

July 1, 2020 Status Report on Implementation of North Brunswick Fair Share Plan/Comments on the Continued Viability of Inclusionary Zoning Sites Which Have Not Been Implemented as of June 30, 2020

North Brunswick Crescent

70 of the 184 affordable units in the North Brunswick Crescent project received Certificates of Occupancy in 2017, with the final 114 Certificates of Occupancy being issued in 2018.

This project, consisting of 6 very low, 60 low and 117 moderate-income units, plus a unit for the live-in superintendent, continues to function efficiently with Community Investment Services serving as Administrative Agent.

This project continues to be viable.

Kaplan Organization Construction of Up to 27 Age-Restricted Affordable Units on Route 130

The Planning board granted site plan approval for two buildings, totaling 222 units, on March 13, 2018. 22 of these units are affordable units. Site clearing began in March of 2019. Foundation construction began in March of 2020.

The Township anticipates marketing of the 22 affordable units to begin in June or July of 2021, with initial occupancy to begin in the first quarter of 2022.

This project continues to be viable.

Conversion of Hidden Lake Towne Center to Yield Five Affordable Age-Restricted Units

This project received Planning Board approval for the conversion of one of three retail buildings in the Hidden Lake Towne Center into age-restricted housing. Five of these housing units will be affordable housing. This project cannot proceed until remaining retail leases in the building expire. However, given high vacancy rates in this shopping center, this project continues to be viable.

Construction of 276 Affordable Housing Units as Part of the Mainstreet North Brunswick Transit Village

This project has received a General Development Plan approval and Preliminary Site Plan approval for the entire 1875 housing units, as well as multiple additional site plan approvals for commercial development from the Planning Board.

The developer has constructed millions of dollars in both on-site and off-site infrastructure improvements necessary to accommodate the buildout of the project, including water, sewer and major roadway improvements to two Route 1 intersections. The developer has constructed only 158 residential units to date, all of which are market rate owner-occupied units. All of the 229 affordable units to be constructed will be rental units. 51 of the first 400 residential units to be constructed must be affordable units.

This project has been significantly delayed as a result of delays in the design of the New Jersey Transit rail platform and station. The station was originally scheduled to open in December of 2019 in accordance with a signed Memorandum of Understanding between New Jersey Transit and the developer.

Progress is proceeding on the design of the rail platform and station, and this project continues to remain viable.

Public Comments Are Welcome

Any interested party is welcome to submit comments to the Township of North Brunswick and/or the Fair share Housing Center on issues relative to whether any unbuilt inclusionary zoning site or other affordable housing mechanism no longer presents a realistic opportunity to promote affordable housing.

The address for the Township of North Brunswick is 710 Hermann Road, North Brunswick, NJ 08902. The address for the Fair Share Housing Center is 510 Park Boulevard, Cherry Hill, NJ 08002