

2. Spring Meadow

Spring Meadow was constructed on Blocks 203.01, 203.02, 203.03, 203.04, 203.05, 203.06 and 203.07 as an inclusionary affordable housing development. Spring Meadow has 73 units, a few of which were lost to foreclosure, but the deed restrictions are still in place on the balance of them. Appendix D contains a list of 71 Spring Meadow units. Deed restrictions were in place beginning in 1994 so the 30 year restriction will expire in 2024.

3. Existing Inclusionary and 100% Affordable Parcels

There are four vacant sites currently zoned ~~R-3~~ or R-4 Residential that permit inclusionary developments. The four sites were in the 2005 Fair Share Plan and remain in the 2015 Fair Share Plan. Prior Fair Share Plans stated the four sites contained 221 acres of which approximately 66% would be classified as wetlands according to State mapping, leaving 73 buildable acres. These numbers have been refined based on current tax map data and the New Jersey Freshwater Wetlands Map. The four sites total 264.48 acres and approximately 75 acres are buildable uplands. An additional 6.8 upland acres are situated on Site #4 but they are surrounded by wetlands and isolated from other uplands. These 6.8 acres, without a wetland delineation, appear to be unlikely to be developed because of Freshwater Wetlands regulations.

Assuming a mid-range density of 4 units per net acre and a 15% set-aside, the four sites were anticipated, in the 2005 Fair Share Plan to produce 292 total units, including 43 affordable units. For this 2015 Fair Share Plan, wetland areas were calculated from the Freshwater Wetlands maps and acreage and the number of anticipated units were updated from prior Fair Share Plans. Following is a summary of each site. Appendix A and Appendix B contain an aerial photograph location map with freshwater wetlands and tax map information for each site.

a. Site 1, King Street Site

Block 1001, Lot 28 and Block 1002, Lots 6, 7, 15, 16, and 20 are zoned R-3. The site is located along Kings Road in the eastern portion of the Township and contains 105.8 acres. Significant areas of wetlands exist on the site according to the New Jersey Freshwater Wetlands Maps, potentially reducing the buildable area to 5.4 acres (reduced from 15 acres in prior plans). Site 1 is located within an area recommended as a PA-4 on the State Plan Map in the Township's Cross-Acceptance Report. Location in a PA-4 may preclude, or at least make it difficult, to service the site with public water and sewer. Based on the site constraints and the PA-4 designation, the site was originally included in the Fair Share Plan, but then it was excluded. Until detailed site constraints, such as a wetland delineation, Letter of Interpretation and transition area is determined, Site 1 is proposed to remain in the plan as a potential affordable housing site.

Based on current acreage and assumptions identified in 3. above, the site could accommodate 21 units of which 3 units would be affordable.

b. Site 2, Rancocas Road Site

Block 802, Lots 1, 2 and 3 are zoned R-3. Tarnsfield, an existing residential development is located to the north and west of the site. The site contains three lots totaling 21.55 acres, of which 4.3 acres (reduced from 9 acres in prior plans) are buildable. Based on the listed assumptions, this site would yield 3 affordable units out of 17 total units. The site is shown as Planning Area 2 on the State Plan. The site is within an existing sewer service area and has access to the potable water supply. The site is retained as part of the Round 3 plan, however, zoning standards will be raised to be consistent with the current COAH rules.

c. Site 3, Woodlane Road West

→ Block 803.08, Lots 37, 38 and 42 are zoned R-3. The site is located west of the Tarnsfield Subdivision. The three lots contain 74.57 acres, of which 33.98 acres (expanded from 25 acres in prior plans) are considered buildable. Based on the listed assumptions, 136 total units will provide 20 affordable units. Approximately 12 acres along the frontage of Woodlane Road are zoned C – Commercial. The site is shown as Planning Area 2 on the State Plan. It is within an existing sewer service area and has access to the potable water supply. The site is retained as part of the Round 3 plan, subject to the revised zoning requirements to be consistent with current COAH rules.

d. Site 4, Woodlane Road West or Ingerman Site

Block 401, Lots 2 and 8 were included in the original Site 4. Lot 7 was added in 2014. Lot 7 contains one acre and is surrounded by Lot 8. Lot 7 was added to the Lots 2 and 8 Site to provide more efficient site development and access for redevelopment. The parcel has frontage along Woodlane Road and is bordered to the east by farmland and Interstate 295. Lot 2 is located in the R-4 Residential Zone and Lots 7 and 8 are zoned Industrial. The Site is located to the east of the Rolling Hills East development in the northwest part of the Township. Lot 2 contains approximately 33.86 acres, Lot 7 contains 1.0 acres, and Lot 8 contains approximately 27.7 acres for a total of approximately 62.56 acres. Total uplands on the site equals 38.0 acres, however, 6.8 acres are separated from the primary accessible lands along Woodlane Road so approximately 31.2 acres would be buildable unless an on-site delineation yields less extensive wetlands than what is shown on the Freshwater Wetlands Map. This site is located in Planning Area 2 on the State Plan. It is within an existing sewer service area, and has access to the potable water supply.

approval. Although the developer is no longer involved with the project, the zoning remains in effect on the site and requires the construction of 24 age-restricted, affordable, rental units. These 24 rental units remain part of the Township's Fair Share Plan.

4. Regional Contribution Agreements (RCAs)

At one point in Round Three, Regional Contribution Agreements were no longer permitted under COAH rules. Since current Fair Share Plans are to be prepared utilizing Round 1 and Round 2 rules which did permit RCA's, it is assumed that RCAs are permitted. The 50-unit RCAs required in conjunction with the Group 70/Orleans development are included in this plan.

5. Existing Inclusionary Zoning Sites

a. Sites #1, #2, #3 and #4

Sites #1, #2, #3, and #4 previously described, remain in the Township's Round 3 Fair Share Plan. Increases in density and affordable housing set-aside requirements to be consistent with current COAH rules will be required for the first three sites. A draft ordinance permitting the increased density and set-aside is included in Appendix P. In general, density for single-family, owner-occupied housing is 6 units per acre with a set-aside of 25%. For rental housing, the density will be 12 units per acre with a set-aside of 20%, of which 10% must be affordable to very-low-income residents. Each zone will have a sunset provision that deletes the rental housing standards once the Township satisfies its rental obligation.

Based on the revised number of buildable acres and the revised density and set-aside requirements, the four sites are expected to generate 65 to 105 affordable units, assuming either 100% owner-occupied or 100% rental for Sites #1, 2 and #3. Site #4 was determined to be An Area in Need of Redevelopment under the criteria set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A *et seq.*) A Redevelopment Plan was approved in June, 2014, that specifies that the only permitted use for this site is non-age-restricted, affordable rental units. Ingerman Organization was designated as the redeveloper and the site was transferred to them. The agreement with the Township specified the construction of 72 affordable rental units on the site. The specific bedroom mix and income split will satisfy all COAH requirements. Other than the transfer of land, no additional Township funds are anticipated to be spent on this development.