contribution Agreements;

- Incorporation of green design principles that increase the efficiency of affordable housing in terms of energy, maintenance and operation costs; and that safeguard the health and safety of residents.
- Creation of affordable second and third floor apartments above stores in downtown areas or the retrofit of strip developments along highway corridors to include mixed-use infill development that contains affordable housing where appropriate.

## **II. The Benefits of Participating in the COAH Process**

### **Affordable Housing is a Constitutional Obligation**

Providing affordable housing is a constitutional obligation provided by law. The Fair Housing Act of 1985 recognizes that every New Jersey municipality has a constitutional obligation to provide “ a realistic opportunity for a fair share of the region’s present and prospective needs for housing low and moderate income families.” While municipalities are not required to participate in the COAH process, participation provides protection against exclusionary zoning litigation.

### **COAH Provides Municipalities with Protection from Litigation**

COAH acts as an administrative alternative to the often lengthy and costly approach to affordable housing through litigation. COAH offers substantive certification to municipalities that address their fair share of the region’s need for low and moderate housing. Once certified, municipalities can enjoy protection against exclusionary zoning litigation. By participating in the COAH process, municipalities can provide a variety of affordable housing opportunities at a minimal cost to local taxpayers, and in locations that best serve the municipality and low and moderate-income households. Developers, state and federal funding, development fees and non-profits all have a role in the cost and provision of affordable housing.

### **COAH Provides Flexible Options for Addressing Affordable Housing**

Voluntary participation in the COAH process creates more options for meeting the affordable housing obligation than the court system. You may select the options that are best tailored to your municipality, including municipal construction projects, alternative living arrangements, Regional contribution Agreements and buy-down of market rate units among other choices. When participating in the COAH process, a municipality also retains control of local zoning, which is generally not the case when going through the courts.

### **COAH Creates the Opportunity to Engage in Sound Land Use Planning**

Participation in the COAH Process provides municipalities with the opportunity to guide their future growth using sound land planning principles. Municipalities have the opportunity to carefully incorporate affordable housing opportunities into larger planning decisions, and may determine where and how affordable housing will be provided in their communities. This is often not the case when before the Courts.

### **The COAH Process Provides Opportunities for Public Participation**

When a municipality voluntarily participates in the COAH process, there are more opportunities for public participation in the development of affordable housing plans. The public may comment on the plan when it is developed by the local planning board and may also participate in COAH’s mediation process once the plan has been submitted to COAH. These opportunities for public participation help results in an affordable housing plan that meets the needs of the community and region.

**COAH Certification Provides Priority Access to Funding**

Once Certified by COAH, municipalities enjoy priority access to the State's Balanced Housing Fund, Federal Low Income Housing Tax Credits and other sources of housing subsidies to help implement their fair share plans as well as the ability to collect development fees to fund affordable housing activities. COAH Substantive Certification is also a requirement of State Plan Endorsement, which further provides priority funding to a wide range of programs and expedited permit approvals.

**Enhances Local and Regional Economy**

Municipalities that provide low and moderate housing opportunities through participation in the COAH process can expand the labor force and enhance the local and regional economy. Occupations in low and moderate wage categories are among the fastest growing sectors of the economy. Businesses are attracted to areas that have a range of housing opportunities and municipalities that plan for the region's present and prospective affordable housing needs can help achieve a balance between jobs and housing as well as address the needs of both the old and the young; people of diverse incomes and cultures; and those with disabilities.

### **III. Municipal Affordable Housing Summary**

#### **A. Round 1**

Sixteen of Somerset County's 21 municipalities developed plans and ordinances that addressed their affordable housing obligations during the first planning interval pursuant to the Mount Laurel Rulings and Adoption of the Fair Housing Act, generally known as Round 1, which covers the 6-year period of 1987 through 1993. Of these 16 municipalities, 3 were under the jurisdiction of the Courts and 13 participated in the COAH process. The municipalities of Bedminster, Bridgewater and Montgomery received Round 1 Judgments of Repose, which protected them from additional builder's lawsuits. The remaining 13 municipalities received COAH certification for their Round 1 Fair Share Plans, Housing Elements and ordinances, and also received protection from builder's lawsuits.

The Round 1 Fair Share obligation for 6 of the county's municipalities was zero. These included the more fully developed boroughs. The Round 1 countywide Fair Share Obligation was determined to be approximately 4,714 units, and was largely borne by the county's larger, growing townships where greater supplies of developable lands with access to transportation and utility infrastructure existed.

#### **B. Round 2**

All of Somerset County's municipalities are at some stage in the process of addressing their Round 2 obligations, which apply to the period of 1987 through 1999. 18 municipalities are engaged in the COAH process, 16 of which currently have certification or interim certification. 2 municipalities are under Court jurisdiction at this time.

The countywide total Round 2 Fair Share Obligation as calculated by COAH in February 1993 was 1,907, less than half of the Round 1 countywide figure. Fair share obligations through 1999 are cumulative, i.e., credit is given to municipalities for accomplishments through 1993. They also reflect the State Development and Redevelopment goals and objectives, and projections based on population, housing and employment trends. Fair Share allocation numbers were subject to change as municipalities proceeded through the process, and took a critical look at available developable land, credits, reductions and other factors in accordance with COAH's rules.

The Fair Share obligation through 1999 for two of Somerset County's municipalities was zero (Bedminster and Montgomery). The three municipalities with the highest obligations were Bridgewater, Hillsborough and Warren.

**C. Municipal COAH Certification Status**

Municipalities with interim substantive certification, municipalities that have petitioned COAH prior to December 20, 2004 but were not granted second round substantive certification and municipalities that have submitted motions for extended substantive certification as of December 13, 2004 must submit a third round plan by December 20, 2005 in order to remain under COAH’s jurisdiction. Municipalities that have six-year substantive certifications that will expire after December 20, 2005 must submit a Round 3 plan prior to the expiration date of their substantive certification in order to remain under COAH’s jurisdiction. Municipalities that are under court jurisdiction, or that have not formally entered the COAH process to date can voluntarily pursue Round 3 COAH certification. Early involvement in the process is encouraged in order to receive the various benefits summarized earlier in this report.

Based on the above COAH rules, 12 of Somerset County’s municipalities (shaded in the below table) are required to submit a Round 3 Growth Share Plan and Housing Element by December 20, 2005. Six of the county’s municipalities have COAH’ certifications that expire during the next five years, and will have to submit Round 3 Growth Share Plans and Housing Elements in order to remain under COAH’s Jurisdiction. The balance of the county’s municipalities are either under Court jurisdiction or have not yet formalized their participation in COAH’s process.

<b>MUNICIPAL COAH CERTIFICATION STATUS – 6/05</b>					
<u>Municipality</u>	<b>COAH Status</b>	<b>Date of Final or (Interim) Certification</b>	<b>Certification Expiration Date</b>	<b>Interim Certification Expiration Date</b>	<b>Extended Substantive Certification</b>
Bedminster	Certified	05/01/96			02/09/05
Bernards	Certified	06/07/00	06/07/06		
Bernardsville	Certified	12/06/95			05/11/05
Bound Brook	Interim certification	(11/05/03)		12/20/05	
Branchburg	Certified	08/11/04	08/11/10		
Bridgewater	Certified	06/07/95			03/09/05
Far Hills	Certified	02/07/01	02/07/07		
Franklin	Certified	07/09/97			03/09/05
Greenbrook	Court				
Hillsborough	Court				
Manville	Court				
Millstone	Petition			12/20/05	
Montgomery	Certified	03/05/97			02/09/05
North Plainfield	Interim certification	(11/05/03)		12/20/05	
Peapack/Gladstone	Certified	01/10/96			03/09/05
Raritan	Certified	08/02/00	08/02/06		
Rocky Hill	Certified	01/03/01	01/03/07		
Somerville	Not Certified				
South Bound Brook	Interim certification	(01/07/04)		12/20/05	
Warren	Certified	01/10/96			05/11/05
Watchung	Certified	07/01/98			06/08/05

Source: New Jersey Council on Affordable Housing, 6/05

#### D. Round 3

On November 22, 2004, COAH adopted its Round 3 Substantive and Procedural Rules. These rules are available at the NJ Council on Affordable Housing's Website: [www.nj.gov/dca/coah](http://www.nj.gov/dca/coah). The rules adopt a growth share approach to providing affordable housing. The new rules became effective on December 20, 2004. There are three components to the third round Methodology: 1) rehabilitation share, 2) remaining balance of the Prior Round obligation for the period 1987 – 1999 and 3) growth share. Under the new growth share methodology, a one unit affordable housing obligation will be generated for every eight market-rate units created in a municipality, and a one unit affordable housing obligation will be generated for every 25 new jobs, as measured by new or expanded non-residential construction. The Round 3 approach represents a significant departure from the methodology used in calculating municipal affordable housing obligations, in that it closely links affordable housing production with municipal growth and development.

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in Appendix A and presented in Appendix C of the Substantive Rules, or through a survey of municipal housing stock conducted in accordance with the provisions of N.J.A.C. 5:93. The Total Prior Round (1987 – 1999) Obligations have been recalculated to include data from the 2000 Census and are also presented in Appendix C. COAH will review municipal documentation of affordable units created during Rounds 1 and 2 and associated credits and reductions to determine any Remaining Prior Round Obligation. The figures for Somerset County's municipalities from Appendix C are included in the table below.

<b>ROUND 3 REHABILITATION SHARE AND TOTAL PRIOR ROUND OBLIGATION</b>		
<b>Municipality</b>	<b>Rehabilitation Share</b>	<b>Total Prior-Round Obligation</b>
Bedminster Twp.	0	157
Bernards Twp.	0	508
Bernardsville Boro.	0	127
Bound Brook Boro.	63	4
Branchburg Twp.	0	302
Bridgewater Twp.	5	736
Far Hills Boro.	0	37
Franklin Twp.	18	783
Green Brook Twp.	0	155
Hillsborough Twp.	0	461
Manville Boro.	30	2
Millstone Boro.	0	22
Montgomery Twp.	0	319
North Plainfield Boro.	121	35
Peapack Gladstone Boro.	0	84
Raritan Boro.	24	82
Rocky Hill Boro.	0	25
Somerville Bro.	23	170
South Bound Brook Boro.	16	4
Warren Twp.	0	544
Watchung Boro.	0	213
<b>Somerset County Total</b>	<b>299</b>	<b>4,771</b>

The Somerset County Planning Board strongly recommends that all municipalities immediately commence the development Round 3 Fair Share Plans and Housing Elements, even if they are not required to file them with the COAH by December 20, 2005. Because of the growth share approach embodied in the Round 3 Rules, an affordable housing obligation is accrued to municipalities for all development, both residential and non-residential, for which certificates of occupancy are issued starting January 1, 2004. Due to the difficulty associated with re-negotiating development agreements, and the potential for adverse fiscal implications for municipalities if they have to bear the full costs of affordable housing obligations associated with new development, it is strongly recommended that municipalities be pro-active in planning for future affordable housing opportunities, adopt revised development fee ordinances and implementing growth share ordinances and other mechanisms that are consistent with COAH's Round 3 requirements in advance of COAH certification.

#### E. Preparing a Round 3 Housing Element

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. requires a municipal master plan to include a Housing Element. The Housing Element shall be adopted by the Planning Board and endorsed by the governing body prior to the municipal filing pursuant to N.J.A.C. 5:95-2 or municipal petition for substantive certification pursuant to N.J.A.C. 5:95-3. A municipal Housing Element shall be designed to achieve the goal of providing affordable housing to meet the total 1987 – 2014 affordable housing need. The Housing Element submitted to COAH shall include the minimum requirements prescribed by N.J.S.A. 5:94-2.2. Some key components are 1) a projection of the municipality's probable future residential and non-residential construction based on 10-year historical trends and approved development applications; 2) an analysis of the consistency of existing and proposed zoning with projected growth and 3) Projections for 2015 provided in a municipality's endorsed plan, which can be substituted by the municipality's MPO or the State Planning Commission's Projections if the plan endorsement process has not been completed 4) the municipality's prior-round affordable housing obligation, and the number of affordable units actually provided to address said obligation, and 5) projected growth share through 2014 based upon the aforesaid projections.

#### F. Preparing a Round 3 Growth Share Plan

Municipalities are to develop Growth Share Plans that meet the requirements of N.J.S.A. 5:94. It shall be adopted by the Planning Board and endorsed by the governing body prior to the municipal petition for substantive certification. The plan shall include the estimated growth share need based upon residential and non-residential development patterns as described in the Housing Element. It shall describe the projects, strategies and funding sources that will be utilized to address the municipality's affordable housing obligation through 2014. It shall also include draft ordinances necessary for implementing the plan; and an accounting of any development fees collected and anticipated to be collected.

#### G. Strategies for Addressing Growth Share

During Round 1, COAH's rules provided limited options for meeting Fair Share obligations. These options included 1) new construction, 2) rehabilitation, and 3) regional transfer. A few municipalities statewide were involved in pilot accessory apartment and ECHO unit programs at that time.

During Round 2, options were expanded to include 1) alternative living arrangements such as group homes for special needs residents, 2) accessory and ECHO units, 3) the purchase of new or vacant housing to which deed restrictions are applied, 4) mortgage buy-down programs. The Round 2 rules also support the provision of affordable housing in redevelopment and infill areas, and municipally sponsored, non-profit and for –profit sponsored affordable housing development. The collection of development fees by municipalities associated with affordable housing trust funds is permitted by the rules, which can be used to fund affordable housing rehabilitation, buy-down, RCA and other programs. Municipalities are able to restrict 25 percent of their new construction for seniors. Later, other options were added, including the provision of affordable units in assisted living facilities.

Options for addressing affordable housing obligations continue to expand. The Round 3 Rules allow municipally sponsored rental programs, affordable housing partnership programs, and credits for the extension of expiring controls. Under Round 3, the proportion of age-restricted units permitted increased from 25 to 50 percent of a municipality’s new construction.

Detailed information on the various options and strategies available to municipalities is available from the COAH along with sample ordinances. The COAH has developed The COAH Handbook: Your Guide to Navigating the Third Round Rules to assist municipalities prepare Round 3 Housing Elements and Fair Share Plans. A copy of this report and other helpful resources are available by contacting:

New Jersey Council on Affordable Housing  
101 South Broad Street, PO Box 813  
Trenton, NJ 08625-0813  
Phone - (609) 292-3000  
Fax- (609) 633-6056  
[www.nj.gov/dca/coah](http://www.nj.gov/dca/coah)

#### H. Memorandum of Understanding

A formal agreement between the State Council on Affordable Housing and the State Planning Commission to establish a cooperative planning process to assure that affordable housing strategies are consistent with the State Development and Redevelopment Plan, associated population, housing and employment projections and State Plan Policy Map by linking growth-share affordable housing plans with the plan endorsement process. It specifies that the State Plan Policy Map is to provide the framework for locating affordable housing development sites, and that consideration be given to infrastructure availability, environmental sensitivity and historic preservation. The agreement states, “All planning areas can accommodate growth and therefore can accommodate a commensurate affordable housing obligation, in a manner consistent with the goals, objectives, and policies of the State Plan. Planning Areas 1 and 2 and designated centers are the preferred locations for a municipality to address its growth share obligation in a manner that is consistent with the goals, objectives and policies of the State Plan”. The Somerset County Planning Board strongly encourages strategies that are consistent with the State Development and Redevelopment Plan, and the Guiding Principles and priorities of the Somerset County Smart Growth Strategic Plan, as described in more detail on Page 2.

### I. Round 3 Progress and Monitoring Reports

Municipalities are required to submit monitoring reports on the progress being made in implementing their COAH certified Growth Share Plans to COAH on the third, fifth and eighth anniversary date of the initial filing of the Plan with COAH. The difference between the number of affordable units constructed or provided will be compared with the number required. When a production shortage of 10 percent or more is determined, an amendment to the plan may be required by COAH. The rules also require that municipalities receive initial plan endorsement from the State Planning Commission by the third-year monitoring report submission, or COAH may revoke substantive certification, unless failure to receive initial endorsement is not the fault of the municipality. In addition, municipalities must complete and submit annual COAH monitoring forms.

## **IV. Overview of Municipal Fair Share Plan Implementation Progress**

### **A. Countywide Progress**

The Somerset County Planning Board estimates a total of 3,487 low- and moderate-income units have been provided countywide through new construction, (predominantly via the builder's remedy where 4 market rate units are built for every one low- and moderate-income housing unit) toward addressing Round 1 and 2 obligations. In addition, it is estimated that 362 units occupied by income-qualified families have been rehabilitated countywide in accordance with COAH requirements. It is estimated that a total of 109 beds/units have been provided in special needs group home residences, and 892 units have been transferred to other municipalities within the housing region. A few municipalities have adopted accessory apartment ordinances as part of their housing plan strategies.

### **B. Municipal Progress**

Municipalities with the highest amount of affordable housing production to date are those that were under Court Jurisdiction early on in the process. Although many have transferred into to the COAH Process, these are the municipalities that have the greatest amount of surplus units that can potentially be credited toward Round 3 obligations. These include Bedminster (639) Bridgewater (333) and Montgomery (67) Townships. Franklin's proactive affordable housing policies have resulted in a surplus of 83 units that can potentially be credited toward Round 3 obligations. In general, previous round affordable housing obligations have been much lower for the county's more fully developed boroughs than its growing Townships.

A shift in development patterns, together with an overall decline in the rate of development due to declining developable land resources and infrastructure constraints will likely yield fewer affordable housing units during Round 3 in many areas of the county. The County Planning Board worked with its municipalities in developing population, household and employment projections in 5-year increments through 2025 for inclusion in the Updated State Development and Redevelopment Plan during the State Plan Cross-acceptance Process. The results of this work are included in the county's Final Cross-acceptance Report, March 2005. The Cross-acceptance projections for several of the county's municipalities are lower than projections prepared by the North Jersey Transportation Planning Authority, the NJ Department of Labor and Rutgers University. These municipalities have demonstrated that the continuation of historical rates of growth cannot be supported due to a significant decline in available developable land and environmental and infrastructure constraints as they move closer toward full build-out. As such, future growth in a number of previous high-growth areas will be minimal, particularly in the county's Highlands municipalities of Bedminster, Bernards, Bernardsville, Far Hills and Peapack & Gladstone. On the other hand, there are a few municipalities in the county that are anticipated to experience significant residential and/or non-residential development and redevelopment during the next decade, including Franklin and Hillsborough Townships, and Somerville Borough, based on proposed and/or approved projects.

The following table summarizes new construction inclusionary development projects that have been completed, RCA contracts that have been executed, group homes that have been established, affordable units rehabilitated to-date, and development fee ordinances/housing trust

funds that are in place. The figures in this table do not include units that are proposed or have not yet been completed as of the date of this report. Furthermore, the figures estimate actual units created, and do not include bonus credits.

<b>Municipality</b>	<b>Newly Constructed Affordable Units</b>	<b>Rehabilitated Affordable Units</b>	<b>Group Home Units/beds</b>	<b>Transferred Units (RCAs)</b>	<b>Development Fee Ordinance</b>
Bedminster Twp.	694	4			Yes
Bernards Twp.	225	25	12	241	Yes
Bernardsville Boro.	41	41		77	Yes
Bound Brook Boro.		22	28		No
Branchburg Twp.	114	3	16	100	No
Bridgewater Twp.	964	17	10		Yes
Far Hills Boro.	31				Yes
Franklin Twp.	645	71		29	Yes
Green Brook Twp.	115	24	5		Yes
Hillsborough Twp.	91	14		91	Yes
Manville Boro.		2	5		No
Millstone Boro.					No
Montgomery Twp.	305				Yes
North Plainfield Boro.	13	23			No
Peapack/Gladstone Boro.	29	10		37	Yes
Raritan Boro.	24	8	9		Yes
Rocky Hill Boro.		2	8	9	Yes
Somerville					No
South Bound Brook Boro.		41			No
Warren Twp.	156	42	13	251	Yes
Watchung Boro.	40	13	3	57	Yes
<b>County Total</b>	<b>3,487</b>	<b>362</b>	<b>109</b>	<b>892</b>	<b>Yes = 14</b>

### C. Next Steps

The Somerset County Planning Board will be working with the county's municipalities to verify the information contained in this report and to expand the Municipal Fair Share Plan Summary Sheets to include a summary of each municipality's Round 3 affordable housing plan strategies as this planning work moves forward.

For more information about this report, please contact Laurette Kratina, Principal Planner, Somerset County Planning Board, Somerset County Administration Building, 20 Grove Street, Somerville, NJ 08876, Phone: (908) 231-7021, e-mail: kratina@co.somerset.nj.us.

**V.**

**Municipal-Specific  
Round 1 & 2 Fair Share Plan  
Summary Sheets**

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**BEDMINSTER TOWNSHIP**

<b>1984 Court-Determined Obligation:</b>	819 Units	
<b>1980-1990 Period of Repose - <u>Housing Plan Strategy</u>      Status: Fully Implemented</b>		
<u>New Construction:</u>		
The Hills at Bedminster	518 for-sale units and 102 rental units, private, inclusionary, completed	
Timberbrooke	24 for-sale units, private, inclusionary, completed	
<b>Date of Final Judgment of Mount Laurel II Compliance and Six-Year Repose:</b> 1984		
<b>End of Period of Repose:</b> 1990		

<b>1992 Court-Modified Obligation:</b>	698 Units	
<b>Housing Plan Strategy:      Status: Implementation Underway</b>		
Pursuant to the supplemental agreement dated 12-30-91, the Township entered into a developer's agreement whereby the developer of the Pluckemin Park project received land from the Township in exchange for providing affordable age-restricted rental units. In addition, income-eligible households were identified for the Township's Rehabilitation Program.		
Pluckemin Park	50 senior units with perpetual affordability controls, Township-sponsored, complete	
Rehabilitation	4 units completed through Township-funded program	

<b>COAH Round 2</b>		
<b>1993 – 1999 Pre-credited Need Based on COAH Formula:</b>	177 L & M Units, of which 24	
are rehabilitation-share units and 153 are new-construction.		

As indicated in the 1-16-03 Master Plan, Housing Element, the Township has addressed far in excess of its fair share. It's total calculated credits/reductions (units) = 816. Excess L&M Units = 639 according to 2003 Housing Plan, which will be credited toward the Round 3 obligation.

<b>2003 Housing Plan Strategy:</b>	<b>Status: Implementation Underway</b>
<b>Closing Cost/Down Payment Assistance Program:</b> The deed restrictions imposed on 102 rental units within a portion of the Hills pre-dated the establishment of COAH and its rules. The 30-year deed restriction provided that for the first 15 years, the units would be L&M rentals, and for the remaining 15 years, the rentals would become L&M for-sale units. After 12/02, 54 Parkside units converted to for-purchase, and after 2003, 48 units at Cortland became for-purchase. The Township established this program to assist the income-qualified renters currently living in these units to purchase them. This program is supported by developer fees in the Township's Housing Trust Fund.	

<b>Development Fee Ordinance/Housing Trust Fund/Spending Plan:</b> yes
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<u>Round 2 Certification:</u> 5/01/96
<u>Expiration of Certification:</u>
<u>Extended Certification Date:</u> 02/09/05

Prepared By: Somerset County Planning Board

Date: 5/26/05

Revised: 7-19-05 – Banisch Associated, Bedminster Township Consultant Planner

# *MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

## **BERNARDS TOWNSHIP**

<b>1984 – 1995 Round 1 Obligation:</b>	475 net units
<u>1985 Housing Plan Strategy</u>	Status: Fully Implemented as Revised

<u>New Construction:</u>		
Society Hill	100 L&M Units	Private, for-purchase, inclusionary, completed
The Cedars	106 L&M Units	Private, for-purchase, inclusionary, completed
Crown Court	19 L&M Units	Private, rental, inclusionary, completed
The Hills	237 L&M Units	Payment in lieu of construction of L&M units
Dewey Meadow	21 L&M Units	Private, rental, inclusionary, not constructed
<u>RCA:</u> The Township entered into a RCA, transferring 237 L&M units to Phillipsburg instead of providing the L&M units at The Hills site as originally proposed.		

<u>Date of Substantive Certification:</u>	3/13/89
<u>Expiration of Certification:</u>	3/13/95

<b>1987 - 1999 Round 2 Obligation:</b>	77 Units, of which 44 are to be addressed through rehabilitation and 33 are to be addressed through new construction. COAH approved the use of 25 rental bonus credits, a substantial compliance reduction of 5 units and the transfer of 4 units through an RCA for addressing the Township's new construction component.
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<u>Date of Round 2 Certification:</u>	6/07/00
<u>Amendment Date:</u>	9/05/01

<u>1999 Housing Plan Strategy</u>	Status: Implementation Underway
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Matheny Group Home:	6 Units, non-profit, rental, disabled, complete	
Bethel Ridge group Home	6 Units, non-profit, rental, disabled, complete, (plus 6 rental bonus credits)	
<u>RCA:</u>	4 Units, (\$80,000) transferred to South Bound Brook, complete	
<u>Rehabilitation:</u>	25 Units completed, 11 additional rehab contracts pending	
<b>Surplus Units:</b>	38 Units (9/7/01 Certification provides for 39 surplus units. However, one unit was lost due to Sheriff's sale, which will be used toward addressing the Township's Round 3 obligation.)	

<u>Development Fee Ordinance/Housing Trust Fund/Spending Plan:</u> Yes	
<u>Date of Amended COAH Certification:</u>	09/05/01
<u>Expiration of Round 2 Certification:</u>	06/07/06 (certification expires six years from the date the original certification was granted)

Prepared By: Somerset County Planning Board  
Preparation Date: 5/13/95  
Revised: 12/98, 5/26/05, 7/7/05 – Bernards Township

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**BERNARDSVILLE BOROUGH**

<b><u>1987 - 1993 Obligation:</u></b>	119 net units	
<b><u>1988 Housing Plan Strategy:</u></b>	<b>Status:</b> Fully Implemented	
<u>Rehab Credits:</u>	14 units	(37 units completed)
<u>RCA:</u>	41 units	\$21K/unit transferred to New Brunswick
<u>Motzenbacker</u>	15 units	private, for-purchase, inclusionary, complete
<u>Pine Ridge</u>	26 units	municipal sponsored, for purchase/complete
<u>Date of Substantive Certification:</u>	10/17/88	
<u>Expiration of COAH Certification:</u>	10/17/94	
<u>Interim Certification Expiration:</u>	03/06/95	

<b><u>1987 -1999 Obligation:</u></b>	Final Calculated Need = 63 Units	
<b><u>1995 Amended Housing Plan Strategy:</u></b>	<b>Status:</b> Fully Implemented	
<u>Rehabilitation:</u>	27 units	Funding through County CDBG Program and Municipal Development Fee/Housing Trust Fund)
<u>RCA:</u>	36 units	RCA with Perth Amboy executed, total = \$860.00 (\$20,000/unit)
<u>Development Fee Ordinance/Housing Trust Fund:</u> yes		
<u>Housing Element/Fair Share Plan:</u> revised plan submitted to COAH 10/26/95		
<u>Date of Substantive Certification:</u>	12/06/95	
<u>Expiration of COAH Certification:</u>		
<u>Extended Certification:</u>	05/11/05	

Prepared by: Somerset County Planning Board

Date: 5/10/95

Revised: 12/29/96, 12/98, 5/26/05

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**BOUND BROOK BOROUGH**

<b>1996 – 2002 Round 2 Obligation:</b>	33 Units (all are indigenous need)
<b>March 2003 Housing Plan Strategy</b>	<b>Status:</b> Implementation Underway
<b>Rehab:</b>	22 L&M Units (All have been accomplished using HUD funding)
<b>Group Homes:</b>	28 L&M Units/Bedrooms (Within 5 existing special needs group homes, yielding a surplus of 17 credits)

Development Fee Ordinance/Housing Trust Fund/Spending Plan: No  
Date of Interim Certification: 11/05/03  
Expiration of Interim Certification: 12/20/05

\* South Bound Brook has served as a “Receiving Municipality”, and has entered into Regional Contribution Agreements (RCAs) with other municipalities located within this housing region.

Prepared By: Somerset County Planning Board  
Preparation Date: 5-26-05  
Revised:

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**BRANCBURG TOWNSHIP**

<b>1985 - 1995 Round 1 Obligation:</b> 200 net units	
<u>July 1985 Housing Plan Strategy:</u>	<u>Status:</u> Obligation Fulfilled
<u>New Construction:</u>	
Cedar Brook	40 units private, inclusionary, completed
Whiton Hills	70 units private, inclusionary, rental, age-restricted, completed
<u>RCA:</u>	100 units to the City of New Brunswick, completed
<u>Rehabilitation:</u>	3 units completed as of 1/1/94
<u>Date of Substantive Certification:</u>	6/13/90, modified 11/7/98
<u>Expiration of Certification:</u>	3/13/95

<b>1987 -1999 Round 2 Obligation:</b> Net Fair Share = 34 units	
<u>7/1997 Housing Plan Strategy</u>	<u>Status:</u> Developer filed a suit against the Township 10/98 to create a 20 unit inclusionary mobile home park that includes 4 L&M units.
<u>Midland Residential Community:</u>	48 Units, new construction, special needs rental housing. (construction status?)
<hr/>	
<u>3/2001 Amended Housing Plan Strategy</u>	<u>Status:</u> Implementation Underway
<u>Midland Group Homes:</u>	16 Units, special needs rental housing subsidized by the Township at a rate of \$20,000 per unit (# units completed?)
<u>Edgewood Terrace Mobile Home Park:</u>	4 Units, private, inclusionary, comprised of 3 rental mobile homes and 1 rental apartment, completed
<u>Development Fee Ordinance/Housing Trust Fund:</u> Mentioned in 7/93 M. P. Re-Exam. Rpt.	
<u>Round 2 Substantive Certification:</u> 8/11/04	
<u>Expiration of Certification:</u> 08/11/10	

Prepared by: Somerset County Planning Board  
Date: 5/13/95  
Revised: 12/98, 5/26/05

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**BRIDGEWATER TOWNSHIP**

<b>1985 - 1991 Court-Determined Round 1 Obligation:</b>	1,468 net units
<b>1985 Housing Plan Strategy:</b>	<u>Status:</u> Obligation fulfilled

<u>New Construction:</u>		
Crossroads	81 units	private, inclusionary, for purchase/complete
Bridgewater Oaks	26 units	private, inclusionary, for purchase/complete
Vanderhaven Farms	69 units	private, inclusionary, for purchase/complete
Beacon Hill	82 units	private, inclusionary, for purchase/complete
Bridle Club	70 units	private, inclusionary, for purchase/complete
Glenbrooke	86 units	private, inclusionary, for purchase/complete
Stratford Place	28 units	private, inclusionary, for purchase/complete
Meadowbrook Village	80 units	private, inclusionary, rental/complete
Village at BW	7 units	private, inclusionary, rental/complete
Village at BW	17 units	private, inclusionary, for purchase/complete
ARC Housing	20 units	non-profit, special needs, rental/complete
Centerbridge I	113 units	non-profit, senior citizen, rental/complete
Centerbridge II	171 units	non-profit, senior citizen, rental/complete
Stratton Meadows	97 units	private, inclusionary, for purchase/complete
Loft Farm	17 units	private, inclusionary, for purchase/complete
<u>Group Homes:</u>		
CDC Shared Housing	10 units	non-profit, 100% L&M, senior citizen, rental/complete
<u>Housing Rehab:</u> 17 units		
<u>Development Fee/Housing Trust Fund/Spending Plan:</u> Yes		

<u>Date of Judgment of Repose:</u>	07/13/85
<u>Expiration of Judgment of Repose:</u>	09/91
<u>COAH Interim Certification Granted:</u>	08/04/93
<u>Interim Certification Expiration:</u>	03/06/95

**Round 2 COAH Obligation:** Net = 0 Units (The Township has 333 excess L&M units per COAH 12/04 Round 3 Methodology)

<b>1995 Housing Plan Strategy</b>	Status: Fully Implemented
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- The Glen Eyre inclusionary development project was included in the 1985 plan, but has been rezoned pursuant to the 1995 plan, so as to reduce or eliminate the number of affordable units
- The 1985 compliance plan included provisions for Accessory Apartments, however this program was unsuccessful in generating low- and moderate-income units. This program has not been included in the 1995 plan
- The Township reserves the right to serve as a RCA receiving municipality, offering those

units which have been constructed in excess of its COAH obligation

- Additional rehab (10 units per year) in compliance with COAH regulations using the Township's Housing trust Fund
- Development Fee/Housing Trust Fund/Spending Plan retained

<u>Date of Substantive Certification:</u>	7/07/05
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<u>Expiration of COAH Certification:</u>	
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<u>Extended Certification:</u>	3/09/05
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Prepared by: Somerset County Planning Board

Date: 5/13/95

Revised: 12/98, 5/27/05

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**FAR HILLS BOROUGH**

**1987 – 1999 Round 2 Obligation:** Pre-credited need = 40; COAH granted 33 credits, yielding 7 net units

2000 Housing Plan Strategy: Status: Fully Implemented

New Construction (accomplished during Round 1):

The Polo Club 25 units private, inclusionary, for-purchase, complete

Dumont Rd. 6 units private, inclusionary, age-restricted, rental, complete

**Round 2:**

Rehab Credits: 3 units proposed

Accessory Apts: 4 units proposed

Development Fee Ordinance/Housing Trust Fund/Spending Plan: Yes

Date of Substantive Certification: 2/07/01

Expiration of COAH Certification: 02/07/07

Prepared by: Somerset County Planning Board

Date: 5/27/05

Revised:

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*  
**FRANKLIN TOWNSHIP**

<u>1985 - 1991 Obligation:</u>	492 net units
<u>1985 Housing Plan Strategy:</u>	<u>Status:</u> Obligation fulfilled

NJ Jewish Home for the Aged 100 units non-profit, 100% affordable		
Society Hill	289 units	private, inclusionary, rental and purchase/complete
Quail Crest	28 units	private, inclusionary, purchase/complete
Whitehall Manor	100 units	private, inclusionary, rental/completed
Westminster Mews	80 units	private, inclusionary, rental/completed
Rolling Hills	48 units	private, inclusionary, rental/completed
Rehabilitation :	71 units	Parkside Public Housing Project/completed
RCA	29 units	\$797,500 transferred to Perth Amboy

\*An additional 100 acres in the northerly CR zone and GB zone was zoned for inclusionary development.

Date of COAH Certification: 07/13/85  
Expiration of Certification: 09/91  
COAH Interim Certification Granted: 08/04/93  
Interim Certification Expiration: 03/06/95

**1987 -1999 Obligation:** Pre-credited need = 819. A total of 902 credits were granted by COAH, yielding a **net obligation of 0**, with 83 surplus units that can be used toward addressing Round 3.

1997 Amendment to 1995 Housing Plan Strategy: Status: fully implemented

\*The Township has reevaluated the aforementioned undeveloped inclusionary zoned parcels based on COAH review, and has re-zoned certain parcels, which are not necessary to meet the 1987 - 1999 fair share obligation.

Development Fee Ordinance/Housing Trust Fund: Yes  
Date of Substantive Certification: 7/9/97  
Expiration of COAH Certification:  
Extended Certification: 03/09/05

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**GREENBROOK TOWNSHIP**

<b>1984 – 1995 Round 1 Obligation:</b>	Pre-credited need = 154 units	
<u>1988 Housing Plan Strategy</u>	<u>Status:</u> Fully Implemented	
Tall Woods	20 Units	Private, inclusionary, rental, completed
The Woods @ King George	67 Units	Private, rental, inclusionary, completed
Mountainview (E'town)	28 Units	Private, for purchase, inclusionary, completed
Rehab	10 Units	complete
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<u>Date of Substantive Certification:</u>	6/6/88	
<u>Expiration of Certification:</u>	6/5/94	

<b>1987 -1999 Round 2 Obligation:</b>	Present and Prospective need for the period of 1993-1999 was determined by the Court to be 20 L&M units on 1/23/98.	
<b>1995 Housing Plan Strategy:</b>	<u>Status:</u> Complete	
<hr/>		
Rehab	14 Units	completed through a municipally sponsored rehabilitation program using CDBG funds.
Group Home	5 Units/beds	existing alternative living facility on Estel Pl.

The 1/23/98 Court Settlement required the construction of 20 affordable units as part of the E'Town Properties, Inc. inclusionary development project, which is comprised of a total of 256 units. A Judgment of Repose was granted on 12/7/01 for a period of 6 years commencing January 23, 1999 and running to January 23, 2005 in accordance with NJSA 52:27D-313 and 52:27D-322. Credit for 8 additional units will result, to be used against future fair share obligations of the Township beginning in the year 2000. On 1/21/05, the Honorable Victor Ashrafi, JSC, entered an order extending Round 2 Substantive Certification afforded the Township under its Judgment of Repose for a period of one year through and including 1/23/06, to permit the Township to prepare a Housing Element and Fair Share Plan and to petition and/or file for Round 3 Certification with COAH.

Development Fee Ordinance/Housing Trust Fund: Yes, approved by the Court, adopted 1-1-04, and commented upon favorably by COAH.

Date of Judgment of Repose: 12/07/01

Expiration of Court Determined Judgment of Repose: 1/23/06

Prepared by: Somerset County Planning Board  
Date: 3/20/05  
Revised: 5/27/05, 7/11/05 -Richard Roseberry, Greenbrook Township Consultant

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**HILLSBOROUGH TOWNSHIP**

**1987 – 1993 Round 1 Obligation:** 182 net units

1988 Housing Plan Strategy:            Status: “Round 1” obligations met

<u>RCA:</u>	79 units	transferred to Phillipsburg
<u>Rehabilitation:</u>	14 units	completed
<u>New Construction:</u>		
Heritage Green	35 units	private, inclusionary, rental/completed
Crestmont Hills	56 units	private, inclusionary, rental/completed
(91 rental bonus credits also granted for Heritage Green and Crestmont Hills)		

Date of Substantive Certification: 6/6/88

Expiration Certification: 6/6/94

Interim Certification: 3/6/95

**1987 -1999 Round 2 Obligation:**

According to the 7/98 Plan, Total Need for the ‘93-99 period = 420 units, of which 29 are indigenous, 57 are reallocated Present Need and 334 are prospective need. When all adjustments are taken into account, Total Calculated Need was determined to be 300, and Net Present and Prospective Need was determined to be 279 units. (COAH granted 14 credits for rehabilitation, 91 credits for new construction, 79 RCA credits and 40 credits for substantial compliance under the original plan). The Township’s 2-28-95 Plan certification was revoked by COAH. A revised Plan was submitted to COAH on 9-10-98, but COAH certification was withheld due to State Plan inconsistency and ongoing litigation associated with one of the inclusionary sites.

**In accordance with the “Report of the Special Master in the matter of the Hillsborough Township Consolidated Mount Laurel II Cases: Fair Share Analysis”, dated 7/145/99 and amended by a letter to Judge Roger F. Mahon dated 9/27/99, the calculated L&M housing obligation (pre-credited need) for the Township is 482 units. The net obligation is 207 units, of which 200 are new construction and 7 are rehabilitation. The Township’s calculated deductions (14 group home units, 77 credit without control units, 4 rental bonus credits and 21 compliance credits) bring this figure down to 91 net units, of which 7 are rehabilitation and 84 are new construction.**

2002 Housing Plan Strategy:

Status: The Court currently has jurisdiction over fair share planning in the Township. The Township adopted a revised Plan on 8/1/02 that addresses the Court-determined obligation. COAH will

consider the 2002 Plan once litigation issues are resolved. Implementation of the 2002 Housing Plan is substantially underway.

<u>Rehab:</u>	7 units	
<u>New Construction:</u>		
Bielanski Group	14 units	private, inclusionary, age-restricted, rental and for-purchase, under const. (in addition, \$325,000 was contributed to the Township's Affordable Housing Trust Fund in-lieu of building 13 affordable units).
PEC/SKP Inc.	105 units	private, inclusionary, age-restricted, rental and for-purchase, proposed
Hillsborough Promenade		An in-lieu contribution of \$300,000 equivalent to 12 units was submitted to the Township's Affordable Housing Trust Fund
<u>RCA:</u>	12 units	RCA executed with Manville, \$300,000 (approved by COAH)

Development Fee Ordinance/Housing Trust Fund: Adopted July 1994 by the Township  
Housing Element filed:  
Date Substantive Certification:  
Expiration of Certification:

Prepared by: Somerset County Planning Board  
Date: 5/13/95  
Revised: 12/29/96, 11/24/98, 6/6/05, and 7/6/05 – Hillsborough Township Planner

# MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET

## MANVILLE BOROUGH

<b>1987 – 1999 Round 2 Obligation:</b> Pre-credited Need = 25 units, Net Obligation = 5 units	
<u>4/05 Amended Housing Plan Strategy:</u>	The Borough submitted its housing plan and a petition to the Court for a Declaratory Judgment on 4/5/05
<u>Status:</u>	Public Hearing Scheduled for 7/3/05. Court approval pending completion of hearing and review process.
<u>Rehab:</u> 13 Units proposed to be completed within the near future. (Pursuant to the below-referenced settlement agreement and L&M Housing trust Fund, \$62,500 will be collected to fund the rehabilitation program. Existing and anticipated CDBG Program funds will also be utilized.)	
The Borough is requesting affordable housing credits for 5 HUD Section 8 family rental units owned by ARC. The Borough also has 2 units rehabilitated through the CDBG program that qualify for crediting by COAH.	
<u>Development Fee/Affordable Housing Trust Fund/Spending Plan:</u> Proposed	
<u>Date of Judgment of Repose:</u>	
<u>Date Substantive Certification:</u>	
<u>Expiration of Certification:</u>	

The Borough adopted a Housing Element and Fair Share Plan that addressed its Round 2 COAH Obligation on 4/12/04, and filed it with COAH on 4/20/04. On 11/8/04, the Borough entered a Settlement Agreement that involved an amendment to the Housing Element, Fair Share Plan and Zoning Ordinance that provides a density bonus to allow a townhouse development that includes L&M units on the Brooks Property.

The Borough is acting as a “Receiving Municipally” pursuant to the RCA provisions of the COAH Rules. The Borough has entered into a 15 unit RCA with Readington Township in Hunterdon County; and a 12 unit RCA with Hillsborough Township in Somerset County in August 2002. The RCA monies will be used by the Borough to rehabilitate substandard housing that is owned and occupied by low- or moderate-income residents in the Borough, through a locally administered program. COAH Credits for these units are allocated to the sending municipalities pursuant to COAH Rules.

Prepared by: Somerset County Planning Board  
Date: 6/1/05  
Revised:

*MUNICIPAL FAIR SHARE SUMMARY SHEET*

**MONTGOMERY TOWNSHIP**

<b>1985 - 1995 Round 1 Obligation:</b> 325 net units as determined by the Court; later determined to be 108 units by COAH		
<b>1985 Housing Plan Strategy:</b> Status: Obligation fulfilled		
Pike Run PUD	210 units	private, inclusionary, rental/complete
Scribner Village	95 units	60 age-restricted rental units and 35 for-purchase units, private, inclusionary, for purchase and rental, complete
<b>Date of Judgement of Compliance:</b> 07/31/85		
<b>Court approved Plan Amendment:</b> 3/23/89		
<b>Expiration of Judgement:</b> 06/18/95		

<b>1987 -1999 Round 2 Obligation:</b> 0 units (Total pre-credited need for Montgomery Township from 1987 - 1999 was calculated by COAH to be 315 affordable units. COAH has given the Township with 238 credits for new construction and 77 COAH Bonus credits for a net fair share obligation of 0 and 67 surplus units)
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<b>1995 Housing Plan Strategy:</b> Status: Implementation Ongoing
<b>Development Fee Ordinance/Housing Trust Fund:</b> adopted by Township and approved by COAH (draft ordinance included in 1995 Plan)
<b>New Construction:</b> The Township has zoned the Stavola site for apartments/townhouses with an affordable housing set-aside. This site is not included in the Township's 1995 housing element and fair share plan.
<b>Date Substantive Certification:</b> 3/5/97
<b>Extended Certification:</b> 02/09/05
<b>Expiration of Certification:</b>

**Prepared by:** Somerset County Planning Board  
**Date:** 5/13/95  
**Revised:** 12/98, 6/2/05

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**MILLSTONE BOROUGH**

**1987 – 1999 Round 2 Obligation:** Net Calculated Need = 22 units

11/21/02 Housing Plan Strategy

Status: Implementation pending completion of Borough Vision Plan, resolution of Master Planning, Zoning and infrastructure issues.

RCA: 11 Units, \$25,000 per unit, receiving municipality to be identified  
Group Homes: 6 Units/bedrooms, non-profit, special needs, rental, within the PVE area

Development Fee/Housing Trust/Spending Plan: Proposed

COAH Petition Date: 11/18/03

Interim Certification Date: 11/18/03

Expiration of Interim Certification: 12/20/05

The Draft Vision Plan for the Borough of Millstone dated 3/31/04 presents 5 potential land use options for the PVE site, and lists the pros, cons and issues that would have to be resolved for each. A non-contiguous cluster option for the PVE area is considered to be the most economically feasible alternative. It calls for preserving historic lands as a Heritage Park, and shifting development through density incentives to a newly defined high density district, which would include an affordable housing component that would address Round 2 and Round 3 obligations, estimated to be 45 Units, as well as market-rate age-restricted housing. The Draft Vision Plan identifies a back-up opportunity to meet the COAH obligation on an existing undeveloped site zoned for industrial & warehouse uses.

Prepared by: Somerset County Planning Board

Date: 5/31/05

Revised:

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

***NORTH PLAINFIELD BOROUGH***

**1987 – 1999 Round 2 Obligation:** Net Calculated Need = 23 units (all rehab)

10/02 Housing Plan Strategy

Status:

Rehabilitation: The Borough proposes to rehabilitate an unspecified number of affordable units in partnership with a local non-profit organization (Friends of the Carpenter) and through continued participation in the CDBG Program.

New Construction: Redevelopment of the 17.42 acre “Villa Maria” site for age-restricted housing is being considered. The provision of affordable housing at this site is not known at this time. A total of 13 L&M units were constructed by the non-profit organization “Friends of the Carpenter” known as Chatham Rowe. An estimated 23 units have been rehabilitated pursuant to COAH requirements.

Development Fee Ordinance/Housing Trust/Spending Plan: No

COAH Petition Date: 1/17/03

Interim Certification: 11/05/03

Interim Certification Expiration: 12/20/05

Expiration of Certification:

Prepared by: Somerset County Planning Board

Date: 6/03/05

Revised:

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**PEAPACK & GLADSTONE BOROUGH**

<b>1987 - 1993 Round 1 Obligation: 55 net units</b>		
<u>1988 Housing Plan Strategy:</u> <u>Status:</u> partial implementation		
Rehabilitation	18 units	10 units completed
St. Lukes Village	9 units	non-profit, rental/complete
R-2CF Zone District	30+/- units	no development has occurred within this 68 acre tract along Route 206
<u>Date of Substantive Certification:</u> 1/9/89		
<u>Expiration Certification:</u> 1/9/95		
<u>Interim Certification:</u> 3/6/95		

<b>1987 -1999 Round 2 Obligation:</b>	Pre-credited need = 94 units of which 12 are indigenous and 82 are new construction. COAH Bonuses and Credits = 19, net fair share =75 units
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<u>1995 Housing Plan Strategy:</u> <u>Status:</u> implementation complete		
<u>Rehabilitation:</u>	10 units	All 10 rehab units completed
<u>RCA:</u>	37 units	have been transferred to Perth Amboy at \$20K per unit for a total of \$740.000
<u>Midlantic Site:</u>	20 units	All rental units. Constructed by Lutheran Social Ministries. Deed restricted for 45 years, resulting in a total credit of 38 units (i.e. 20 units + 18 rental bonus credits)
<u>Re-Zoning of R-2CF</u>	(0 units)	re-zoned for lower density single-family non-inclusionary development
<u>Rental Bonus Credits</u>	18 units	

<u>Development Fee Ordinance/Housing Trust Fund:</u> Yes	
<u>Date Substantive Certification:</u>	1/10/96
<u>Extended Certification:</u>	03/09/05
<u>Expiration of Certification:</u>	

Prepared by: Somerset County Planning Board  
Date: 5/15/95  
Revised: 1/10/97, 12/98, 4/11/05

*MUNICIPAL FAIR SHARE SUMMARY SHEET*

**RARITAN BOROUGH**

<b>1987 - 1993 Round 1 Obligation:</b>	24 net units (The Borough received a vacant land adjustment that reduced its new construction obligation from 81 to 24 units as part of the Judgment of Compliance and Repose from the NJ Superior Court).
<b>1988 Housing Plan Strategy:</b>	<b>Status:</b> In 3/92, the court transferred to COAH a request for an amended Judgment in response to Raritan's proposed plan amendment.

Cardinal Woods Rehabilitation	24 units 8 units	private, inclusionary, for-sale, completed funded by \$100,000 contribution from Cardinal Woods
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<b>Development Fee Ordinance/Housing Trust Fund:</b> Yes	
<b>Judgment of Compliance:</b>	4/89
<b>COAH Certification:</b>	10/6/93
<b>Expiration Certification:</b>	4/1/95

<b>1993 -1999 Round 2 Obligation:</b>	Total Obligation = 115 Units, <b>Net Obligation = 57</b>
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<u>1999 Modified Housing Plan Strategy</u>	<b>Status:</b> Revised
<p>Raritan filed for Round 2 certification, which was granted on August 2, 2000. The plan included a request for the continuation of the vacant land adjustment, which was approved. The Borough's received credits toward its total obligation for the 24 new units constructed through inclusionary zoning; 34 rehabilitated units, including 7 bedroom credits for alternate living arrangements and an on-going rehabilitation program. Remaining unmet need was calculated to be 57 units, to be addressed, to the extent possible, through overlay zoning and a development fee ordinance.</p> <p>The overlay zoning applied to the Highway 202 site comprised of 1.9 acres, the First Ave. site comprised of 2.62 acres and Elizabeth St. site comprised of .77 acres. Full build-out would have produced 8 L&amp;M units.</p>	

<b>Date Substantive Certification:</b>	filed 4/13/95, petitioned 3/26/97
<b>Re-Petitioned:</b>	03/17/00
<b>Conditional Certification Date:</b>	7-2-99
<b>Amended:</b>	3/00
<b>Certification Date:</b>	8/02/00
<b>Expiration of Certification:</b>	3/16/06

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**Revised 1993 – 1999 Round 2 Obligation:** Total Obligation = 115, of which 81 are new construction, and 34 are rehabilitation. Includes elimination of vacant land adjustment.

**Mediated 10/27/04 Modified Housing Plan Strategy**

**Status:** 10/27/04 Fair Share Plan Amendment currently under review by COAH

**Background:** On 7/24/03, Raritan Borough petitioned COAH for an amendment to its certified plan which based on planning and zoning amendments adopted by the Borough involving the Woolen Mills site, and removal of the L&M overlay zoning requirements from the Elizabeth Street site. An objection to this petition was filed by the Fair Share Housing Center, triggering a mediation process that culminated in the issuance of the 8/3/04 COAH Mediation Report.

The Mediation Report indicates Raritan will petition for an amendment to its certification that specifies a revised strategy for addressing its new construction obligation and unmet need of 57 units as follows, in accordance with the agreements reached during the mediation process.

The following is a summary of the proposed amendment to the Borough's Housing Plan dated 10/27/04. Rental bonus credits totaling 20 units, and 24 credits for previously constructed Cardinal Woods project are also requested. The plan is based on discontinuation of the previously approved vacant land adjustment.

<u>Woolen Mills:</u>	12 units, private, inclusionary, rental, PDRC Overlay District Zone, under construction (plus 12 rental bonus credits)
<u>Alternatives:</u>	9 units/beds, non-profit, special needs, rental, (located on Thompson St. and First Ave.), complete
<u>IRD-2 Zone:</u>	8 units, age-restricted, rental units provided via expansion of the existing nursing home, or construction of a shared living facility at the site on First Ave (plus 8 rental bonus credits).
<u>Ortho/Vanderveer Rd.:</u>	8 units, private, inclusionary, new construction, proposed re-zoning
<u>Rehabilitation:</u>	34 units (proposed)

Prepared by: Somerset County Planning Board  
Date: 5/29/95  
Revised: 12/98, 6/16/05

# MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET

## ROCKY HILL BOROUGH

<b>1987 - 1993 Round 1 Obligation:</b> 0 units	
<u>1988 Housing Plan Strategy:</u> The Borough enacted a 10% affordable housing set-aside requirement applicable in the RM Zoning District, which is now under consideration for modification by the Borough	
Rehab Credits:	0
RCA:	0
New Construction:	0
<b>TOTAL</b>	<b>0 units</b>

<b>1987 -1999 Round 2 Obligation:</b> Pre-credited need = 27, which, due to a vacant land adjustment is reduced to 10, of which 2 are rehabilitation and 8 are inclusionary.	

<u>1998 Housing Plan Strategy:</u> <u>Status:</u> Adopted by the Borough Planning Board on July 14, 1998	
<u>Development Fee Ordinance:</u> Recommended in Fair Share Plan	
<u>Rehabilitation:</u>	2 units, (2 x \$10,000, Borough to apply for CD Funds)
<u>RCA:</u>	2 units, proposed (2 x \$20,0000)
<u>Group Home:</u>	4 bedroom group home by Somerset ARC on municipally owned land on Young Drive (no cost for land to non-profit) yielding a rental bonus credit of 2 units. (These are also included below in the 2002 Housing Plan Amendment)

<b>2002 Housing Plan Strategy Amendment</b> <u>Status:</u> Fully implemented	
<u>Eden A.C.R.E.S., Inc.:</u>	4 units/bedrooms, non-profit group home, rental, for developmentally disabled
<u>ARC:</u>	4 units/bedrooms, municipally sponsored, non-profit group home, rental for developmentally disabled
<u>Rehab:</u>	2 units (completed in 11/00 using CDBG Program funding
<u>RCA:</u>	9 units, authorized with the City of New Brunswick, total cost of \$180,000
<u>Credits:</u>	6 rental bonus credits for group home units
<u>Development Fee/Housing Trust Fund/Spending Plan:</u> adopted in 1998	
<u>Date of Substantive Certification:</u>	1/03/01
<u>Expiration of COAH Certification:</u>	1/03/07

Prepared By: Somerset County Planning Board  
Date: 5/10/95  
Revised: 12/29/96, 12/98. 6/09/05

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**SOMERVILLE BOROUGH**

**1987 - 1999 Round 2 Obligation:** Pre-credited obligation = 336 units. Of this total, 309 units were to be provided through new construction and 27 through rehabilitation. The Borough's 12/86 Housing Element and Fair Share Plan requested an adjustment from 336 to 0 units, based on employment adjustments, credits through the use of on-going housing rehabilitation programs and the lack of developable land. Upon review by COAH, the Borough's fair share obligation was adjusted to 107 units. The Borough is seeking a further reduction of this number.

**7/90 Housing Plan Strategy**      **Status:** The Borough is currently pursuing a number of redevelopment planning initiatives and is in the process of updating its Master Plan. An update of the below strategy for addressing affordable housing obligations to reflect new planning initiatives is needed.

Oak Terrace Tract:	Number of units to be determined, proposed
Meadow St. Site:	Number of units not specified, proposed
Haynes St. Tract:	Number of units not specified, proposed
Second St. Area:	Number of units not specified, proposed

Development Fee Ordinance/Housing Trust Fund/Spending Plan:

Petition Date:

Interim COAH Certification:

Expiration of Round 2 Certification:

Prepared By: Somerset County Planning Board

Preparation Date: 6/05

Revised:

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**SOUTH BOUND BROOK BOROUGH**

**1987 - 1993 Round 1 Obligation:** Net obligation = 0 units.  
1989 Housing Plan Strategy: The Borough established a housing rehabilitation program  
COAH Certification: yes

**1987 – 1999 Round 2 Obligation:** Total Pre-credited obligation = 19, of which 18 are to be addressed through rehabilitation and 1 is to be addressed through new construction. Net Fair Share Obligation = 0

Units in Excess of Obligation: 11 new and 41 rehab

2002 Housing Plan Strategy Status: Implementation Ongoing

The Borough’s adopted Fair Share Plan and Housing Element identifies a number of vacant parcels, most of which are under an acre in size, that could potentially accommodate affordable infill development. The Plan also identifies a number of potential redevelopment sites that could potentially accommodate affordable housing in the future. The Borough proposes to continue its ongoing scattered site rehabilitation program. The Plan indicates the Borough will develop zoning to allow affordable accessory apartments and ECHO units. Assisted living facilities will be considered for redevelopment sites. The Borough will continue to serve as a RCA receiving municipality.

**Development Fee Ordinance/Housing Trust Fund/Spending Plan:**  
  
Petition Date: 06/20/02  
Interim COAH Certification: 01/07/04  
Expiration of Interim Certification: 12/20/05

Prepared By: Somerset County Planning Board  
Preparation Date: 6/05  
Revised:

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*  
**WARREN TOWNSHIP**

<u>1987 - 1993 Obligation:</u>	367 net units	
<u>1988 Housing Plan Strategy:</u>	<u>Status:</u> Obligation fulfilled	
<u>Rehabilitation:</u>	34 units	27 units completed/credited
<u>RCA:</u>	166 units	\$4.39 million transferred to New Brunswick
<u>New Construction:</u>		
Woodland Acres	57 units	municipal sponsored, for purchase/complete
Whispering Hills	60 units	private inclusionary, rental/complete
Liberty Village	28 units	private inclusionary, rental/complete
<u>Group Homes:</u>		
Warrenville Home:	4 units	existing ARC group home for developmentally disabled
Mt. Horeb Home:	3 units	existing non-profit group home for the developmentally disabled
Old Stirling Home:	6 units	existing ARC group home for the developmentally disabled
<u>Date of Substantive Certification:</u>	03/07/88	
<u>Expiration of COAH Certification:</u>	03/07/94	
<u>Interim Certification Expiration:</u>	03/06/95	

<u>1987 -1999 Obligation:</u>	Pre-credited Need = 585, minus 473 credits/reductions, Calculated Need = 113 units, of which 15 are indigenous and 98 are to be met through new construction.
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<u>1995 Housing Plan Strategy:</u>	<u>Status:</u> Obligation Fulfilled	
<u>Rehabilitation:</u>	15 units	Funded through Township's development Fee/Hsg. Trust Fund Program
<u>RCA:</u>	85 units	Contract with Perth Amboy executed 3/2/95
<u>AgeRestricted:</u>		
Senior Housing:	6 units	private inclusionary, mixed-use, age restricted, for purchase/complete (Ferruggia/Vicendese)
Warren Ridge:	5 units	non-profit/municipal sponsored, age restricted, rental/complete
<u>Rental Bonus Credits:</u>	2 units	

<u>Development Fee Ordinance/Housing Trust Fund:</u> Adopted 03/12/92 by the Township	
<u>Petition Filed:</u>	3/3/95
<u>Date of Substantive Certification:</u>	1/10/96 (Certification was extended to 1/2002)
<u>Extended Certification:</u>	05/11/05

Prepared by: Somerset County Planning Board  
Date: 1/10/97  
Revised: 12/98, 6/9/05

*MUNICIPAL FAIR SHARE PLAN SUMMARY SHEET*

**WATCHUNG BOROUGH**

<u>Round 1: 1987 - 1993 Obligation:</u> 132 net units	
<u>1988 Housing Plan Strategy:</u>	<u>Status:</u> underway

<u>Rehabilitation:</u>	8 units	complete
<u>Crystal Ridge:</u>	40 units	private, inclusionary, rental, complete (a rental bonus credit of 40 units is also associated with this development)
<u>RCA:</u>	57 units	transferred to Phillipsburg @ \$22K per unit, funded through municipal bond and development fees

<u>Date of Substantive Certification:</u>	9/26/88
<u>Expiration Certification:</u>	9/26/94

Round 2: 1987 -1999 Obligation: Pre-credited Need = 219, of which 13 are to be addressed through rehabilitation and 206 through new construction. A vacant land adjustment representing 37 units was granted by COAH, reducing the Borough's pre-credited need to 182 units (13 rehabilitation and 169 new). (Total new construction credits toward this obligation = 137, and redev. Credits = 8, resulting in a **net obligation of 37 units**, of which 5 are to be addressed through rehabilitation and 32 through new construction.

<u>1994 Housing Plan Strategy:</u>	<u>Status:</u> underway
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<u>Rehabilitation:</u>	5 units	Rehab loans re-paid to Borough for 6 previously rehabilitated units will be used to fund the 5 additional units.
<u>Group Home:</u>	3 beds/units	In existence since 1994 (2 rental bonus credits are also generated from this site)
<u>Accessory Apartment:</u>	1 unit	Ordinance adopted 4/13/95, underway
<u>Villa Domenico</u>	8 units	Age restricted, part of an inclusionary development Comprised of a total of 42 units, under construction
<u>"R-M-L VI" zone</u>	18 units	Age-restricted, to be constructed as part of inclusionary developments within this zone

According to the Borough's 1999 and 2003 Re-exam. Reports, the number of L&M units constructed at the Kings Crossing Development, now known as Crystal Ridge was reduced from 60 to 40, and a developers fee was provided in lieu of constructing the 20 units. The aforementioned housing plan strategy reflects modifications reviewed and

approved by COAH as contained in Summary Documentation prepared by the Borough of Watchung and COAH's Substantive Certification Fact Sheet prepared 4-21-05

Development Fee Ordinance/Housing Trust Fund: Yes

<u>Petition Date:</u>	7/10/95
<u>Date Substantive Certification:</u>	07/01/98
<u>Amendment Date:</u>	05/03/00
<u>Extended Certification:</u>	06/08/05

Prepared by: Somerset County Planning Board  
Date: 5/15/95  
Revised: 5/21/98, 12/98, 6/09/05, 7/8/05 - Watchung Borough Administrator

## 2005

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Ken Scherer, Freeholder Deputy Director  
\*Denise M. Coyle, Freeholder  
Peter S. Palmer Freeholder  
Robert Zaborowski, Freeholder

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