

TOWNSHIP OF NORTH BRUNSWICK
HOUSING ELEMENT AND FAIR SHARE PLAN
MAY 21, 2025

**1. Introduction, Summary of Key Legislation and Regulations,
and Establishment of Affordable Housing Obligations**

The North Brunswick Planning Board adopted the Township's Third Round Housing Element and Fair Share Plan on June 6, 2016. The Township, which has long been a leader in the provision of affordable housing, was the first municipality in Middlesex County to reach a settlement agreement and adopt its Third Round Housing Element and Fair Share Plan (**HEFSP**).

On May 20, 2024, Governor Murphy signed landmark legislation amending the Fair Housing Act by establishing an entirely new system for municipalities to meet their Fourth Round Affordable Housing Obligations (**AHO**). This amendment replaced the previous process for Third Round HEFSPs which were handled completely by the courts. This legislation tasked the Department of Community Affairs (**DCA**) to publish non-binding calculations for every municipality's Present Need AHO and Prospective Need AHO for the 10-year period from July 1, 2025 to June 30, 2035.

The statute also established a new procedure for resolving disputes about municipal AHOs and their subsequent HEFSPs, by creating a new Dispute Resolution Program (**DRP**) in the Administrative Office of the Courts (**AOC**).

On October 20, 2024, DCA issued its report establishing regional and municipal AHOs. A municipality's AHO is comprised of a Present Need AHO and a Prospective Need AHO. The DCA determined that the Township's Present Need AHO, which represents existing housing units that need to be renovated, is 130 units. The DCA determined the Township's Prospective Need AHO, which represents new affordable housing units required to address future regional needs, is 239 units.

Municipalities had until January 31, 2025 to either accept their AHOs or to submit revised calculations supporting different AHOs. Interested parties then had until February 28 to object to a municipality's calculation of their AHO.

The Township accepted the 130-unit DCA calculation of the Township's Present Need AHO. However, the Township contested the Prospective Need AHO based

upon a belief that the DCA significantly overstated the amount of vacant, developable land existing in the Township. After evaluating and analyzing vacant land data utilized by the DCA, the Township inserted their adjusted vacant land acreage into the statutorily mandated formula for determining Prospective Need AHO. This resulted in a reduction in the Township's Prospective Need AHO from 239 units to 212 units. This analysis was submitted to the AOC.

On February 27, 2025, the New Jersey Builder's Association (**NJBA**) filed a challenge to all 159 municipalities that adjusted their Prospective Need AHO downward. NJBA argued that the Township should be allowed no reduction in its number.

The Township of North Brunswick responded to the NJBA challenge by submitting a letter to the DRP on March 6, 2025, arguing that the NJBA challenge was not supportable. However, while the Township believes that it properly calculated and supported a 27-unit reduction in its Prospective Need AHO from 229 units to 212 units, at a settlement conference with the AOC, the Township agreed to accept a reduction from 239 units to 225 units. While this amounts to a 14-unit reduction instead of the 27-unit reduction the Township sought, it eliminates the possibility of losing the entire 27-unit reduction and spending tens of thousands of dollars in litigation costs.

As a result of this settlement agreement, the Township's 2025-2035 Present Need AHO is 130 units, while its Prospective Need AHO is 225 units.

2. Compliance with Third Round Affordable Housing Obligations

The Fair Housing Act requires every municipality to review its progress in achieving its Third Round AHO, and to assess whether development sites included in the HEFSP are still viable. In order to do that, this 2025 HEFSP first outlines the developments and strategies incorporated in the June 6, 2016 HEFSP.

The Township's 199-unit Present Need AHO and 700-unit Prospective Need AHO from the Third Round were proposed to be addressed through a series of actions and developments described as follows:

Proposed Affordable Housing Construction and Supporting Actions

- A. Rehabilitation of 199 single-family homes that were in need of repair and renovation through the Township of North Brunswick Housing Rehabilitation Program (**HRP**) and the Neighborhood Preservation Program (**NPP**);
- B. 332 new construction affordable housing credits carried forward from the Second Round based upon the Township's previous efforts to provide affordable housing;
- C. 18 alternative housing bedrooms from new group homes for the developmentally disabled;
- D. Utilizing 51 of the 229 affordable rental units to be built in the Main Street transit village by North Brunswick TOD Associates (**NBTOD**);
- E. Utilizing 166 of the 183 affordable rental units to undergo major renovation by Community Investment Strategies, Inc (**CIS**) in a 100% lower income family apartment complex. This complex is now known as North Brunswick Crescent;
- F. Nine (9) bedrooms in six (6) units targeted for the homeless in the CIS Crescent complex;
- G. Construction of 27 age-restricted lower income units by the Kaplan Organization (**KO**) in an inclusionary complex that is now known as Amaranth at North Brunswick;
- H. Five (5) age-restricted lower income units resulting from the KO converting one of the three retail buildings in Towne Center to an age-restricted inclusionary residential building; and
- I. 92 affordable housing bonus credits for providing various types of housing that generated bonuses based upon affordable housing regulations.

Success in Meeting AHOs/Continued Viability of Plans

Items A, D, E, F, G and H required actions by developers and/or the Township to achieve compliance with the Township's Third Round HEFSP. The number of units achieved and the continued viability of each project are discussed below. As shown, the Township is on schedule to provide 100% of their 2016 AHO. The loss of five (5) senior affordable units in one project is offset by the addition of

eight (8) additional senior units in another project, resulting in the Township carrying three (3) affordable housing senior credits forward into the Fourth Round.

- A. Since April of 2010, the Township has addressed 104 units of their Third Round Present Need AHO of 199 units. This has been accomplished through the HRP administered by the North Brunswick Housing Corporation (**NBHC**) and a Neighborhood Preservation Program funded through the Community Development Block Grant (**CDBG**) program.

The Township has provided approximately 1.5 million dollars from its Affordable Housing Trust Fund (**AHTF**) plus approximately \$485,000 in CDBG funds to rehabilitate these homes. The AHTF holds money provided by nonresidential developers as required by state statute to fund affordable housing efforts.

The 2025 Present Need AHO of 130 units obviously reflects the fact that the Township has renovated these 104 homes. The HRP will continue to renovate homes over the next ten years.

- D. The 51 affordable units from NBTOD have not yet been realized due to a disappointing lack of progress on the NJ Transit train station over the past ten years. However, plan development for the train station is now moving forward, and NBTOD received a resolution of Site Plan Approval on October 11, 2022 for 242 units, 51 of which will be affordable. Construction Permits were issued for all 51 affordable units in 2023, and construction began on the building with the first 13 affordable units in 2024.
- E. All 183 affordable units have been renovated and leased at North Brunswick Crescent.
- F. While only nine (9) bedrooms of housing for the homeless were projected in 2016, CIS property management staff has indicated that as many as 20-30 residents residing in the complex at any point in time were homeless when they applied.
- G. The KO built two age-restricted buildings totaling 222 units, 22 of which were affordable. The project was very successful, and the KO requested that the Township amend the Zoning Ordinance to increase the maximum number of senior units from 270 to 350, with a corresponding increase in

the number of affordable units from 27 to 35. The Township Council amended the Zoning Ordinance to accomplish this, and the KO is developing plans that will result in increasing the number of affordable units by eight units.

- H. The KO received site plan approval to move forward with this conversion of a retail building to housing. However, the five lower income senior apartments in the Towne Center conversion project will not come to fruition, as an increase in occupancy in the retail center has resulted in a decision by the KO to cancel plans for this project. The loss of these five (5) senior units is offset by five (5) of the additional eight (8) senior units to be provided in the second section of Amaranth at North Brunswick.

3. Description and Analysis of Demographic Characteristics and Housing Stock

The population of the Township was 43,905 in 2020. This 3,163 person increase from 2010 represents an increase of 7.8% over the decade.

Table 1 provides a breakdown of the Township's 2020 population by sex and age.

Females represent only a slightly higher percentage of the total population (51.2%) than males (48.8%). While 16.4% of the Township's population is 62 years of age and older, a higher percentage of females are over 62 years of age (18.1%) than males (14.6%).

			Table 1			
		Population by Sex and Age				
		2020 US Census				
	Total	% of Total	Male	% of Total	Female	% of Total
	Population	Population	Population	Population	Population	Population
	43905.0	100.0	21413.0	48.8	22492.0	51.2
	Total	% of	Male	% of	Female	% of
	Population	Total	Population	Male	Population	Female
		Population		Population		Population
Age	43,905	100.0	21,413	100.0	22,492	100.0
Under 5 years	2,470	5.6	1,200	5.6	1,270	5.6
5 to 9 years	2,454	5.6	1,272	5.9	1,182	5.3
10 to 14 years	2,661	6.1	1,309	6.1	1,352	6.0
15 to 19 years	2,996	6.8	1,601	7.5	1,395	6.2
20 to 24 years	3,286	7.5	1,789	8.4	1,497	6.7
25 to 29 years	3,405	7.8	1,730	8.1	1,675	7.4
30 to 34 years	3,416	7.8	1,690	7.9	1,726	7.7
35 to 39 years	3,178	7.2	1,554	7.3	1,624	7.2
40 to 44 years	2,897	6.6	1,419	6.6	1,478	6.6
45 to 49 years	2,880	6.6	1,386	6.5	1,494	6.6
50 to 54 years	2,964	6.8	1,411	6.6	1,553	6.9
55 to 59 years	2,988	6.8	1,399	6.5	1,589	7.1
60 to 64 years	2,630	6.0	1,237	5.8	1,393	6.2
65 to 69 years	2,094	4.8	934	4.4	1,160	5.2
70 to 74 years	1,504	3.4	657	3.1	847	3.8
75 to 79 years	901	2.1	387	1.8	514	2.3
80 to 84 years	592	1.3	232	1.1	360	1.6
85 years and over	589	1.3	206	1.0	383	1.7
Selected Age Categories						
16 years and over	35,794	81.5	17,381	81.2	18,413	81.9
18 years and over	34,695	79.0	16,785	78.4	17,910	79.6
21 years and over	32,534	74.1	15,601	72.9	16,933	75.3
62 years and over	7,204	16.4	3,134	14.6	4,070	18.1
65 years and over	5,680	12.9	2,416	11.3	3,264	14.5
Median Age by Sex						
Both sexes	36.9					
Male	35.3					
Female	38.5					

Table 2 provides a breakdown of the Township’s 2020 population by race. Of the 39,945 persons who identified as only one race, 31.6% were white, 18.5% black and 25.6% Asian. Another 3,960 identified as two or more races. The percentage of the population that was white continued to decline, from 63.1% in 2000, to 46.9% in 2010, to 31.6% in 2020.

Table 2		
Race		
2020 US Census		
	# of Persons	% of Persons
Total population	43,905	100
One Race	39,945	91
White	13,866	31.6
Black or African American	8,139	18.5
American Indian and Alaska Native	331	0.8
Asian	11,261	25.6
Native Hawaiian and Other Pacific Islander	19	0
Some Other Race	6,329	14.4
Two or More Races	3,960	9

Table 3 shows the percentage of the Township’s population that is of Hispanic or Latino origin, with 10,676 persons so identifying. This represents 24.3% of the Township’s population. 17.6% of the Township’s population was Hispanic or Latino in 2010.

Table 3		
Hispanic or Latino Population		
2020 US Census		
	Total	% of
	Population	Population
Total population	43,905	100
Hispanic or Latino (of any race)	10,676	24.3
Not Hispanic or Latino	33,229	75.7

Table 4 shows the occupancy status of all housing units in the Township in 2020. The Township's housing stock consisted of 15,585 units, 15,025 of which were occupied, resulting in a vacancy rate of 3.6%. Low vacancy rates continue to be a problem across the state.

Table 4		
Occupancy Status		
2020 US Census		
	% Vacancy	
		Rate
Total Housing Units	15,585	
Occupied	15,025	
Vacant	560	3.6

Table 5 shows the tenure (owner occupied/renter occupied) of the Township's housing stock by the number of persons living in the unit. Of the 15,025 housing units that were occupied, 55.4% were owner occupied and 44.6% were renter occupied. The table shows very little difference in household size between owner occupied and renter occupied units, with the exception of one-person households, with 25.4% of renter occupied and 18.3% of owner-occupied units being comprised of only one person.

Table 5		
Tenure by Household Size		
2020 US Census		
		% of Occupied Units
Total Occupied Units	15,025	
Owner Occupied:	8,320	55.4%
		% of Owner Occupied
1-person household	1,526	18.3%
2-person household	2,405	28.9%
3-person household	1,644	20.0%
4-person household	1,579	19.0%
5-person household	676	8.1%
6-person household	296	3.6%
7-or-more-person household	194	2.3%
Renter Occupied:	6,705	44.6%
		% of Renter Occupied
1-person household	1,707	25.4%
2-person household	1,870	27.9%
3-person household	1,317	20.0%
4-person household	992	14.8%
5-person household	495	7.4%
6-person household	200	3.0%
7-or-more-person household	124	1.8%

Table 6 shows the tenure of the housing stock by the age of the head of the household. In each age group up until 44 years of age, a significantly higher percentage of householders are renting. After 44, this changes significantly, as in all remaining age groups, a higher percentage of persons own homes than rent homes. A much higher percentage of the householders who are 60 and above are able to own their homes.

Table 6		
Tenure by Age of the Head of Household		
2020 US Census		
		% of Owner Occupied
Total Occupied Units	15,025	
Owner occupied:	8,320	
Householder 15 to 24 years	33	0.4%
Householder 25 to 34 years	623	7.4%
Householder 35 to 44 years	1,365	16.4%
Householder 45 to 54 years	1,898	22.8%
Householder 55 to 59 years	1,066	12.8%
Householder 60 to 64 years	997	12.0%
Householder 65 to 74 years	1,454	17.5%
Householder 75 to 84 years	625	7.5%
Householder 85 years and over	259	3.1%
		% of Renter Occupied
Renter occupied:	6,705	
Householder 15 to 24 years	248	3.7%
Householder 25 to 34 years	1,639	24.4%
Householder 35 to 44 years	1,676	25.0%
Householder 45 to 54 years	1,198	17.9%
Householder 55 to 59 years	585	8.7%
Householder 60 to 64 years	414	6.2%
Householder 65 to 74 years	571	8.5%
Householder 75 to 84 years	255	3.8%
Householder 85 years and over	119	1.8%

Table 7 shows male and female households with no spouse or partner present. There were 1,354 males who were living alone, while there were 1,879 females living alone. While 368 of the males living alone were 65-years of age or older, a much higher number of the females living alone, 855, were 65-years of age or older.

It also shows that there were only 197 male householders with no spouse or partner present who had children under 18 years of age, compared to 799 female householders with no spouse or partner present who had children under 18 years of age.

This table also shows that 27.9% of all households had someone residing in the home who was 65 years of age or over.

Table 7		
Households with Only One Householder Present		
2020 US Census		
	# of	% of Total
	Households	Households
Total households	15,025	100
Male householder, no spouse or partner present:	2,264	15.1
Living alone	1,354	9
65 years and over	368	2.4
With own children under 18	197	1.3
Female householder, no spouse or partner present:	4,080	27.2
Living alone	1,879	12.5
65 years and over	855	5.7
With own children under 18	799	5.3
Households with Individuals 65 Years and Over	4,190	27.9

Table 8 shows housing tenure (owner occupied/renter occupied) by race. 47.8% of all owner-occupied households had a head of household who was white, compared to 27.9% Asian and 11.1% black.

Table 8		
Tenure by Race of Householder		
2020 US Census		
	Total	% of Owner
	Units	Occupied
Total Occupied units	15,025	
Owner Occupied:	8,320	100
Householder who is White alone	3,976	47.8
Householder who is Black or African American alone	921	11.1
Householder who is American Indian and Alaska Native alone	35	0.4
Householder who is Asian alone	2,319	27.9
Householder who is Native Hawaiian and Other Pacific Islander alone	5	0
Householder who is Some Other Race alone	529	6.4
Householder who is Two or More Races	535	6.4
		% of Renter
		Occupied
Renter Occupied:	6,705	100
Householder who is White alone	1,844	27.5
Householder who is Black or African American alone	1,918	28.6
Householder who is American Indian and Alaska Native alone	49	0.7
Householder who is Asian alone	1,217	18.2
Householder who is Native Hawaiian and Other Pacific Islander alone	2	0
Householder who is Some Other Race alone	1,096	16.3
Householder who is Two or More Races	579	8.6

4. Projection of Current & Future Housing Stock

A review of construction records reveals that 49 single-family and attached single-family Certificates of Occupancy have been issued between April 1, 2020 and April 1, 2025. There were 222 Certificates of Occupancy issued for age-restricted apartments. This brings the Township's current housing stock from 15,585 units in the 2020 U.S. Census to 15,856 units today.

Table 9 shows projected growth in the housing stock by year through 2035. The Township's housing stock is projected to grow by approximately 1,500 units during this period of time.

Table 9												
	Projection of Annual Housing Stock Growth 2025-2035											
												Total
Project Name	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2025-2026
NBTOD	50	100	100	100	100	100	100	100	100	100	100	
Bergen County's United Way				37	43							
Amaranth at North Brunswick				64	64							
Route 130 Age-Restricted					70	70						
Turn Bright				44	44							
Infill Single-Family	5	3	3	3	3	3	3	3	3	3	3	
Total New Housing Units by Year	55	103	103	248	324	173	103	103	103	103	103	1521

5. Need for Age-Restricted Housing

On November 12, 2009, the Planning Board adopted an amendment to the Master Plan entitled, Continued Need for Market-Priced Age-Restricted Housing. This document followed the Township's attempts to facilitate the construction of this type of housing for many years.

The 2006 Master plan identified key issues facing the Township, one of which was the provision of market-priced age-restricted housing. In 2000, 18.3% of the Township's population of 36,287 persons was 55 years of age or older. In 2020, 25.7% of the Township's population of 43,905 persons was 55 years of age or over. The number of residents in this age group has risen from 6,640 persons to 11,298 persons, amounting to a 70.2% increase in the number of residents 55 years of age or older. **Table 7** shows that 27.9% of all households had someone residing in the home who was 65 years of age or older. 52% of all non-family households have a head of household who is 55 years of age or over.

A 325-unit age-restricted development had been approved by the Planning board in the early 1990s. However, this project was never built due to a state statute allowing developers to convert approved age-restricted projects to family housing.

With the only two (2) senior projects in the Township being limited to lower income households, the Township was finally able to facilitate a market-priced, age-restricted housing development through a Settlement Agreement with the Kaplan Organization in 2016. This project was included in the 2016 HEFSP.

The first residents moved into this 222-unit development in 2022. The project has been very successful. 10% of the units (22) are affordable to lower income families. Due to the strong demand for such housing, the developer requested the Township to rezone additional land to allow the total number of age-restricted units to expand from 270 to 350. While the zoning was amended, this project is not moving forward at this time due to issues with the NJ Department of Environmental Protection.

The lack of a sufficient supply of senior housing needs to be addressed in this HEFSP.

6. Plan to Address Fourth Round Present Need AHO and Prospective Need AHO

A. Fourth Round Assumptions and Limitations

1. A minimum of 50% of the Prospective AHO shall be family units;
2. No more than 25% of the Prospective Need AHO can be addressed with age-restricted units;
3. No more than 25% of the Prospective Need AHO can be satisfied by the use of bonus credits;
4. Each unit of permanent supportive housing generates one affordable housing unit bonus credit;
5. Each affordable unit constructed on land that was previously utilized for retail, office or commercial space yields ½ affordable housing unit bonus credit; and
6. A minimum of 25% of the Prospective AHO shall be satisfied by rental housing.

B. Summary of Proposed Affordable Housing Construction and Supporting Actions

The North Brunswick 2025 HEFSP shall meet the Township's 130-unit Present Need AHO and 225-unit Prospective Need AHO through a series of actions and developments described briefly below.

1. Continue to fund the HRP administered by NBHC;
2. Amend the Zoning of the NBTOD site to reduce the total number of units permitted, and to allow for the construction of buildings that are 100% affordable housing. In addition, the maximum number of affordable units should be increased from 229 units to 272 units to allow for up to 43 units of supportive housing to be built and operated by Bergen County's United Way;
3. Rezone approximately 10 acres of land on Route 130 southbound to allow for the construction of up to 140 age-restricted units with a 25% low- and moderate-income set-aside;

4. Rezone approximately 6.3 acres of land on Route 1 northbound to allow for the construction of up to 88 family one- and two-bedroom units with a 25% low- and moderate-income set-aside;
5. 54 affordable housing bonus credits for providing various types of housing that generate bonuses based upon affordable housing regulations; and
6. 71 new construction family credits from the NBTOD site carried forward from the Third Round based upon the Township's previous efforts to provide affordable housing.

7. Detailed Description of Properties to Be Rezoned and Proposed Development Actions

130 Units to Be Renovated to Meet Present Need AHO – 6. B. 1.

The 130-unit Present Need AHO will be satisfied by allocating up to 2.2 million dollars from the AHTF. While the current balance in the AHTF is \$1,245,547, this balance will continue to grow as nonresidential development fees are collected from builders of nonresidential projects.

NBTOD Inclusionary Development Known as Main Street – 6. B. 2.

The NBTOD site is zoned to allow for up to 1875 total housing units, with 229 of them being affordable. Construction of residential units is hindered by the fact that the Zoning Ordinance limits the construction of housing units based upon progress on the train station. This limitation has become unreasonable, and Township administrative staff has been engaged in discussions to eliminate this onerous restriction.

The train station was originally scheduled to break ground in February 2017 and open in December 2019 in accordance with a signed Memorandum of Understanding between NJ Transit and NBTOD dated August 1, 2013. New Jersey Transit and its project manager, Middlesex County Improvement Authority, have not provided a firm date for starting construction or for completion of the station.

During these discussions, NBTOD indicated that as market forces have changed, they would like to reduce the maximum number of housing units to be built on the site in order to change the mix of housing types they can build. NBTOD

proposed to reduce the total amount of units from 1875 to 1575 in order to achieve this change in housing mix. This reduction would allow for less midrise units and more townhouses. Administrative staff favored the change in housing mix, but indicated that the number of affordable units could not be reduced. This led to discussions about bringing in a non-profit developer with expertise in building and managing lower income developments that are a combination of family units and permanent supportive housing units. The discussion of permanent supportive housing ensued because there is such a need statewide for this type of housing. The amendments to the Fair housing Act allow a one-unit affordable housing credit for each unit of permanent supportive housing constructed. In effect, each unit of permanent supportive housing will count as two (2) affordable housing units.

Even with the proposed reduction from 1,875 total units to 1,575 units, the only land available on the site to accommodate a 100% affordable development of family and permanent supportive housing units is the acreage on the plan previously shown as a commuter bus depot. With bus ridership down significantly since COVID-19, it is unreasonable to ever expect this property to be developed into a bus depot.

As such, Township administrative staff is recommending that the zoning of the NBTOD site be amended to accomplish the following:

- A. The total number of housing units to be permitted shall be reduced from 1875 units to 1575 units, with the exception of a 100% affordable development of family and permanent supportive housing units built and operated by an experienced non-profit entity.
- B. Eliminating the requirement for a bus depot to be provided on-site in order for the transit village overlay zone to apply;
- C. Eliminating the restrictions which limit the number of housing units to be constructed based upon achieving milestones relative to progress on the train station.

Township administrative staff has met on several occasions with Bergen County's United Way (**BCUW**), and BCUW has developed a conceptual plan that will accommodate 37 family lower income units to satisfy the remaining Third Round obligation that NBTOD must still meet, as well as 43 additional permanent supportive housing units to be applied to the Township's Fourth Round Prospective Need AHO. These 43 supportive housing units will also

generate 43 affordable housing bonus credits. In effect, the 43 units of permanent supportive housing will count as 86 affordable units.

Township administrative staff have done due diligence on BC UW. BC UW builds supportive housing for people with intellectual and developmental disabilities such as autism, down's syndrome, multiple sclerosis and cerebral palsy. The supportive aspect of the housing means services are provided by State licensed service agencies expert at helping people live safely and securely in their new homes. For some residents, this may be 24/7 support, while for others just a few hours of support per day from their service provider. BC UW typically has a mix of 24/7 and more independent living units in the supportive housing they build in order to serve the broadest number of people in the local community who have a developmental disability. BC UW manages all aspects of development from site acquisition and financing to construction and service coordination. They have completed more than 40 projects, and have dozens more planned.

In order to enhance BC UW's application for Low Income Housing Tax Credits from the NJ Housing and Mortgage Finance Agency, the Township anticipates providing up to \$150,000 from the AHTF to cover a portion of pre-development costs.

There are a number of amendments that will need to be made to the Zoning Ordinance to accommodate this plan, and a draft of these changes will be provided for review and recommendation to the Township Council at the time the HEFSP is adopted.

Inclusionary Age-Restricted Housing Development of up to 140 Units on Route 130 Southbound - 6.B.3.

In order to address the severe need for market-priced age-restricted housing in the Township, it is recommended that four lots comprising approximately ten acres be rezoned for senior housing at a density of 14 units per acre. This property would have a 25% set-aside for affordable units.

The property is identified as block 148, lots 104, 105, 106 and 107. All but lot 107 is in common ownership. Development of these parcels into one unified project would yield up to 140 total senior units, with 35 of these units being restricted for lower income seniors.

A previously granted use variance approval on vacant lots 104-106, comprising approximately 6.85 acres, expired many years ago, while the additional lot, identified as block 148, lot 107, is approximately 3.1 acres in size and is developed with two (2) commercial buildings.

The front building, consisting of 7,130 square feet, received a use variance in 1986 for a tire sale and service business. This approval was specifically conditioned that there be no outside storage.

The rear building, which was built in 2009, is approximately 5,000 square feet and is occupied by several businesses that are not permitted in the I-2 Industrial Zone. Code Enforcement has cited the area behind the building with multiple violations for outside storage and debris, non-permitted trailers, and abandoned vehicles.

While the three (3) vacant lots encompassing 6.85 acres could be developed on their own for senior housing, consolidating all three (3) lots would create a larger complex and eliminate a constant source of code enforcement violations.

In addition to rezoning these four (4) properties, the Planning Board recommends that the Township Council consider authorizing a study to determine if these four (4) properties qualify as an Area in Need of Redevelopment in order to facilitate this much-needed, inclusionary age-restricted development.

The outside storage and debris, non-permitted trailers, and abandoned vehicles on this property create a blighted appearance and influence that could limit the potential of establishing this much needed senior housing on the adjacent three (3) lots.

All 140 units on the approximately 10 acres are being included in order to yield 35 age-restricted affordable housing units which will be applied to the Township's Prospective Need AHO.

It is recommended that this area be designated as a new land use category in the 2025 HEFSP and in the 2018 Land Use Element of the Master Plan. This property will be designated R-9 Mid-Rise Senior Residential.

As required by the Fair Housing Act amendments, the draft regulations for this proposed zone must be submitted along with the adopted HEFSP.

Inclusionary Development of Up to 88 Units on Route 1 North on the Turn Bright Site - 6.B.4.

Township administrative staff was approached several months ago about redevelopment options for a 26,200 square foot building on Route 1 northbound just south of The Shoppes at North Brunswick shopping center. This property, identified as block 143, lot 24.02, is 6.29 acres in size. The property is currently zoned O-R, Mid-Rise Office Research. The current single-story masonry building is obsolete and appears to have limited options for occupancy given its physical condition and current market conditions for office space.

In anticipation of the Township having future affordable housing obligations, the owner (Turn Bright at Belleville LLC) approached the Township about the possibility of developing a four-story apartment building of 80-plus units. After several meetings, Township administrative staff is recommending that this former commercial property be rezoned to allow for up to 88 housing units. This equates to a density of 14 units per acre, which is comparable to the overall density in the Renaissance PUD. The developer shall be required to restrict 25% of the units (up to 22 units) for low and moderate-income families, complying with the income and rent stratification requirements of the Uniform Housing Affordability Controls (UHAC). All of the apartments on this site shall be family units. None of these units can be restricted to occupancy by seniors, although seniors may occupy the building. The buildings can be up to four stories in height, and shall include an elevator if the buildings are more than two stories. This site shall be referred to as the Turn Bright site.

This Turn Bright site is adjacent to a property that has been determined by the Planning Board and Township Council to be an Area in Need of Redevelopment in accordance with state statute. This adjacent redevelopment site shall be referred to as the Seagis site. Township officials are working with representatives of the Seagis site and the Township's Redevelopment Consultant to develop a Redevelopment Plan which will then be submitted to the Township Council for approval. The type of redevelopment uses and redevelopment standards for the Seagis site have not yet been determined. The Seagis site is much larger than the Turn Bright site, and has specifically been designated as An Area in Need of Redevelopment. As such, redevelopment standards for the Seagis site shall take precedence over development standards for the Turn Bright site.

All 22 of the affordable units in the Turn Bright site shall be applied to the Township's Prospective Need AHO. In addition, the regulations provide for a ½ unit bonus for all affordable units constructed on property utilized for nonresidential use. As a result, the Turn Bright site will generate 11 affordable housing bonus credits to be applied to the AHO.

It is recommended that this area be designated as a new land use category in the 2025 HEFSP and in the 2018 Land Use Element of the Master Plan. This property will be designated R-10 Mid-Rise Family Residential.

As required by the Fair Housing Act amendments, the draft regulations for this proposed zone must be submitted along with the adopted HEFSP.

8. Spending Plan 2025-2035

State statute requires that nonresidential developments contribute funds to be used for the construction and maintenance of affordable housing. While the current balance in the Township's AHTF is \$1,245,547, it is expected to increase by as much as \$2.2 million in the next 10 years.

The Township intends to allocate these funds as follows:

- A. Approximately \$3.25 million to housing rehabilitation to meet the Township's 130-unit Present Need AHO.
- B. Approximately \$150,000 to pre-development costs for the BC UW's supportive housing project.

Appendix: Fourth Round Worksheet

Fourth Round Compliance Spreadsheet	
Projects, Bonuses and Credits to Satisfy Fourth Round Prospective Need Affordable Housing Obligation (AHO)	
225 Unit Prospective Need AHO	225
43 Units of Permanent Supportive Housing	43
Remaining Balance	182
43 Units of Permanent Supportive Housing Bonus Credits	43
Remaining Balance	139
35 Units of Age-Restricted Housing on Route 130 Southbound	35
Remaining Balance	104
22 Family Units from Turn Bright Site	22
Remaining Balance	82
11 family Bonuses from Turn Bright Site	11
Remaining Balance	71
71 of the 178 Surplus New Construction Credits from NBTOD Site (107 still remain to carry over to a Fifth Round)	71
Remaining Balance	0
107 surplus new construction family credits from NBTOD, and	
11 surplus new construction family credits from North Brunswick Crescent, and three (3) new construction	
senior credits from Amaranth still remain to carry forward to the Fifth Round	