

# Woolson Sutphen Anderson

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February 12, 2016

Honorable Thomas C. Miller, P.J.Cv.  
Somerset County Court House  
P.O. Box 3000  
Somerville, NJ 08876

Re: IMO The Application of the Township of Branchburg  
Our file: 16bl-47fair

Dear Judge Miller:

Enclosed please find Matrix and Summary of Third Round Compliance Plan prepared by Elizabeth C. McKenzie, P.P. dated February 12, 2016.

Branchburg Township submits this plan in accordance with the Court's direction that the Township demonstrate that a plan can be developed to accommodate the housing numbers developed for COAH under its unadopted third-round rules.

Branchburg believes that the "Econsult" numbers developed for a consortium of New Jersey municipalities more accurately reflects the need for affordable housing as directed by the New Jersey Supreme Court in its March 10, 2015 decision. Branchburg does not by the submission of this plan accept that the unadopted COAH numbers are accurate. Nevertheless, this plan demonstrates that if there were a final court determination that the unadopted COAH numbers, or numbers similar to them, are required, the Township would be able to comply.

Branchburg has, in many ways, been in the forefront in accommodating affordable housing. Relative to other suburban communities in the region, Branchburg has a substantial number of relatively inexpensive houses on small lots. Because Branchburg has maintained balanced development, and moderate taxes, Branchburg is seen as a particularly desirable community, and houses which would sell for much less elsewhere are more expensive in Branchburg. However, this is the result of economic forces, not any zoning policy of Branchburg.

Branchburg's housing stock includes not only single family, detached residences but also duplexes and other attached homes as well as condominium developments and rental apartments.

Notably, Branchburg is home to what it believes are the only "trailer parks" in the County. Trailer parks have been forced out by most communities, but in Branchburg they have continued and expanded as the Township has transformed from the rural to an essentially suburban municipality. Trailer parks in Branchburg provide lower-cost housing for approximately 210 households. While only a few are specifically restricted as affordable, they all provide housing at the lower end of the income spectrum.

Branchburg has also been a leader in accepting developmentally disabled persons, who generally face great difficulties in finding decedent housing. Branchburg is home to the Midland School, a world-famous school for developmentally disabled students, and the associated Midland Adult Services Inc. Branchburg has directly subsidized the acquisition or construction of 6 group homes for developmentally disabled adults, all of whom are by definition of "very-low income". One of those group homes was built on property purchased by Branchburg specifically for the purpose. Branchburg is currently finalizing a subsidiary arrangement for another 9 units of developmentally disabled adult housing through another provider.

Midland School and Midland Adult Services are embraced by the community, and Branchburg is proud to be part of providing schooling and housing for those served by the Midland organizations.

Finally, Branchburg has since the New Jersey Supreme Court's Mt. Laurel I decision acknowledged the obligation to eliminate economic-based zoning restrictions and, since the Mt. Laurel II decision and the adoption of the Fair Housing Act, fully accepted the fair housing obligations that have been imposed. Branchburg's "prior round" (1987-1999) obligation of 302 units has been fully met, with an excess of 8 units carried forward. Branchburg has actively fought to obtain and protect a share of affordable housing units in more recent developments even over the resistance of developers and the court. For example, Branchburg worked hard to obtain a 23% set-aside in a development proposed at Block 5.11, Lot 2.04, 3434 Route 22 and,

when the developer applied to the Board of Adjustment for a change in the development, Branchburg sued the developer and its own Board to protect the number of affordable units. That suit has been dismissed by consent without prejudice pending final consideration of the development by the Board, but the suit will be reinstated if the 28 units of affordable housing originally required are not preserved.

Likewise, Branchburg has twice sued the developer and its own Board of Adjustment over the River Trace development at Block 55, Lot 10, 102 North Branch River Road for the specific purpose of assuring the construction of affordable units. As part of a June 9, 2010 settlement, the developer posted a letter of credit for \$420,000 to assure the completion of affordable housing. In 2014, when the development - and the affordable housing - remained incomplete, and the developer had not complied with the terms of settlement, the Township attempted to take the letter of credit so that it could provide for the affordable housing. Branchburg was prevented from doing so by the Superior Court of New Jersey, Somerset County.

Branchburg has never resisted providing a fair share of housing at all income levels. Branchburg opposes is radical, disruptive or unnecessary change that may be in the short-term interest of developers, but would ill serve people of all economic levels throughout the region and the State. It is an economic reality that more housing brings more municipal expense, particularly for schools. Without the balance of more financially-beneficial development, taxes will increase, to the detriment of people at all economic levels, and lead to reduced property values.

Ironically, increased taxes and reduced property values strike those at lower economic levels the hardest. The rich may be able to afford higher taxes and accept reduced property values, but those of "low" and "moderate" income, as well as those in Branchburg immediately above those levels, will be hurt the most.

Branchburg did not create these economic realities, but like every other municipality, must live with them. Public schooling is a State constitutional obligation, but the State's public school financing system has created the reality that housing growth, without proper balance, increases taxes and reduces property values. Affordable housing is also a State obligation, the burden of which has fallen upon municipalities because of

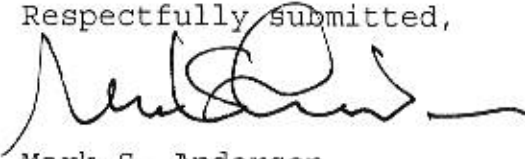
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the State's abject failure to take responsibility - or even to provide rules within which municipalities can take responsibility. Not one penny of the litigation, consultants' and special masters' costs directly attributable to the State's failures contributes to the provision of housing for the economically disadvantaged. Those costs simply add to the tax burden that affects the rich but oppresses the poor.

Respectfully submitted,



Mark S. Anderson

MSA:las  
Enclosures

cc: Christine Cofone, AICP, PP  
Fair Share Housing Center  
Intervenors on attached list  
Richard B. Reading, PP

Service List - Intervenors

**Ken Pizzo, Sr.**

Richard J. Hoff, Jr.  
Bisgaier Hoff, LLC  
25 Chestnut Street, Suite 3  
Haddonfield, New Jersey 08033

**3361 Route 22 LLC**

Craig M. Gianetti, Esquire  
One Jefferson Road  
Parsippany, NJ 07054

**Owners of 3091, Route 22**

Bruce H. Snyder, Esquire  
Lasser Hochman, L.L.C.  
75 Eisenhower Parkway  
Roseland, New Jersey 07068

**Advance/GLB Partners, LLC**

**Advance at Branchburg II, LLC**  
Henry L. Kent-Smith  
Fox Rothschild LLP  
997 Lenox Drive, Building 3  
Lawrenceville, NJ 08648-2311

**S/K Stoney Brook Associates**

John P. Inglesino, Esquire  
Inglesino, Webster, Wyciskala  
& Taylor, LLC  
600 Parsippany Road, Suite 204  
Parsippany, NJ 07054

**American Properties at  
Branchburg, LLC**

Matthew N. Fiorovanti, Esquire  
Giordano, Halleran & Ciesla, P.C.  
125 Half Mile Road, Suite 300  
Red Bank, NJ 07701-6777

## **SUMMARY OF THIRD ROUND COMPLIANCE PLAN**

**Prepared by Elizabeth C. McKenzie, AICP, PP**

**February 12, 2016**

### **Basis for Obligation**

The Honorable Thomas C. Miller, JSC, has ordered the municipalities seeking Declaratory Judgment actions in his vicinage to submit draft third round fair share plans using the matrix forms attached to this report, with such submission due, in Branchburg's case, by February 12, 2016. Judge Miller has also directed that, for the time being, municipalities should use the fair share allocations in COAH's 2014 Rules, which had been proposed as N.J.A.C. 5:99 but never adopted, as a benchmark for compliance progress.

According to COAH's 2014 proposed Rules, Branchburg's total fair share obligation through 2024 consists of a Rehabilitation share of 7 units, a 1987-1999 Prior Round obligation of 302 units, a 1999-2014 Unanswered Prior Round obligation of 295 units (to which another 20 units have been added to include one additional gap year, making the obligation from 1999-2015 a total of 315 units), and a Prospective Fair Share obligation for 2014-2024 (moved forward to apply to 2015-2025) of 217 units.

At this time, it is unknown exactly what the Township's obligation will be determined by the Court to be, but for the purposes of consistency with Judge Miller's Order, the "working obligation" is the one derived from COAH's 2014 proposed Rules, with an extra 20 units added to the 1999-2014 Unanswered Prior Round obligation to address the extra year.

### **Compliance with Original Prior Round Obligation 1987-1999**

Branchburg fully satisfied its original (1987-1999) Prior Round obligation of 302 units with 117 affordable units in inclusionary developments (Whiton Hills and Cedar Brook), a 100 unit RCA with New Brunswick, 17 group home bedrooms, an 8 unit substantial compliance reduction approved by COAH based on first round compliance, and 68 rental bonuses, for a total of 310 credits.

### **Compliance with Unanswered Prior Round Obligation - 1999-2015**

As a result of the foregoing, Branchburg entered the 1999-2015 Prior Round period with 8 excess units from the 1987-1999 Prior Round period.

COAH's 2014 proposed Rules require at least half of the Unanswered Prior Round obligation from 1999-2014 (2015) to be constructed as part of the Third Round Plan but permit up to 50% of the Unanswered Prior Round obligation from 1999-2014 (2015) to be deferred to the fourth round.

Branchburg's Plan provides for the deferral of 42 special needs units to be developed in cooperation with Midland Adult Services (18 of them age-restricted and 24 of them for working adults with special needs); 12 affordable rental units in a proposed redevelopment of several small lots along Route 202 in the vicinity of the Park and Ride facility (Sunset Redevelopment); 39 affordable units that would be yielded by the rezoning of the Alan Frank property; and 39 rental bonuses, for a total deferral to the fourth round of 132 units/credits, which is less than 50% of the 315 unit prior round obligation for 1999-2015.

The balance of the 1999-2015 Unanswered Prior Round obligation is proposed to be addressed with the 8 excess credits earned by the Township during the 1987-1999 Prior Round period; 5 recent but existing special needs group home bedrooms for very low income persons at Robbins Road, 9 new two-bedroom permanent supportive living units for moderate income households proposed by Alternatives, Inc. on Route 28 and approved for construction (to be subsidized by Branchburg at the rate of \$20,000 per unit or \$180,000 total); 11 affordable family rental units at River Trace (originally approved as an age-restricted project and subsequently converted to a non-age-restricted project, with 10 affordable units required to be provided on-site and one affordable unit to be created off-site); 28 affordable family rental units on the Advance site on Route 22, a project that was also initially approved as an age-restricted development and subsequently converted to a non-age-restricted project; 50 family rental units in the proposed Vollers PUD; and 39 rental bonuses, for a total of 150 units/credits.

While the combined total of 282 units/credits set forth above falls short of the estimated 315 unit Unanswered Prior Round obligation for the time period between 1999 and 2015, the balance of this obligation will be made up as part of the Township's plan for meeting its Prospective Fair Share obligation for the period from 2015-2025.

### **Compliance with Prospective Fair Share Obligation**

The Township's plan for meeting the rest of its Unanswered Prior Round obligation and its Prospective Fair Share obligation involves two projects at this time: the Green Hill project, which, when rezoned, is expected to yield 80 affordable family rental units; and a long-standing proposal to develop the Triangle Site located on Old York Road and Route 202 with a 120 unit municipally sponsored 100% affordable housing project.

Branchburg had bonded for the acquisition of the three lots encompassed by the Triangle Site and now owns them. Branchburg intends to contract with a developer to produce the units. The Township acknowledges that the Court will be looking for a demonstration of how this project will fare when measured against the current NJHMFA criteria for scoring 9% Low Income Housing Tax Credit (LIHTC) applications, and Branchburg will be supplying this information to the Court as soon as it is available. Should this project be unable to obtain sufficient LIHTC financing, however, Branchburg has been contemplating creative ways to finance this project through in lieu contributions from inclusionary residential developers.

The Green Hill rezoning and the Triangle Site development, taken together, will produce 200 affordable family rental units. These units, together with 55 additional rental bonuses plus the 282 units/credits addressing the 1999-2014 (2015) Unanswered Prior Round obligation, will fulfill the entire 532 unit obligation (based on COAH's proposed but unadopted Rules) for the 1999-2025 time period.

Branchburg has been approached by 13 developers, many of whom have intervened in the Township's Declaratory Judgment action and all of whom are proposing to build inclusionary residential developments. One of the projects (Green Hill) is included in the Third Round Plan. Although others of these proposed projects may well have merit (some were previously considered and rejected as part of the Township's 2010 Third Round Plan), the Township does not currently need to include any additional sites in its Plan in order to meet its fair share obligation as proposed by COAH in 2014. Should the Township's obligation change due to a ruling by the Court, the Township will consider the merits of each of these proposals in order to craft a compliant Third Round Plan.

### **Rehabilitation**

Branchburg has an active rehabilitation program. Since April 1, 2010, 5 units within the Township have been rehabilitated under this program, leaving 2 more units that would need to be rehabilitated in order for the Township to have satisfied its entire 7 unit rehabilitation obligation.

### **Description of Proposals Yet to be Built to Address 1999-2025 Obligation**

#### Green Hill

This property is proposed to be developed by K. Hovnanian North Jersey Acquisitions, LLC, the contract purchaser of Block 70, Lots 18 and 24.01, totaling 62.9 acres. The Township proposes to rezone this tract at a gross density of approximately 8.5 units per acre, which will yield over 500 new dwelling units. Of these, 80 units are anticipated to be affordable. The plans for this project are still in flux and discussions are ongoing, but the Township is committed to including this project in its Plan.

#### Triangle Site

The three lots comprising this site have been acquired by the Township for the purposes of engaging a developer to construct a 100 percent affordable development consisting of 120 family rental units. The Township will ensure that the low/moderate/very low income split contemplated by UHAC is maintained in this project even if it financed with LIHTC financing. A report evaluating this development's likely score using the criteria set forth by the NJHMFPA for 9% tax credit financing will be supplied to the Court as soon as it has been prepared. As indicated above, Branchburg also has been exploring a variety of creative ways to fund this project, should 9% tax credit funding not be readily available.



This project is located on Route 202 and Old York Road, close to the Whiton Hills development, which was a first round multi-family inclusionary residential development.

### Vollers PUD

Branchburg proposes to create a new inclusionary residential zone encompassing a portion of the 159 acres of land owned by the Vollers family adjacent to the Midland School and lying between Industrial Parkway and Route 22.

The entire 159 acres of land owned by the Vollers family (in 12 separate tax lots) is proposed to be encompassed in a Planned Unit Development (PUD) that will include a mix of land uses, including light industrial uses, some limited commercial uses and residential uses. All of this land is included in the existing and proposed sewer service areas. It is anticipated that the residential portion of the PUD will be limited and will be developed at a density of about 12 units per acre, with the affordable units being rental units. However, the zoning will provide for the alternative of for sale housing developed at a lower density using more acreage to get an equivalent number of affordable housing credits from the development.

One of the Vollers lots, Block 17, Lot 2, is located immediately adjacent to the Midland School. It encompasses roughly 53 acres located on Industrial Parkway. Industrial Parkway also provides the access to the Midland School. The western leg of this L-shaped lot would be the primary focus for any residential development, with other parcels (or portions of parcels) added if needed (based upon the tenure of the affordable units). Block 17, Lot 2, is largely unencumbered by environmental constraints, except along its southern perimeter. Thus, fewer than 30 acres (depending on the developability of those acres) would be able to accommodate the construction of the 330 or so apartments that would generate 50 affordable rental units, based on a 15 percent set-aside.

A portion of Block 17, Lot 2, is currently being used as a police firing range. Development of this part of the site would undoubtedly require removal of part of the hillside to remediate any lead contamination.

The adjacency of Block 17, Lot 2, to the Midland School offers a number of potential benefits associated with its inclusionary residential development. First, residential development will enhance the setting for the Midland School. Second, residential development of the adjacent property may be both a catalyst and a vehicle for Midland's own plans for the development of special needs housing which has been part of Branchburg's Third Round Housing Element and Fair Share Plan since 2008.

It should be noted that the nearby Cedar Brook development, an inclusionary residential development constructed as part of Branchburg's first round compliance plan, reflects a similar pattern of development as that proposed here, as it was carved out of land that was formerly part of an industrial zone.

### Alan Frank Site

This property is a roughly 24 acre site identified on the Tax Map as Lots 10-13 in Block 9. This property fronts on Route 22 but has some depth from the highway. It would be appropriate for a mixed use development consisting primarily of inclusionary residential development, with a small retail component. At a density of 12 units per acre on the residential portion, it is estimated that approximately 39 affordable units would be generated. This developer had previously proposed a fairly intense commercial development in the front of the site and inclusionary residential development in the rear. That particular proposal was not well-received by the Township and discussions with the property owner were discontinued. One of the reasons for rejecting that earlier proposal (odors from industrial activities in the area) are no longer a factor, and significant commercial development of the front of the property does not appear likely. This site will be rezoned, but the Township is not anticipating that its development will occur right away. For this reason, the project is being treated as part of the deferred portion of the 1999-2015 obligation.

### Midland Adult Services

The Township of Branchburg has an ongoing relationship with the Midland School and its sister entities, Midland Residential Communities and Midland Adult Services. Midland Adult Services hopes to construct 24 new units of permanent supportive living housing for working adults with special needs. Since Midland would prefer to accomplish this goal within the context of a development containing other types of housing, it is possible that the Township will be able to accommodate Midland's needs as part of (or in conjunction with) the development of the Vollers Site or as part of the development of the Triangle Site. At this time, the Midland Adult Services plan is being treated as part of the deferred portion of the 1999-2015 Unanswered Prior Round obligation, to give Midland's plans a chance to ripen. If Midland chooses to go forward before 2025, however, the Township will cooperate with Midland in making that happen.

Midland would also like to construct housing for seniors with special needs on its own campus, where services can be provided more readily than if such housing were built in the more community-oriented location desired for working adults with special needs. At this time, 18 senior special needs units are contemplated. This plan, too, is being treated as part of the deferred portion of the 1999-2015 Unanswered Prior Round obligation to allow Midland the time it needs to ripen its plans. If Midland is ready to go forward before 2025, the Township will accommodate Midland's schedule.

### Sunset Redevelopment

This group of properties encompasses several small lots in the vicinity of the Township's Park 'n' Ride facility. The lots in question (Block 55, Lots 3, 4, 5 and 7) total a little over 4 acres, but could, if redeveloped at a density of roughly 18 units per acre and a 15 percent set aside yield 12 affordable rental units. This site is located along Route 202, but it backs up to a large parcel owned by NJDEP. A very preliminary assessment of the eligibility of this area for designation as an area in need of redevelopment was undertaken by the Township's Planning Consultant,

Michael Sullivan, PP, AICP, with a favorable outcome. In light of the complexities associated with redevelopment, this proposal is being included as part of the deferred portion of the 1999-2025 Unanswered Prior Round obligation, although it need not wait that long if there is interest on the part of a redeveloper to move forward sooner.

#### Alternatives, Inc.

This is a 9 unit development of permanent supportive living housing for moderate income developmentally disabled households. The Township has agreed to assist in the funding of this project at the rate of \$20,000 per unit for a total payment of \$180,000. The 1.18 acre site is located along Route 28 in the North Branch hamlet.

#### Advance (Fox Hollow III)

This development began as an age-restricted development approved by grant of a use variance. It was later converted to a non-age-restricted development. The most recent approval from the Zoning Board of Adjustment was for a total of 120 units, 92 market units and 28 affordable family rental units. The developer is in the process of revising the plans for the development, but it is not expected that the affordable housing yield will change as a result. The property consists of 14 acres of land identified on the Tax Map as Block 5.11, Lot 2.01. It fronts on north side of Route 22 adjacent to Readington Township to the west and an existing office building to the east. The northernmost boundary of the site is affected by a stream and its associated wetlands, but the bulk of the property is constraint-free.

#### River Trace

This project, too, was originally approved as a 50 unit age-restricted development by grant of a use variance. It was subsequently converted to a non-age-restricted development. As part of the conversion, the Township required a total of 11 affordable family rental housing units to be provided, 10 of them on-site and one off-site. This project is located on Route 202 and is partially developed. The first building contains two of the affordable units. Much of the property is constrained by wetlands and a stream buffer, but all of the approvals are in place for the completion of the second building.

### **Summary of Built Projects**

#### Whiton Hills

This 288 unit apartment complex contains 29 low income age-restricted rental units and 1 moderate income age-restricted rental unit as well as 43 moderate income family rental units. It was approved in 1992 and constructed as part of the Township's first round Plan shortly thereafter. It occupies Block 74, Lot 1.

### Cedar Brook

This development includes 40 owner occupied low and moderate income units (19 low income and 21 moderate income units). It was originally approved in 1987 and constructed sometime thereafter as part of the Township's first round Plan. It occupies Block 17, Lot 14.

### Terrace Edgewood

In 1999, the Branchburg Planning Board approved the creation of 4 low income rental units as part of a 20 unit expansion of this existing mobile home park located on Block 56, Lot 31, along Kenbury Road. The units were created in 2000 as part of the Township's second round Plan.

### Midland Residential Properties and Midland Adult Services

These two entities have created a total of 5 group homes in Branchburg, assisted by grants (at the rate of \$20,000 per bedroom) and a gift of land from the Township. Four of these group homes provided 17 bedrooms toward meeting the 1987-1999 prior round obligation. The last (Robbins Road) has 5 bedrooms which are being credited toward the 1999-2015 Unanswered Prior Round obligation. All of these group home properties have been deed restricted for a period of 30 years each. All of the homes house developmentally disabled person over the age of 18.

The units are available to developmentally disabled adults throughout the region. There is no requirement for a resident to be or to have been associated with the Midland School.

SUMMARY OF PLAN  
FOR

MUNICIPALITY: Branchburg Township

TOTAL FAIR SHARE OBLIGATION

COUNTY: Somerset

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
<b>Rehabilitation Share (per 2010 Census)</b>	7						7
<i>Rehabilitation Credits</i>		5 (since 4/	1/10)				5
Rehab Program(s)			2				2
<b>Remaining Rehabilitation Share</b>							2
<b>1987-1999 Prior Round Obligation (1)</b>	302						302
<i>Vacant Land Adjustment (if applicable)</i>							
<b>Unmet Need</b>							
<b>RDP</b>							
<b>Mechanisms (2)</b>							
Prior Cycle Credits (4/1/80-12/31/86)							
Credits without Controls							
Inclusionary Zoning		117		52	65	0	117
100% Affordable							
Accessory Apartments							
Write Down-Buy Down/Market-to-Affordable							
Alternative Living/Supportive & Special Needs		17		0	0	17	17
Assisted Living							
RCA Units (previously approved)		100					100
Compliance Bonus (Reduction)		8					8
Rental Bonuses		68					68
<b>Total Prior Round Credits</b>		310					310
<b>Units Addressing 1987-1999 Prior Round</b>		234					234
<b>1999-2015 GAP Period Estimate (1)</b>	315 (a)						
<b>Mechanisms (2)</b>							
<i>Vacant Land Adjustment (if applicable)</i>							
<b>Unmet Need</b>							
<b>RDP</b>							
Inclusionary Zoning			128	52	63	13	128
Redevelopment			12	5	6	1	12
100% Affordable							
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living		5	51		9	47	56

October 6, 2015

Assisted Living						
Extended Affordability Controls						
Other (describe on a separate sheet) (b)	8					8
Smart Growth Bonuses						
Redevelopment Bonuses						
Rental Bonuses		78 (c)				78
<i>Total Third Round Credits</i>						282
<b>Units Addressing 1999-2015 GAP period</b>	8	196				204
<b>2015-2025 Third Round Obligation (1)</b>	217					
<b>Mechanisms (2)</b>						
<i>Vacant Land Adjustment (if applicable)</i>						
<b>Unmet Need</b>						
<b>RDP</b>						
Inclusionary Zoning		80	32	40	8	80
Redevelopment						
100% Affordable		120	48	60	12	120
Accessory Apartments						
Market-to-Affordable						
Supportive & Special Needs/ Alternative Living						
Assisted Living						
Extended Affordability Controls						
Other (describe on a separate sheet)						
Smart Growth Bonuses						
Redevelopment Bonuses						
Rental Bonuses			55 (c)			55
<i>Total Third Round Credits</i>			255			255
<b>Units Addressing 2015-2025 Fair Share</b>		200	200			200

(1) Identify the basis for asserting this number as the municipal obligation. COAH's unadopted 2014 Rules (proposed as N.J.A.C. 5:99).

(2) Provide a description for each mechanism. See attached forms and narrative.

See also footnotes on following page.

<b>TOTALS</b>	<b>#</b>	<b>% OF TOTAL OBLIGATION</b>
<b>LOW/MOD UNITS</b>	<b>404</b>	<b>75.9%</b>
<b>VERY LOW INCOME</b>	<b>81</b>	<b>15.2%</b>
<b>BONUS CREDITS</b>	<b>133</b>	<b>25%</b>
<b>AGE-RESTRICTED</b>	<b>18</b>	<b>3.3%</b>
<b>NOT AGE-RESTRICTED</b>	<b>386</b>	<b>72.5%</b>

(a) Unanswered Prior Round Obligation of 295 per N.J.A.C. 5:99, increased by 20 units to cover additional gap period year (2015). Per COAH's proposed Rules,  $\frac{1}{2}$  of Unanswered Prior Round Obligation required to be addressed in Round 3 and  $\frac{1}{2}$  permitted to be deferred to Round 4; thus, certain projects may not be completed until the fourth round. See narrative for further explanation.

(b) Carryover of extra credits/units from Prior Round.

(c) Anticipated bonus credits available upon completion or commitment of rental units.

**Inclusionary/Redevelopment  
Summary of Built Projects**

MUNICIPALITY: Branchburg Township

Total Affordable Units:

117

COUNTY: Somerset

Total Affordable Credits:

174

(Provide a narrative description on a separate sheet and specify the number of completed units by affordability on the form below)

Project or Site Name (1)	Block/Lot(s)	Affordable Units Constructed						Tenure (R-Rental or S-Sale)	Rental Bonuses		
		Low (#/%)		Moderate (#/%)		Very Low (#/%)			AR (2)	NAR (3)	
		AR (2)	NAR (3)	AR (2)	NAR (3)	AR (2)	NAR (3)				
Cedar Brook	formerly B 17, L 14		19		21		0			AR (2)	NAR (3)
Whiton Hills	B 74, L 1	29		1	43		0		10		43
Terrace Edgewood	B. 56, L. 31		4		0		0				4
<b>TOTALS</b>		<b>29</b>	<b>23</b>	<b>1</b>	<b>64</b>				<b>10</b>		<b>47</b>

(1) Attach narrative for each site.

(2) Age-Restricted

(3) Not Age-Restricted

October 6, 2015



Whiton Hills: Moderate-income Units

Address	1 bedroom	2 bedroom	3 bedroom
101 Bermuda Drive		1	
102 Bermuda Drive			1
103 Bermuda Drive		1	
111 Bermuda Drive	1		
112 Bermuda Drive	1		
201 Bermuda Drive		1	
202 Bermuda Drive			1
203 Bermuda Drive		1	
211 Bermuda Drive	1		
212 Bermuda Drive	1		
301 Naomi Way		1	
302 Naomi Way			1
303 Naomi Way		1	
311 Naomi Way	1		
312 Naomi Way	1		
403 Naomi Way	1		
404 Naomi Way	1		
410 Naomi Way		1	
411 Naomi Way			1
412 Naomi Way		1	
501 Justin Way		1	
502 Justin Way			1
503 Justin Way		1	
509 Justin Way	1		
510 Justin Way	1		
601 Bermuda Drive		1	
602 Bermuda Drive			1
603 Bermuda Drive		1	
609 Bermuda Drive	1		
612 Bermuda Drive	1		
701 Bermuda Drive		1	
702 Bermuda Drive			1
703 Bermuda Drive		1	
711 Bermuda Drive	1		
712 Bermuda Drive	1		
801 Bermuda Drive		1	
802 Bermuda Drive			1
803 Bermuda Drive		1	
811 Bermuda Drive	1		
812 Bermuda Drive	1		
903 Bermuda Drive	1		
904 Bermuda Drive	1		
912 Bermuda Drive		1	
914 Bermuda Drive		1	
<b>Sub-Total</b>	<b>18</b>	<b>18</b>	<b>8</b>
<b>Total Moderate-income Units:</b>		<b>44</b>	



## Affordable Housing Cedar Brook

### Moderate Income Units

Address	1 bedroom	2 bedroom	3 bedroom
204 Arbor Way			1
206 Arbor Way			1
214 Arbor Way	1		
216 Arbor Way	1		
230 Arbor Way		1	
232 Arbor Way		1	
234 Arbor Way		1	
236 Arbor Way		1	
238 Arbor Way		1	
300 Azalea Terrace			1
302 Azalea Terrace			1
304 Azalea Terrace			1
306 Azalea Terrace			1
308 Azalea Terrace			1
312 Azalea Terrace	1		
314 Azalea Terrace	1		
318 Azalea Terrace	1		
330 Azalea Terrace		1	
332 Azalea Terrace		1	
334 Azalea Terrace		1	
336 Azalea Terrace		1	
338 Azalea Terrace		1	
<b>Total</b>	<b>5</b>	<b>10</b>	<b>7</b>

<b>Total Moderate Units</b>	<b>22</b>
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### Low Income Units

Address	1 bedroom	2 bedroom	3 bedroom
200 Arbor Way			1
202 Arbor Way			1
208 Arbor Way			1
210 Arbor Way	1		
212 Arbor Way	1		
218 Arbor Way	1		
220 Arbor Way		1	
222 Arbor Way		1	
224 Arbor Way		1	
226 Arbor Way		1	
228 Arbor Way		1	
310 Azalea Terrace	1		
316 Azalea Terrace	1		
320 Azalea Terrace		1	
322 Azalea Terrace		1	
324 Azalea Terrace		1	
326 Azalea Terrace		1	
328 Azalea Terrace		1	

<b>Total Low Units</b>	<b>18</b>
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<b>Total Affordable Units</b>	<b>40</b>
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**Edgewood Terrace Mobile Home Park**

Address	1 bedroom	2 bedroom	3 bedroom	Low/Moderate
407 Kenbury Road	1			Low
413 Kenbury Road			1	Low
414 Kenbury Road			1	Low
425 Kenbury Road		1		Low

Sub-Total	1	1	2	
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<b>Total Units</b>	<b>4</b>
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# 100% Affordable Housing Project

# Summary of Project Status

**MUNICIPALITY:**

Branchburg Township

**COUNTY:**

Somerset

**Project Name:** Midland Adult Services/ Midland Residential Properties  
**Address:** 1) 363 Pleasant Run Road  
 2) 423 Readington Road  
 3) 890 Old York Road  
 4) 94 Windy Willow Way  
**Block(s):** 81.01  
 59  
 71  
 60.02  
**Lot(s):** 1.03  
 16  
 2  
 11  
**Current Zoning:** Varies

**Rezoning Needed:** No  
 (Yes or No)

Affordable Units				Rental Bonuses				Project Completion Status			
Low AR <sup>(1)</sup>	Moderate AR <sup>(1)</sup>	Very Low NAR <sup>(2)</sup>	Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>			# Built Units	
							Available (clear title?)	Sewer	Water		Suitable
		17	17		17	Y	Y	Y	Y	17	

**Project Narrative:**

Midland Adult Services and Midland Residential Communities have provided 4 group homes containing a total of 17 bedrooms accommodating developmentally disabled adults over the age of 18. All of these 4 group homes were built to address the prior round obligation. Branchburg provided a subsidy of \$20,000 per bedroom to facilitate this, and all of the bedrooms have been deed restricted for a period of 30 years.

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

"**Approvable site**" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "**Available site**" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "**Developable site**" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "**Suitable site**" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

Midland Adult Services, Inc.  
Residential Group Homes

<u>Unit #</u>	<u>Address</u>	<u>Capacity</u>	
900	423 Readington Road	4	Midland I
1145	94 Windy Willow Way	4	Midland II
994	363 Pleasant Run Road	6	Midland III
1022	890 Old York Road	5	Midland IV
855	Robbins Road	5	Midland V

Total Capacity                      24

**Inclusiona Redevelopment  
Summary of Proposed Projects  
and Inclusionary Zoning**

MUNICIPALITY: Branchburg Township

Total Affordable Units: 220

COUNTY: Somerset

Total Affordable Credits: 298

(Provide a narrative description and specify the number of proposed units associated with each project, site or zone on the form below)

Name of Project, Site or Zone (1)	Implementation Priority	Block/Lot(s)	Gross Acres (2)	Net Acres (2)	Density (3)	Project and Site Suitability Criteria				Total Units	Zoned for Affordable Housing (4)	Affordable Units						Tenure (Note R-Rental or S-Sale)	Rental Bonuses		
						Approvable (local/State approval status?)	Available (clear title?)	Developable				Suitable	Low (#/%)	Moderate (#/%)		Very Low (#/%)			AR (5)	NAR (6)	
								WATER	SEWER					WQMP	AR (5)	NAR (6)	AR (5)				NAR (6)
Alan Frank	B	9/10-13	24		12	Y	Y	Y	Y	Y	N	16	19		4						
Advance	A	5.11/2.01	14		8.57	Y	Y	Y	Y	Y	ZBA	11	14		3				28		
River Trace	A	53/155/10	3		16.4	Y	Y	Y	Y	Y	ZBA	5	5		1						
Voilers PUD	A	1.7/2 et al.	53		12	Y	Y	Y	Y	Y	N	20	25		5				50		
Sunset Redev.	B	55/3-5, 7	4.42		18	Y	Y	Y	Y	Y	No	5	6		1						
Green Hill	A	7/18 & 24.01	62.9		8.5	Y	Y	Y	Y	Y	N	32	40		8						
<b>TOTALS</b>												89	109		22				78		

(1) Attach narrative for each site. (2) Less environmentally sensitive lands and easements. (3) Units/net acre. (4) Is affordable housing zoning currently in place? (5) Age-Restricted (6) Not Age-Restricted

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015



**Affordable Housing  
River Trace**

<u>Address</u>	<u>1 bedroom</u>	<u>2 bedroom</u>	<u>3 bedroom</u>	<u>Low/Moderate</u>
102 North Branch River Road	1			Moderate
103 North Branch River Road	1			Low
<b>Total</b>	2	0	0	
			<b>Total Units</b>	2

**100% Affordable Housing Project**

**Summary of Project Status**

MUNICIPALITY: \_\_\_\_\_

COUNTY: \_\_\_\_\_

Branchburg Township

Somerset

Project Name: Triangle Site

Address: Route 202/Old York Road

Block(s): 74

Lot(s):

3, 3.01  
and 3.02

Current Zoning: Office

Rezoning Needed: Yes  
(Yes or No)

Affordable Units				Rental Bonuses			Project Completion Status					
Low AR <sup>(2)</sup>	Moderate		Very Low	Total Units	Age- Restricted	Not Age- Restricted	Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>					# Built Units
	AR <sup>(2)</sup>	AR <sup>(2)</sup>					NAR <sup>(1)</sup>	Available (clear title?)	Approvable (Status of local and State approvals)	Sewer	Water	
48	60	12	120	120	Y	Y	Y	Y	Y	Y	Y	0

**Project Narrative:** The Township has acquired all three lots that comprise the Triangle Site; it has held off contracting with a developer to build the project in light of the invalidation of COAH's 2008 third round Rules in 2010, shortly after its revised Third Round Plan was adopted and submitted to COAH. The Township is prepared to move forward with this project as part of its Court-approved Third Round Housing Element and Fair Share Plan.

- (1) Age-Restricted
- (2) Not Age-Restricted
- (3) Site suitability criteria are as follows:

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

**100% Affordable Housing Project**

**Summary of Project Status**

MUNICIPALITY: Branchburg Township

COUNTY: Somerset

Project Name: Midland Adult Services Address: 122 Robbins Road Block(s): 48 Lot(s): 11 Current Zoning: Res.

Rezoning Needed: No  
(Yes or No)

Affordable Units				Rental Bonuses			Project Completion Status				# Built Units
All Very Low AR <sup>(1)</sup>	Moderate AR <sup>(1)</sup>	Very Low NAR <sup>(2)</sup>	Total Units	Age-Restricted	Not Age-Restricted	Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>			Suitable		
						Approvable (Status of local and State approvals)	Available (clear title?)	Sewer		Water	Consistent w/WQMP
5		5	5		5	Y	Y	Y	Y	Y	5

**Project Narrative:**

This relatively recently constructed group home provides 5 bedrooms occupied by developmentally disabled adults. Each is deed restricted for a period of 30 years. The Robbins Road group home was built on land provided to Midland by Branchburg Township.

(1) Age-Restricted

(2) Not Age-Restricted

(3) Site suitability criteria are as follows:

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

100% Affordable Housing Project

Summary of Project Status

MUNICIPALITY: Branchburg Township COUNTY: Somerset

Project Name: Alternatives, Inc. Address: 1100-1104 Route 28 Block(s): 7 Lot(s): 3 Current Zoning: NBH (North Branch Hamlet)

Rezoning Needed: No -  
Variances  
 (Yes or No)

Affordable Units				Rental Bonuses				Project Completion Status				# Built Units
Low AR <sup>(1)</sup>	Moderate AR <sup>(1)</sup> NAR <sup>(2)</sup>		Very Low	Total Units	Age- Restricted	Not Age- Restricted	Approvable (Status of local and State approvals)	Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>			Suitable	
	Available (clear title?)							Sewer	Water	Consistent w/WQMP		
	9			9		9	Y	Y	Y	Y	Y	0

Project Narrative: This project is approved for 9 two-bedroom moderate income special needs units on a 1.18 acre site in the North Branch area of Branchburg. The Township will be subsidizing this project at the rate of \$20,000 per unit (or a total of \$180,000).

(1) Age-Restricted  
 (2) Not Age-Restricted  
 (3) Site suitability criteria are as follows:  
 "Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.

October 6, 2015

# 100% Affordable Housing Project

# Summary of Project Status

MUNICIPALITY: Branchburg Township

COUNTY: Somerset

Address: Industrial Way

Lot(s): 4

Current Zoning: CF

Project Name: Midland Adult Services

Block(s): 17

Rezoning Needed: No  
(Yes or No)

Affordable Units				Rental Bonuses			Project Completion Status				# Built Units
All Very Low AR <sup>(3)</sup>	Moderate AR <sup>(1)</sup> NAR <sup>(2)</sup>		Total Units	Age-Restricted	Not Age-Restricted	Approvable (Status of local and State approvals)	Number of Proposed Units by Project Site Suitability Criteria <sup>(3)</sup>			Suitable	
	Very Low	AR <sup>(1)</sup>					NAR <sup>(2)</sup>	Sewer	Water		
18	24		42		(24)	Y	Y	Y	Y	Y	None-(deferred)

**Project Narrative:**

These two projects (one senior special needs development and one permanent supportive living arrangement for working adults with developmental disabilities) are part of Midland's long term plans and are proposed as part of the deferred (to the fourth round) portion of the 1999-2015 obligation. These projects would be constructed on Midland's property unless a different arrangement can be made for the 24 permanent supportive living units to be constructed as part of an inclusionary or 100% affordable development elsewhere in the municipality. No rental bonuses would be taken on these units unless and until they are constructed.

(1) Age-Restricted

(2) Not Age-Restricted

(3) Site suitability criteria are as follows:

"Approvable site" means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. "Developable site" means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP. "Suitable site" means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.