

Master Plan Amendment Housing Plan Element and Fair Share Plan

Borough of South Plainfield Middlesex County, New Jersey

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Prepared for:
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Adopted on _____ by the South Plainfield Planning Board.
Endorsed on _____ by the South Plainfield Borough Council.

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

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Housing Element

The Borough of South Plainfield, Middlesex County, has prepared this Housing Element and Fair Share Plan as an amendment to the municipal master plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.).

The Municipal Land Use Law requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element is adopted by the municipal planning board and endorsed by the municipal governing body, and is drawn to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing.

This Housing Element and Fair Share Plan amends the Borough's master plan to address current affordable housing planning requirements. It addresses the Borough's cumulative fair share obligation for the period from 1987 through 2025, and supersedes and replaces the Housing Element and Fair Share Plan that was previously adopted by the South Plainfield Planning Board in December 2008.

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et seq.), as impacted and influenced by the decisions of the New Jersey Supreme Court on March 10, 2015, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by COAH ("Mount Laurel IV"), and the January 18, 2017 decision In Re Declaratory Judgment Actions Filed by Various Municipalities.

Background to South Plainfield’s Housing Element and Fair Share Plan

South Plainfield last prepared a housing element and fair share plan in December 2008, which received third round substantive certification from COAH in 2009. The 2008 Housing Plan Element and Fair Share Plan addressed the Borough’s cumulative need for affordable housing. Specifically, it addressed: the Borough’s present need, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation¹; the remaining portion of the Borough’s prospective need for affordable housing for the period from 1987 through 1999; and, the Borough’s prospective need for the period from 2004 through 2018.

After the adoption of the 2008 Housing Plan Element and Fair Share Plan, however, COAH’s methodology for determining prospective need for the period from 2004 through 2018 was invalidated by an October 2010 Appellate Division decision In the Matter of the Adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97 by COAH. This decision rendered the prospective need calculation of the 2008 Housing Plan Element and Fair Share Plan invalid.

In 2013, the New Jersey Supreme Court upheld and modified the aforementioned 2010 Appellate Division ruling, which partially invalidated COAH’s rules for the period from 2004 through 2018 (viz., N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was then charged with the task of adopting new affordable housing rules.

COAH failed to adopt new rules. Due to COAH’s failure to adopt new rules, the New Jersey Supreme Court responded to years of delay and uncertainty with Mount Laurel IV, which reaffirmed the constitutional obligation to create a realistic opportunity for the provision of affordable housing. The Court declared COAH defunct and eliminated the FHA’s exhaustion-of-administrative-remedies requirement. The ruling established that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. In its stead, the Court provided for a judicial forum to adjudicate affordable housing disputes once more. In so doing, it created an avenue for municipalities to obtain immunity from challenges to their fair share plans. In Mount Laurel IV, the New Jersey Supreme Court provided that: “parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their

¹ It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of “present need” to include “...an analytic component that addresses the affordable housing need of presently existing New Jersey low- and moderate-income households, which formed during the gap period and are entitled to their delayed opportunity to seek affordable housing.” However, the historic definition of “present need,” which was valid at the time of the 2008 Housing Element and Fair Share Plan, is used in this instance.

housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation.”

Under Mount Laurel IV, municipalities are afforded an opportunity to file declaratory judgment actions in order to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On July 1, 2015, the Borough filed such a declaratory judgment action. The Borough also filed a motion for immunity from builder’s remedy lawsuits while it prepared this Housing Element and Fair Share Plan. The Borough has entered into a settlement agreement with the Fair Share Housing Center and other interested parties, which was approved by the Court by an order of May 9, 2017, (“Settlement Agreement”), and has prepared this Housing Element and Fair Share Plan in accordance with the Settlement Agreement subject to final approval at a Compliance Hearing.

Mandatory Contents of the Housing Element

The Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) provides that a municipal master plan must include a housing plan element as a prerequisite for the adoption of zoning ordinances and zoning amendments. This Housing Plan Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40:55D-28. Pursuant to Section 10 of the Fair Housing Act (N.J.S.A. 52:27D-310), a municipal housing plan element is to be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with a particular attention to “low” and “moderate” income housing.

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 to -136 (MLUL) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (FHA) require every municipal planning board to adopt a housing plan element as part of its master plan, and permit the board to adopt a fair share plan as a component of the housing plan element. Once adopted, the fair share plan may be endorsed by the governing body and thereafter filed with COAH or the courts for review and approval. To be approved, the fair share plan must address the municipal present and prospective housing needs, “with particular attention to low and moderate income housing.”

The Borough of South Plainfield has prepared this Housing Plan Element and Fair Share Plan in response to Mount Laurel IV, and at the direction of the Middlesex County Superior Court. This Housing Plan Element and Fair Share Plan has been prepared in accordance with the provisions of N.J.A.C. 5:93, as outlined in the Mount Laurel IV decision, and with the provisions of the Settlement Agreement and the order approving same entered by the Court on May 9, 2017.

In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310, a housing plan element shall contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;

- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and,
- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

The preparation and submission of a housing plan element of a municipality's Master Plan, and a Fair Share Plan, is the first major step in the process for seeking the approval of same by the Court via a Judgment of Compliance and Repose. N.J.A.C. 5:93-1.3 defines "Fair Share Plan" as follows:

"Fair Share Plan" means that plan or proposal which is in a form that may readily be converted into an ordinance, by which a municipality proposed to satisfy its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in sections 9 and 14 of the Act, addresses the development regulations necessary to implement the housing element, and addresses the requirements of N.J.A.C 5:93-7 through 11.

This Housing Element and Fair Share Plan satisfies all of the applicable requirements set forth within the MLUL, the FHA, applicable COAH regulations, Mount Laurel IV, and the FSHC Settlement Agreement.

Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality’s demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Borough of South Plainfield with information from the US Census Bureau (including the 2010 US Census and 2010-2014 American Community Survey, or “ACS”), the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

South Plainfield’s Demographics

The Borough of South Plainfield had a population of 23,385 residents at the time of the 2010 US Census. This figure represents a 7.2 percent increase over the 2000 US Census population figure of 21,810, which represented a 6.4 percent increase over the 1990 US Census population figure of 20,489. By comparison, Middlesex County’s population grew by 8.0 percent during the period between 2000 and 2010 and 11.7 percent between 1990 and 2000. Table 1 shows the rate of growth experienced by the Borough of South Plainfield and Middlesex County from 1990 through 2010.

Table 1: Population Trends, 1990-2010

	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Borough of South Plainfield	20,489	21,810	23,385	6.4	7.2
Middlesex County	671,780	750,162	809,858	11.7	8.0

Sources: 1990: US Census Bureau / NJ Department of Labor and Workforce Development
2000: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2000
2010: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2010

According to the 2010 US Census, the Borough’s population is composed of 7,876 households with an average household size of 2.93 members (Table 2). The average household size is larger than the State of New Jersey’s average of 2.68 and Middlesex County’s average of 2.80 persons per household. The Borough’s percentage of population over 65 years of age (13.5 percent) is higher than the county’s, and equal to the state’s. The median age of the Borough’s population of 40.2 years is also higher than the county and state median ages of 37.2 and 39.0 years, respectively.

Table 2: Demographic Indicators, 2010

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 years
Borough of South Plainfield	7,876	2.93	40.2	13.5
Middlesex County	294,800	2.80	37.2	12.3
New Jersey	3,214,360	2.68	39.0	13.5

Source: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2010

As shown in Table 3, there were 1,302 pre-school age residents in 2010, or 5.6 percent of the Borough's population. School age children accounted for 4,588 residents, or 19.6 percent of the total population. Working age persons accounted for 61.3 percent of the Borough's population, with 14,330 individuals. Seniors aged 65 years and older accounted for 13.6 percent of South Plainfield's population.

Table 3: Population by Age, 2010

	Number	Percent
Pre-School Age		
Under 5 Years	1,302	5.6%
School Age		
5 to 9 Years	1,472	6.3%
10 to 14 Years	1,550	6.6%
15 to 19 Years	1,566	6.7%
Working Age		
20 to 24 Years	1,361	5.8%
25 to 34 Years	2,724	11.7%
35 to 44 Years	3,414	14.6%
45 to 54 Years	3,857	16.5%
55 to 59 Years	1,663	7.1%
60 to 64 Years	1,311	5.6%
Senior Age		
65 Years and Older	3,165	13.6%

Source: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2010

South Plainfield's Housing Stock

According to 2010 US Census, South Plainfield had a total of 8,093 housing units (Table 4). This was an increase of 1,270 units since the 1990 Census, and 786 since 2000. Of this total, 7,876 units (97.3 percent) were listed as occupied; owners occupied 83.9 percent of these units, and renters occupied 16.1 percent.

Of the total of 7,876 households, the average household size was 2.93 persons and the average family size was 3.34 persons. Of the total number of households, family households accounted for 6,174 units and non-family household accounted for 1,702 units. Householders 65 years of age or older were present in 2,195 (27.9 percent) of households.

Regarding the age of the Borough's housing stock, it is noted that a total of 46.1 percent of all housing units was constructed before 1960. The Borough's housing stock increased by approximately 51.5 percent since the time of the 1990 US Census; it increased by approximately 17.9 percent since the time of the 2000 US Census.

The housing stock in South Plainfield had 43 units lacking complete plumbing facilities and 16 units lacking complete kitchen facilities as per the 2010-2014 ACS 5-year estimates. In addition, 67 of the Borough's housing units (0.9 percent) exhibited overcrowded conditions (1.01 persons or more per room).

The median value of the owner-occupied housing units in South Plainfield was \$326,300 as per the 2010-2014 ACS 5-year estimates. This was higher than the median values of \$325,000 in Middlesex County and \$319,900 in the State of New Jersey. South Plainfield's 2010 median gross rent of \$1,472 per month was higher than the gross rents of \$1,292 in Middlesex County and \$1,188 in the State of New Jersey.

Table 4: Housing Unit Totals and Occupancy Characteristics, 2010

	Number	Percent
I. Housing Units		
Number of units	8,093	100%
Occupied Housing Units	7,876	97.3%
Vacant Housing Units	217	2.7%
Number of units (1990)	6,823	100%
Number of units (2000)	7,307	100%
II. Occupancy/Household Characteristics		
Number of Households	7,876	100%
Persons Per Household	2.93	N/A
Family Households	6,174	78.4%
Non-Family Households	1,702	21.6%
Householders 65 and over	2,195	27.9%

Source: US Census Bureau;

- I. DP-1 Profile of General Population and Housing Characteristics: 2010, 2000, 1990
Decennial Census / NJ Department of Labor and Workforce Development
- II. DP-1 Profile of General Population and Housing Characteristics: 2010

Table 5: Housing Physical and Value Characteristics, 2010

	Number	Percent
I. Year Structure Built		
2010 or Later	91	1.1%
2000 to 2009	928	11.2%
1990 to 1999	684	8.3%
1980 to 1989	869	10.5%
1970 to 1979	702	8.5%
1960 to 1969	1,189	14.4%
1950 to 1959	2,629	31.8%
1940 to 1949	597	7.2%
1939 or earlier	589	7.1%
II. Condition of Units		
Lacking complete plumbing facilities	43	0.5%
Lacking complete kitchen facilities	16	0.2%
III. Median Home Value (Owner-Occupied Units)		
Median Value	\$326,300	N/A
IV. Median Gross Rent (Renter-Occupied Units)		
Median Gross Rent	\$1,472	N/A

Source: US Census Bureau;

- I. B25034- Year Structure Built- 2010-2014 ACS 5-Year Estimates;
- II. B25047- Plumbing Facilities for All Housing Units- 2010-2014 ACS 5-Year Estimates;
B25051- Kitchen Facilities for All Housing Units- 2010-2014 ACS 5-Year Estimates;
- III. B25077- Median Value (Dollars)- 2010-2014 ACS 5-Year Estimates;
- IV. B25064- Median Gross Rent (Dollars)- 2010-2014 ACS 5-Year Estimates

South Plainfield's Employment and Income Characteristics

According to the 2010-2014 ACS 5-year Estimates, 12,383 of South Plainfield's residents aged 16 years and over were employed in the civilian labor force (Table 6). A total of 43.3 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 13.7 percent were employed in service-related occupations. Sales and office occupations employed 25.1 percent of South Plainfield residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 7.7 percent of the Borough's residents, whereas production, transportation, and material moving-occupations employed 10.2 percent of the Borough's residents.

Table 6: Occupation of Employed Civilian Population, 16 and Over, 2010

	Number	Percent
Management, Business, Science, and Arts Occupations	5,357	43.3%
Service Occupations	1,699	13.7%
Sales and Office Occupations	3,110	25.1%
Natural Resources, Construction, and Maintenance Occupations	959	7.7%
Production, Transportation, and Material Moving Occupations	1,258	10.2%

Source: US Census Bureau, S2406- Occupation by Class of Worker for the Civilian Employed Population 16 Years and Over- 2010-2014 ACS 5-Year Estimates

Regarding the number of jobs that are located within the Borough, it is noted that the New Jersey Department of Labor indicates that there was an average of 21,028 jobs located within the municipality in 2015, which is the latest available data. This is up 1,787 jobs over the 2005 average of 19,241 jobs. The Department of Labor's basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

The number of jobs in South Plainfield is expected to grow in the future. This is indicated by recent projections of the North Jersey Transportation Planning Authority, which projects a total of 26,110 jobs by 2040. When the difference between the average of 21,028 jobs recorded in 2015 and the 26,110 jobs projected for 2040 is divided by the number of years from 2015 through 2040 (i.e., 25 years), it is determined that an annual average increase of approximately 203 jobs may be expected, based upon the North Jersey Transportation Planning Authority's projections.

Regarding household income, it is noted that South Plainfield's median household income was \$90,880 as reported by the 2010-2014 ACS of the US Census Bureau. Table 7 provides complete information on the income of South Plainfield's households.

Table 7: Household Income, 2010

	Number	Percent
Less than \$10,000	225	2.8%
\$10,000 to \$14,999	126	1.6%
\$15,000 to \$24,999	381	4.7%
\$25,000 to \$34,999	363	4.5%
\$35,000 to \$49,999	914	11.4%
\$50,000 to \$74,999	1,189	14.8%
\$75,000 to \$99,999	1,335	16.6%
\$100,000 to \$149,999	1,872	23.3%
\$150,000 to \$199,999	1,002	12.5%
\$200,000 or More	628	7.8%
Median Household Income (2014 Dollars)	90,880	N/A

Source: US Census Bureau:

B19001 Household Income in the Past 12 Months-
2010-2014 ACS 5-Year Estimates

B19013 Median Household Income in the Past 12
Months – 2010-2014 ACS 5-Year Estimates

Fair Share Plan

The fair share plan outlines the Borough's affordable housing obligation, as well as the mechanisms by which the Borough proposes to fulfill its obligation.

Affordable Housing Obligation

The Borough's affordable housing obligation is described in the following subsections.

Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households². The present need has previously been called "rehabilitation share." South Plainfield's assumed present need is **48 units**. The Borough's present need of 48 units is specified (as "Present Need, 2010") in "New Jersey Low and Moderate Income Housing Obligations for 1999-2025," prepared by Fair Share Housing Center, dated April 14, 2015, as well as in the settlement agreement entered into by the Borough of South Plainfield and the Fair Share Housing Center on February 6, 2017.

Prior Round Obligation

The prior round obligation covers the period from 1987 through 1999. The Borough's prior round obligation is **342 units**, as specified in its Third Round Substantive Certification.

Prospective Need

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. The Borough's prospective need is **538 units** as established by a settlement agreement with Fair Share Housing Center dated February 6, 2017 and approved by the Court. May 9, 2017.

Based on the above, the Borough's total obligation is 880 units (342+538=880). The Borough notes that its fair share plan is designed to address its obligation of 880 units as described herein.

² It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of "present need" to include "... an analytic component that addresses the affordable housing need of presently existing New Jersey low-and moderate-income households, which formed during the gap period and are entitle to their delayed opportunity to seek affordable housing." However, the historic definition of "present need," which was valid at the time of the 2008 Housing Element and Fair Share Plan, is used in this instance. It is also noted that the 1999-2025 need covers any gap present need established by the Supreme Court decision.

Vacant Land Adjustment

The Borough notes that it is entitled to and has prepared a vacant land adjustment. This vacant land adjustment, which is provided in Appendix A of this Housing Element and Fair Share Plan, yields a realistic development potential (RDP) of **419 units**. The RDP of 419 units results in an unmet need for the 2015-2025 period of 119 units.

The difference between the Borough's obligation and its RDP is known as the unmet need. In the case of South Plainfield, the RDP of 419 is first subtracted from the Prospective Need Obligation of 538 to yield an unmet need of 119 units. The RDP of 419 units and unmet need of 119 units are addressed in this Housing Element and Fair Share Plan.

Ability to Accommodate Affordable Housing Obligation

South Plainfield anticipates that future development and growth will predominantly be limited to redevelopment activity (incl., reconstruction of existing housing), as well as infill development and expansions as may be permitted under the Borough's zone plan.

Anticipated Land Use Patterns

South Plainfield is a developed community. The anticipated land use pattern is expected to be consistent with the adopted land use plan and zone plan of the Borough.

Availability of Existing and Planned Infrastructure

The Borough is a fully developed community in State Planning Area 1 and has a developed infrastructure. As has been previously stated, the Borough anticipates that future development and growth will predominantly be limited to redevelopment activity.

Public water and sewer services are available in the areas where future development is expected.

Constraints on Development

The Borough contains a number of environmental features that serve as constraints to development, including: water bodies; flood hazard areas; wetlands; and, forested areas. Generally, these environmentally constrained areas are located along the Borough's rivers and streams.

Affordable Housing Sites

The Borough has identified sites to address its prior round obligation, RDP, and unmet need for affordable housing. The locations of the existing and proposed affordable housing sites are shown on the Affordable Housing Sites Map (Appendix B). In total, these sites provide or will provide an estimated 880 units of affordable housing on multiple sites throughout the Borough.

The following subsections provide complete descriptions of each of the affordable housing sites that will contribute to the fulfillment of the Borough's prior round and prospective need obligation.

Site 1: South Plainfield Senior Residences

This site is located at 151 Morris Avenue (Block 155, Lots 4 and 5). The subject property is 6.15 acres in area. The project is a 100% affordable site comprised of 100 age-restricted rental units. Of the 100 units: 50 are low-income units, and 50 are moderate-income units; and, 72 units have one (1) bedroom, and 28 units have two (2) bedrooms. This project is fully constructed, and all certificates of occupancy were in place by the year 2002. The project's affordability controls started on 08/31/2002 and are in place for 30 years.

Site 2: The Highlands at South Plainfield / The Villages

This site is located at 1300 Cook Lane, off Durham Avenue (Block 525.01, Lot 1). The project is a completed inclusionary development site. There are 214 market units and 38 affordable family rental units with affordability controls that started on 12/31/2000 and are in place for 30 years. There are 19 low and 19 moderate income units. Six (6) units have one (1) bedroom, 23 have two (2) bedrooms, and nine (9) have three (3) bedrooms. All certificates of occupancy for this project were effective as of the year 2005 or earlier.

Site 3: Woodland Manors / Pomponio Avenue

This site is located at 513 Calderone Court, off Pomponio Avenue (Block 448, Lot 4.01). The project is a completed inclusionary development project on an 18 acres site. There are 32 affordable family rental units on with affordability controls that began on 08/30/2000 and are in place for 30 years. There are 16 low and 16 moderate-income units. 24 of the units have two (2) bedrooms, and eight (8) of the units have three (3) bedrooms. All of the certificates of occupancy for this project were in place by the year 2000.

Site 4: Hillside Avenue

This project is a group home located at 305 Hillside Avenue (Block 404.05, Lot 8). There are four (4) units/bedrooms at this Class C boarding home. This group home was built and approved in 1991.

Site 5: Keystone Community Residence (Prior Cycle Credits)

This project is a group home for supportive/special needs housing located at 154 Front Street (Block 265, Lot 8). These units were constructed and occupied as of 1982 with very low-income rental units. In the Borough's substantive certification and 2009 COAH-approved plan, 19 credits were applied to the prior round and 10 were used to address projected growth share obligation. However, the Borough is now allocating all 29 credits towards the prior round obligation.

Site 6: JSM at Tingley / Celebrations at South Plainfield

This project is called "The Celebrations at South Plainfield." It is located at Block 517, Lot 1 and situated at the intersection of South Avenue and Coolidge Boulevard. The tract is located within the Senior Citizen/Active Adult (SC-2) zone district. The site is currently under construction and is being developed as an inclusionary development. Once completed, the development will have 17 buildings housing 340 dwelling units in total, consisting of 272 market-rate condominium units and 68 age-restricted affordable rental units. Construction on this site has already commenced, however construction of the affordable units is anticipated to commence in 2017. The Borough has prepared a site suitability analysis for this site, as seen in Appendix C.

Site 7: Harris Steel / Tyler Properties

The Harris Steel Site comprises 86.54 acres of land along the westerly municipal boundary with Piscataway Township. The Borough of South Plainfield tax maps identify the properties as Block/Lots: 459/1; 460/1; 461/1-3; 462/1-3; 465/1; 466/1; and 467/1, 3-5, 21. The site extends along New Brunswick Avenue, between Tyler Place and Jersey Street, and is surrounded by a mix of residential and non-residential uses. The site is currently zoned MUD-1 (Mixed Use Development), but the Borough will rezone the property for affordable housing development as a part of its Fair Share Plan. The majority of the site is assessed as 3B Farmland under the New Jersey Property Class System, with the balance of the site comprising undeveloped upland areas and environmentally sensitive wetland areas.

The Borough and a developer are in the process of negotiating a development that will address much of the Borough's affordable housing obligation. The negotiation would result in the construction of approximately 750 garden apartment rental units with a twenty percent set-aside consisting of 150 low and moderate-income units. Construction is anticipated to commence in 2018. The Borough has prepared a site suitability analysis for this site, as seen in Appendix C.

Site 8: Lordina Builders

The Lordina Builders subdivision is located at the terminus of Teeple Place and is comprised of Block 254, Lots 16.01-16.06. The property was rezoned for single and two-family use in July 2007. The site subsequently received subdivision approval in February 2009 to subdivide into six (6) building lots, each containing two attached dwelling units, totaling 12 units. A condition of the subdivision approval was one (1) of the six (6) two-family houses would be dedicated for affordable housing, consisting

of one (1) low and one (1) moderate family sale units. The affordable unit component of the subdivision has not yet been constructed, but is anticipated to commence by 2018. The Borough has prepared a site suitability analysis for this site, as seen in Appendix C.

Site 9: Motorola Site

The Motorola Site comprises a 27.5-acre tract of land located at 1111 Durham Avenue (Block 550, Lot 3). The Borough and a developer are in the process of negotiating a development that will address much of the Borough's affordable housing obligation. The negotiation will result in the construction of approximately 410 residential units, with a mix of condominium units and townhouse units, and with a 20-percent set-aside consisting of 82 low and moderate-income family rental units. The site is currently zoned OPA-2 (Professional Office and Research), but the Borough will rezone the property for affordable housing development as a part of its Fair Share Plan. Construction is anticipated to commence by 2018. The Borough has prepared a site suitability analysis for this site, as seen in Appendix C.

Site 10: Mastrocola Site

The Mastrocola Site is located at 430 Hamilton Boulevard, or Block 328, Lot 6.01. In October 2016, the South Plainfield Zoning Board approved the construction of a mixed-use development, with six (6) residential units located above commercial uses, of which one (1) unit is intended to be set-aside as an affordable family rental unit. Construction is anticipated to commence by 2018. The Borough has prepared a site suitability analysis for this site, as seen in Appendix C.

Site 11: Credits without Controls

The Borough's 2008 Housing Plan Element that received Third Round Substantive Certification identified ten (10) family units for sale counting as completed credits without controls that are applied to the Borough's prior round obligation.

Site 12: Regional Contribution Agreement

The Borough's 2008 Housing Plan Element that received Third Round Substantive Certification references 57 units addressed through an RCA with New Brunswick, which are allocated to the Borough's prior round obligation.

The RCA was developed as the Fulton Square site in New Brunswick, which is an inclusionary development with a total of 190 for-sale townhouse and condominium flats, of which 57 units are set-aside for low- and moderate-income families.

Fulfillment of the Affordable Housing Obligation

The following subsections provide complete details on the Borough's proposals to fulfill its present, prior round, prospective, and unmet needs.

Fulfillment of the Present Need

As has been previously noted, the Borough's assumed present need is 48 units. The Borough's 2008 Fair Share Plan indicated that the Borough's rehabilitation program was monitored by the Middlesex County Division of Housing, Community Development, and Social Services. The Borough has subsequently contracted with Affordable Housing Administrators as of June 2015 and through June 2018 to assist with the preparation and administration of its rehabilitation program.

Under the Borough's rehabilitation program with Affordable Housing Administrators, the following 19 rehabilitation sites shown in Table 8 have been completed to date:

Table 8: Rehabilitation Program: Completed Units

Block	Lot	Address	Repairs	Development Fees Expended on Repairs	Final Inspection Date	Effective Date of Controls	Lien Term	Income Level
35	1	1415 Central Ave	Windows, lead paint removal, grading, doors, plumbing	\$18,305	07/30/2013	03/15/2013	10	Moderate
405	11	910 Arlington Ave	Driveway, roof	\$18,553	08/10/2013	04/10/2013	10	Moderate
871	12	227 East Fairview Ave	Electric, bathroom repairs, plumbing	\$8,500	08/13/2013	04/16/2013	10	Low
61	6	234 Fairmount Ave	New boiler, new front steps	\$12,640	11/13/2013	05/22/2013	10	Moderate
281	5	112 Oakmoor Ave	Windows, siding, furnace, water heater, electric	\$15,425	10/22/2013	05/22/2013	10	Moderate
15	11	136 Baker Ave	Siding, furnace	\$11,025	08/22/2013	05/22/2013	10	Moderate
339	15.01	210 Delmore Ave	Plumbing, windows, electric	\$19,624	09/08/2014	11/06/2013	10	Moderate
225	7	213 Susan Terrace	Siding, windows, boiler, doors	\$20,315	01/13/2015	02/12/2014	10	Low

*Housing Element and Fair Share Plan
Borough of South Plainfield*

Block	Lot	Address	Repairs	Development Fees Expended on Repairs	Final Inspection Date	Effective Date of Controls	Lien Term	Income Level
424	3	1800 Jersey St	Remove chimney, foundation repair, windows, replace rafter, gutters	\$16,030	08/12/2014	02/12/2014	10	Low
195	29	26 Allison St	Roof, siding, plumbing, electric, windows	\$19,350	11/13/2014	09/03/2014	10	Low
271	3	248 Oakland Ave	Siding, roof, windows, plumbing, electric	\$21,325	06/04/2015	10/04/2014	10	Moderate
345	1	891 Garibaldi Ave	Windows, bathroom, plumbing	\$21,625	02/09/2015	10/04/2014	10	Moderate
1	8	740 Cambridge St	Heating system, windows	\$18,100	07/20/2015	03/21/2015	10	Low
200	19	131 Pine St	Roof, gutters, windows	\$17,778	03/11/2016	10/12/2015	10	Moderate
79	3	410 Dolores Ave	Roof, siding, doors, insulation, flood control	\$18,290	11/07/2016	10/12/2015	10	Moderate
124	13	107 Conklin Ave	Rebuild stairs, plumbing, windows, doors, electric	\$20,130	09/06/2016	10/17/2015	10	Low
200	3	810 Maple Ave	Roof, siding, gutters, doors, plumbing	\$14,115	07/11/2016	10/12/2015	10	Moderate
172	3	119 Florence Place	Boiler placement, shower repair, rebuild back stairs	\$19,900	10/28/2016	10/17/2015	10	Low
209	10	141 Waverly Place	Plumbing, new windows, new boiler, girder replaced	\$20,070	04/27/2017	05/02/2015	10	Moderate

Moving forward, the Borough will continue to engage Affordable Housing Administrators or another qualified professional affordable housing consultant to initiate and administer the Borough's housing rehabilitation program, and to ensure that it adheres to regulatory requirements for housing rehabilitations (including the

rehabilitation of rental units). The rehabilitation program will be funded using development fee trust fund monies. Additionally, the Borough will adopt a resolution of intent to bond if necessary to fully fund the rehabilitation program.

Furthermore, the Borough will complete a minimum of an additional 29 housing rehabilitations to meet its assumed present need in accordance with the present need compliance implementation schedule in Table 9.

Table 9: Present Need Compliance Schedule

Year	2017	2018	2019	2020	2021	2022	2023	2024	2025
Units Scheduled	3	3	3	3	3	3	3	4	4

The Borough of South Plainfield reserves the right to modify the implementation schedules provided above in accordance with applicable rules and regulations.

Fulfillment of the Prior Round Obligation

As has been previously noted, the Borough’s prior round obligation is 342 units. South Plainfield proposes to completely satisfy its prior round obligation of 342 units with a number of mechanisms, as summarized in both Table 10 and Appendix D.

Table 10: Prior Round Obligation Compliance

	Unit Type	Credits
Site 1: South Plainfield Senior Residences	Senior Rental	80
	Senior Rental Bonus Credits	4
Site 2: The Highlands at South Plainfield / The Villages	Family Rental	38
	Family Rental Bonus Credits	38
Site 3: Woodland Manors / Pomponio Avenue	Family Rental	32
	Family Rental Bonus Credits	32
Site 4: Hillside Avenue	Group Home	4
Site 5: Keystone Community Residence	Group Home (Prior Cycle Credits)	29
Site 7: Harris Steel / Tyler Properties	Family Rental	9
	Family Rental Bonus Credits	9
Site 11: Credits Without Controls	Credits Without Controls	10
Site 12: Regional Contribution Agreement	RCA	57
Total Credits		342

As is shown above, the Borough fully addresses its prior round obligation of 342 units with a mix of senior rental units, family rental units, group home units, credits without controls, prior cycle credits, a regional contribution agreement, and rental bonus credits units.

When the prior round obligation of 342 is considered, it is determined that the Borough has a rental obligation of 83 units³ and is entitled to 83 rental bonus credits, which cannot exceed the rental bonus obligation (pursuant to N.J.A.C. 5:93-5.15(d)). The senior cap for the prior round is 85 units⁴.

Fulfillment of the Realistic Development Potential

As has been previously noted, South Plainfield’s prospective need is 538 units. The Borough is applying a Vacant Land Adjustment (VLA) to the prospective need. The VLA identifies a RDP of 419 units, of which 18 units are attributed to vacant land and 223 units result from proposed affordable housing sites that are not yet built. The Borough intends to fully comply with its RDP of 419 units, as summarized in both Table 11 and Appendix D.

Table 11: RDP Compliance

	Unit Type	Credits
Site 1: South Plainfield Senior Residences	Senior Rental Units	20
Site 6: JSM at Tingley / Celebrations at South Plainfield	Senior Rental Units	68
Site 7: Harris Steel / Tyler Properties	Family Rental Units	141
	Family Rental Bonus Credits	105
Site 8: Lordina Builders	Family Sale Units	2
Site 9: Motorola Site	Family Rental Units	82
Site 10: Mastrocola Site	Family Rental Units	1
Total Credits		419

As is shown above, the Borough fully addresses its RDP of 419 units with a mix of senior rental units, family sale units, family rental units, and rental bonus credits for family units pursuant to N.J.A.C.5:93-5.15(d)1. The Borough has identified 419 total credits to address its RDP.

When the RDP of 419 units is considered, it is determined that the Borough has a rental obligation of 105 units (n.b., this represents a minimum of 25 percent, rounded up) and is also entitled to 105 rental bonus credits. The senior cap for the Borough’s RDP is 104 units (n.b., this represents a cap of 25 percent, rounded down).

Fulfillment of Unmet Need

As has been previously noted, the Borough has an unmet need of 119 units (Prospective Need Obligation of 538 - RDP of 419 = 119 units). South Plainfield proposes to fulfill its unmet need of 119 in the following ways.

³ The prior round rental obligation is calculated by subtracting the credits without control (10 units) from the obligation (342), and then capping the result by 25 percent. $(342-10) \times 0.25 = 83$

⁴ The senior cap represents a cap of 25 percent of the prior round obligation, rounded down.

South Plainfield will adopt a number of affordable housing overlay districts covering the following zoning districts: The Local Business Zone (OBC-1), including only the zone that has frontage on West 7th Street and Clinton Avenue; the entirety of the Central Business Zone (OBC-2); the Professional Office Zone (OPA-1), including only the zone that has frontage on Plainfield Avenue; and, the entirety of the Historic Downtown District (HDD); a total area consisting of approximately 67.1 acres.

These overlay zones will permit the development of new mixed-use buildings with residential development above ground floor commercial or the conversion of existing buildings into mixed-use buildings, subject to the following conditions:

1. A minimum of 15 percent of rental units and 20 percent of for-sale units shall be affordable to very low, low, and moderate-income households.
2. At least 50 percent of the affordable units shall be affordable to very low and low-income households. If only one (1) affordable unit is created in a project, the unit shall be a very low or low-income unit.
3. The units designated as very low, low, or moderate-income units may be rented or sold only to very low, low, or moderate-income households at the time of the initial occupancy.
4. The affordable units shall be affirmatively marketed to the housing region in accordance with the Borough's Affirmative Marketing Plan.
5. Affordability controls shall be maintained for a minimum of 30 years.
6. Rental increases shall be in accordance with percentages approved by COAH or other applicable affordable housing authority or entity.
7. All affordable units shall be subject to the provisions of the Borough's Affordable Housing Ordinance.

Additionally, the Borough of South Plainfield will adopt a mandatory affordable housing requirement for new multi-family residential development covering the rest of the Borough. This Borough-wide ordinance will require any multifamily residential developments with more than five (5) units to provide an affordable (i.e., very low, low, or moderate income units) set-aside of either: 15 percent for rental units; or, 20 percent for for-sale units.

In the event a project subject to either the overlay zone or mandatory set-aside requirements results in the creation of only one (1) affordable unit, that unit will be a low-income unit.

Fair Share Plan Implementation Schedule

The Borough will provide for the construction and required documentation of proposed (not yet completed) affordable units in accordance with the implementation schedule provided in Table 12.

Table 12: Compliance Schedule for Proposed Affordable Housing Sites

Site	Year of Anticipated Commencement of Construction	Affordable Units	Type
Site 6: JSM at Tingley / Celebrations at South Plainfield	2017*	68	Senior Rental
Site 7: Harris Steel / Tyler Properties	2018	150	Family Rental
Site 8: Lordina Builders	2018	2	Family Sale
Site 9: Motorola Site	2018	82	Family Rental
Site 10: Mastrocola Site	2018	1	Family Rental

* Construction on this site has already commenced, however construction of the affordable units is anticipated to commence in 2017.

The Borough of South Plainfield reserves the right to modify the implementation schedules provided above in accordance with applicable rules and regulations.

Senior Cap

N.J.A.C. 5:97-3.10 stipulates that a maximum of 25 percent of a municipality's need may be met with age-restricted housing. As has been previously demonstrated in this Housing Element and Fair Share Plan, South Plainfield's prior round and prospective need compliance mechanisms comply with this limitation. South Plainfield's overall obligation is 880 units (prior round obligation of 342 + prospective need obligation of 538 = 880). It follows that 220 (25 percent of 880 units) may be met with age-restricted housing. The total number of senior units in the plan is 168, including 80 units applied to the prior round and 88 units applied to the RDP.

Low Income Housing Requirement

Pursuant to 5:93-2.20 Low- and moderate-income split, the municipal calculated need obligation shall be divided equally between low- and moderate-income households. In other words, at least 50 percent of the completed units addressing the affordable housing obligation must be affordable to low-income households in accordance with the applicable rules and regulations. Based on the 270 completed affordable units (all of which were included in the Borough's Second Round Plan that received substantive certification), 135 low-income units are required (50 percent of 270), whereas 152 have been provided, as is shown in Table 13 and Appendix E.

Table 13: Very Low, Low, and Moderate Income Split: Completed Sites

		Total Units	Moderate / Low / Very Low				Senior / Family	
			Mod.	Low	Very Low		Senior	Family
					Very Low Total	Very Low Family		
Site 1	South Plainfield Senior Residences	100	50	50	0	0	100	0
Site 2	The Highlands at South Plainfield	38	19	19	0	0	0	38
Site 3	Woodland Manors / Pomponio Avenue	32	16	16	0	0	0	32
Site 4	Hillside Avenue	4	0	4	0	0	0	4
Site 5	Keystone Community Residence (Prior Cycle Credits)	29	0	0	29	29	0	29
Site 11	Credits Without Control	10	5	5	0	0	0	10
Site 12	Regional Contribution Agreement	57	28	29	0	0	0	57
Sum of Completed Sites		270	118	123	29	29	100	170

In addition, P.L. 2008, c. 46, creates a requirement that at least 13 percent of affordable housing units be reserved for occupancy by very low-income households with a gross household income of no more than 30 percent of the regional median household income. Based on the 303 affordable units that are proposed (not yet completed) and identified in this Housing Element and Fair Share Plan (i.e., those units described in Table 12), a minimum of 40 very low-income units is required (13 percent of 303), and a minimum of 112 low-income units is required (37 percent of 303). These requirements are met, as is shown in Table 14 and Appendix E.

Table 14: Very Low, Low, and Moderate Income Split: Proposed Sites

		Total Units	Moderate / Low / Very Low				Senior / Family	
			Mod.	Low	Very Low		Senior	Family
					Very Low Total	Very Low Family		
Site 6	JSM at Tingley / Celebrations	68	34	25	9	0	68	0
Site 7	Harris Steel / Tyler Properties	150	75	55	20	20	0	150
Site 8	Lordina Builders	2	1	1	0	0	0	2
Site 9	Motorola Site	82	41	30	11	11	0	82
Site 10	Mastrocola Site	1	0	1	0	0	0	1
Sum of Proposed Sites		303	151	112	40	31	68	235

The Borough notes that it is fully compliant with P.L. 2008, c. 46. Indeed, it is further noted that the 29 units at Site 5: Keystone Community Residence are all very low-income units.

The Borough is committed to complying with its low- and very low-income housing requirement. Moving forward, the Borough will require all affordable housing developments with more than eight (8) units to require a 13 percent very low-income set-aside.

Right to Additional Credits

The Borough reserves its right to identify and claim any additional credits to which it may be entitled pursuant to applicable law, rules and regulations. Such additional credits may include, but shall not be limited to, credits without controls, or credits for supportive and special needs housing.

Right to Use Other Compliance Mechanisms

The Borough reserves its right to use any permissible technique to address its fair share housing obligation including, but not limited to, mandatory set-aside requirements and the acceptance of payments in lieu of construction of affordable housing, consistent with the Settlement Agreement.

Appendix A: Vacant Land Adjustment

Vacant Land Analysis Inventory

Prepared for:

**Borough of South Plainfield
Middlesex County, New Jersey**

Prepared October 2016 by:



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Introduction

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. This document serves as the Borough of South Plainfield's vacant land inventory and analysis to reflect the conditions in 2016.

Identification of Vacant Land

This inventory reviewed the 2015 MOD IV Tax Data records for Vacant (Property Class: 1), Public (Property Class 15C), and Farmland (Property Classes 3A and 3B) lands in the Borough of South Plainfield. All Class 1, 3A/3B, and 15C properties in the Borough are listed in the accompanying Vacant Land Inventory Table in Appendix A. Of the 8,847 MOD IV Tax Data records for properties in the Borough, 663 are classified as Class 1/Vacant, 13 as 3B/Farm, and 324 as 15C/public property. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential.

Permitted Exclusions

COAH regulations establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's Realistic Development Potential (RDP). Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or a portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP. Furthermore, properties identified on the Recreational and Open Space Inventory (ROSI) as part of the NJDEP Green Acres Program are also excluded.



Appendix B maps the individual environmental constraints described above in relation to all of the properties in the Borough that were assessed as Class 1, 3B, or 15C. Appendix A further outlines any applicable remarks pertaining to the need to exclude any of these properties from the Borough's RDP and states a final calculation of developable acres for each property.

Vacant Land as RDP

The assessment of vacant land and adequately applying permitted exclusions results in a preliminary RDP of 18 units. These 18 units are distributed among 17 scattered properties (consolidated into six (6) sites for this VLA where contiguous properties could be viewed as one developable site) throughout the Borough and totaling 9.83 acres in area. To arrive at an RDP of 18 units, a density ranging from six (6) to 18 units per acre was applied to each site (as identified in Table 1 below), as well as a twenty percent set-aside. The six sites shown in Table 1 contribute to the Borough's RDP and are also depicted in Appendix C, as identified by the map key in Table 1.



Table 1: Class 1, 3A/3B, & 15C Lands Contributing to RDP

Map Key	BLOCK	LOT	Property Address	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Developable Acres	Dwelling Units / Acre	RDP
1	12	12	CLINTON AVE	0.23	0.00	0.23	1.08	6	1
	12	13	905 CLINTON AVE	0.50	0.00	0.50			
	12	9	000 CLINTON AVE	3.60	3.24	0.36			
2	12	16	000 TOMPKINS AVE	4.49	1.55	2.93	3.17	6	3
	12	17	1111 TOMPKINS AVE	0.24	0.00	0.24			
7	315	34	601 NEW MARKET AVE	2.04	1.18	0.87	1.00	12	2
	315	42	RIO ST	0.11	0.00	0.11			
	315	43	RIO ST	0.11	0.10	0.02			
9	472	36.01	HAMILTON BLVD	9.04	7.96	1.07	1.07	18	3
10	478	1	300 DURHAM AVE	0.82	0.00	0.82	1.66	18	5
	478	1.01	HAMILTON BLVD	0.01	0.00	0.01			
	478	1.02	000 DURHAM AVE	0.05	0.00	0.05			
	478	2	000 DURHAM AVE	0.38	0.00	0.38			
	478	3	145 DURHAM AVE	0.40	0.00	0.40			
12	537	5	WEST END AVE	0.55	0.00	0.55	0.96	18	3
	537	6	EASTON BLVD	0.22	0.00	0.22			
	537	7	EASTON BLVD	0.48	0.28	0.20			
Total				87.82	56.02	31.80	9.83	-	18



In addition to the vacant land identified above, two additional sites in the Borough have been investigated individually, and are included in the calculation of the RDP based on vacant land, as explained below.

The first site is the SC-1 Zone. The portion of the SC-1 zone that contributes to the RDP encompasses four individual properties owned by the Borough along Morris Avenue (see Appendix D). At the center of the SC-1 zone lies the South Plainfield Senior Residences, a site in the Borough’s Housing Element and Fair Share Plan. The properties contributing to the RDP are located to both the north and south of the South Plainfield Senior Residences site. Calculation of the SC-1 zone’s RDP is located below in Table 2 and is as follows:

1. The total acreage of these properties is approximately 5.57 acres.
2. The total acreage of environmental encumbrances on site (applied as explained above) is approximately 3.51 acres.
3. The remaining unencumbered developable acreage of the site is 2.05 acres.
4. A density of 12 units per acre and a 20-percent set-aside are applied to the 2.05 acres, which yield **a cumulative RDP of six (6) units.**

Table 2: Calculation of the Realistic Development Potential of the SC-1 Zone

BLOCK	LOT	Property Address	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Developable Acres	Dwelling Units / Acre	RDP
115	3	MILDRED ST	0.13	0.00	0.12	1.01	12	3
115	4	MORRIS AVE	1.16	0.27	0.89			
115	5	151 MORRIS AVE	2.83	2.65	0.18	1.04	12	3
115	6	MORRIS AVE	1.45	0.59	0.86			
Total			5.57	3.51	2.05	2.05	-	6

The second site is the Bengivenga Site. The Bengivenga Site is comprised of three adjacent properties (Block 95, Lots 4, 4.01, and 5) along Woodland Avenue in the eastern portion of the Borough (see Appendix E). These properties are not assessed as vacant, but are included because



there is, in fact, a realistic development potential for the site. Calculation of this site’s RDP is located below in Table 3 and is as follows:

1. The total acreage of these three adjacent properties is approximately 6.83 acres.
2. The total acreage of environmental encumbrances on site (applied as explained above) is approximately 3.53 acres.
3. The remaining unencumbered developable acreage of the site is 3.3 acres.
4. A density of eight (8) units per acre and a 20-percent set-aside are applied to the 3.3 acres, which yield 5.28 or **an RDP of six (6) units.**

Table 3: Calculation of the Realistic Development Potential of the Bengivenga Site

BLOCK	LOT	Property Address	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Developable Acres	Dwelling Units / Acre	RDP
95	4	3112 WOODLAND AVE	4.74	2.46	2.28	3.3	8	6
95	4.01	2800 WOODLAND AVE	1.65	0.90	0.75			
95	5	2806 WOODLAND AVE	0.44	0.17	0.27			
		TOTAL	6.83	3.53	3.3	3.3	-	6

The six (6) units from the SC-1 Zone and the six (6) units from the Bengivenga Site are both added to the aforementioned preliminary RDP of 18 units to yield an **RDP of 30** units as a result of vacant land within the Borough.

Proposed Affordable Housing Sites as RDP

In addition to the calculation of vacant land, which yields an RDP of 30 units , this VLA also takes into consideration affordable housing sites within the Borough that are being allocated towards the Borough’s Prospective Need Obligation. The 30 units of RDP based on vacant land are addressed and subsumed by the final RDP calculation, which is the result of the following affordable housing sites addressing the Prospective Need Obligation:

1. **South Plainfield Senior Residences:** The Borough is claiming 20 age-restricted rental units for this site towards the prospective need obligation in the Housing Element and Fair Share Plan (HEFSP). Therefore, **this site has an RDP of 20 units.**



2. **JSM at Tingley / Celebrations:** The Borough is claiming 68 age restricted affordable units for this site in the HEFSP to address its affordable housing obligation. Therefore, **this site has an RDP of 68 units.**
3. **Harris Steel / Tyler Properties:** The Borough is claiming 141 affordable family rental units for this site in the HEFSP to address its affordable housing obligation. Therefore, **this site has an RDP of 141 units.**
4. **Motorola Site:** The Borough is claiming 82 affordable family rental units for this site in its HEFSP to address its affordable housing obligation. Therefore, **this site has an RDP of 82 units.**
5. **Lordina Builders Site:** The Borough is claiming two (2) family for sale affordable units in its HEFSP to address its affordable housing obligation. Therefore, **this site has an RDP of two (2) units.**
6. **Mastrocola Site:** The Borough is claiming one (1) family rental affordable unit in its HEFSP to address its affordable housing obligation. Therefore, **this site has an RDP of one (1) unit.**

The six aforementioned sites all constitute opportunities that the Borough anticipates will address its Prospective Need Obligation, and therefore contribute to the calculation of its RDP. As such, **the RDP based on redevelopment opportunities is 314.**

RDP Calculation and Conclusion

It is noted that by using this approach to calculate the RDP (in which anticipated affordable housing units addressing the Prospective Need Obligation generate the RDP), the Borough guarantees that the RDP can be fully met. Additionally, because the RDP is being fully met, the rental bonus credits the Borough is permitted to account for also contribute to the RDP calculation. The Borough is permitted 105 rental bonus credits for the Third Round. The 105 rental bonus credits are added to the RDP of 314 to yield 419. **The Borough's final RDP is 419 units.** It is also noted that the 105 rental bonus credits that the Borough is claiming serve as 25 percent of the RDP of 419.



As the RDP is applied to the Borough's Prospective Need Obligation, the Borough is responsible for complying with 419 units of credit. Additional units remaining after addressing the RDP will yield the Borough's unmet need.



Appendix A: Vacant Land Inventory

Appendix A: Vacant Land Inventory 2015

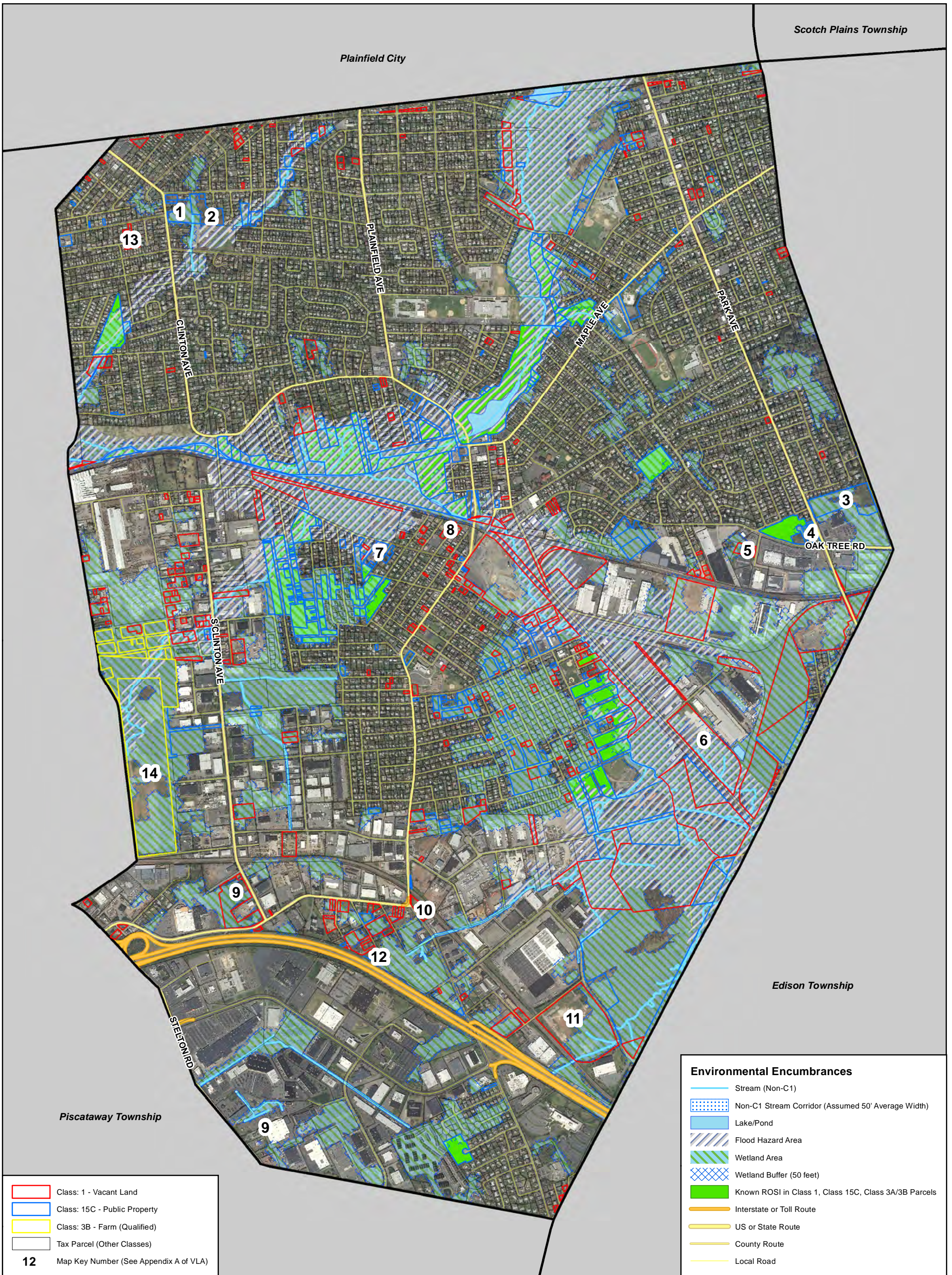
Map Key	BLOCK	LOT	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	Dwelling Units / Acre	RDP
1	12	12	15C	CLINTON AVE	COUNTY OF MIDDLESEX	0.23	0.00	0.23	N/A	1.08	6	1
	12	13	15C	905 CLINTON AVE	COUNTY OF MIDDLESEX	0.50	0.00	0.50	N/A			
	12	9	15C	000 CLINTON AVE	COUNTY OF MIDDLESEX	3.60	3.24	0.36	Wetland area; stream			
2	12	16	15C	000 TOMPKINS AVE	COUNTY OF MIDDLESEX	4.49	1.55	2.93	Wetland area; stream; flood hazard area	3.17	6	3
	12	17	15C	1111 TOMPKINS AVE	COUNTY OF MIDDLESEX	0.24	0.00	0.24	N/A			
3	222	1.01	15C	PARK AVE	BOROUGH OF SOUTH PLAINFIELD	9.98	7.30	2.68	Wetland area; unencumbered area fronts on Woodland Ave/Edison Township; environmental contamination on site	0.00	-	0
4	250	3	15C	PARK AVE	BOROUGH OF SOUTH PLAINFIELD	0.10	0.01	0.09	Wetland area; part of Putnam Park	0.00	-	0
	250	4	15C	PARK AVE	BOROUGH OF SOUTH PLAINFIELD	0.10	0.05	0.06				
	250	5	15C	3424 PARK AVE	BOROUGH OF SOUTH PLAINFIELD	0.21	0.10	0.11				
	250	6	15C	3434 PARK AVE	BOROUGH OF SOUTH PLAINFIELD	0.36	0.06	0.30				
	250	7	15C	815 OAK TREE AVE	BOROUGH OF SOUTH PLAINFIELD	0.46	0.00	0.46				
	250	8	15C	803 OAK TREE AVE	BOROUGH OF SOUTH PLAINFIELD	0.34	0.11	0.23				
	251	1	15C	OAK TREE AVE	BOROUGH OF SOUTH PLAINFIELD	0.91	0.14	0.77				
5	254	1.04	1	116 CASE DRIVE	PLAINFIELD ASSOCIATES	1.61	0.56	1.05	Wetland area; received site plan approval in July 2008 for a 10,000 square foot daycare center.	0.00	-	0
6	255	30	1	800 METUCHEN RD	CHEVRON USA INC C/O PROPERTY TAX	18.77	17.15	1.62	Wetland area; flood hazard area; stream; unencumbered area irregular and narrow in shape	0.00	-	0
7	315	34	15C	601 NEW MARKET AVE	BOROUGH OF SOUTH PLAINFIELD	2.04	1.18	0.87	Wetland area; flood hazard area	1.00	12	2
	315	42	15C	RIO ST	BOROUGH OF SOUTH PLAINFIELD	0.11	0.00	0.11	N/A			
	315	43	15C	RIO ST	BOROUGH OF SOUTH PLAINFIELD	0.11	0.10	0.02	Wetland area			
8	331	1.04	1	BERGEN ST	317 BERGEN STREET LLC	0.48	0.00	0.48	Received site plan approval for warehouse use	0.00	-	0
	331	1.31	1	300 BERGEN ST.	317 BERGEN STREET LLC	0.06	0.00	0.06				
	331	1.41	1	BERGEN STREET	317 BERGEN STREET LLC	0.30	0.00	0.30				
9	472	36.01	1	HAMILTON BLVD	BPR CO.C/O POLIZZI BLDRS.	9.04	7.96	1.07	Wetland area	1.07	18	3

Appendix A: Vacant Land Inventory 2015

Map Key	BLOCK	LOT	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	Dwelling Units / Acre	RDP
10	478	1	1	300 DURHAM AVE	FUTURE LAND INVESTMENTS INC	0.82	0.00	0.82	N/A	1.66	18	5
	478	1.01	15C	HAMILTON BLVD	BOROUGH OF SOUTH PLAINFIELD	0.01	0.00	0.01				
	478	1.02	15C	000 DURHAM AVE	BOROUGH OF SOUTH PLAINFIELD	0.05	0.00	0.05				
	478	2	1	000 DURHAM AVE	FUTURE LAND INVESTMENTS INC	0.38	0.00	0.38				
	478	3	1	145 DURHAM AVE	FUTURE LAND INVESTMENT, INC.	0.40	0.00	0.40				
11	517	1	1	100 SANTORO DRIVE	JSM AT TINGLEY LLC	27.65	15.83	11.82	Under construction: JSM at Tingley	0.00	-	0
12	537	5	15C	WEST END AVE	BOROUGH OF SOUTH PLAINFIELD	0.55	0.00	0.55	N/A	0.96	18	3
	537	6	15C	EASTON BLVD	BOROUGH OF SOUTH PLAINFIELD	0.22	0.00	0.22	N/A			
	537	7	15C	EASTON BLVD	BOROUGH OF SOUTH PLAINFIELD	0.48	0.28	0.20	Wetland area			
13	7	13.02	1	FOSTER AVE	RIBRO BUILDERS INC	1.95	0.00	1.95	Received final major subdivision in 2010 to create 5 new lots upon which single family residences are planned.	0.00	-	0
TOTAL						87.82	56.02	31.80	-	9.83	-	18



Appendix B: Class 1, Class 15C, Class 3A/3B Parcels



- Class: 1 - Vacant Land
- Class: 15C - Public Property
- Class: 3B - Farm (Qualified)
- Tax Parcel (Other Classes)
- 12** Map Key Number (See Appendix A of VLA)


- Environmental Encumbrances**
- Stream (Non-C1)
 - Non-C1 Stream Corridor (Assumed 50' Average Width)
 - Lake/Pond
 - Flood Hazard Area
 - Wetland Area
 - Wetland Buffer (50 feet)
 - Known ROSI in Class 1, Class 15C, Class 3A/3B Parcels
 - Interstate or Toll Route
 - US or State Route
 - County Route
 - Local Road

 11 Tindall Road
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0 800 1,600 3,200 Feet

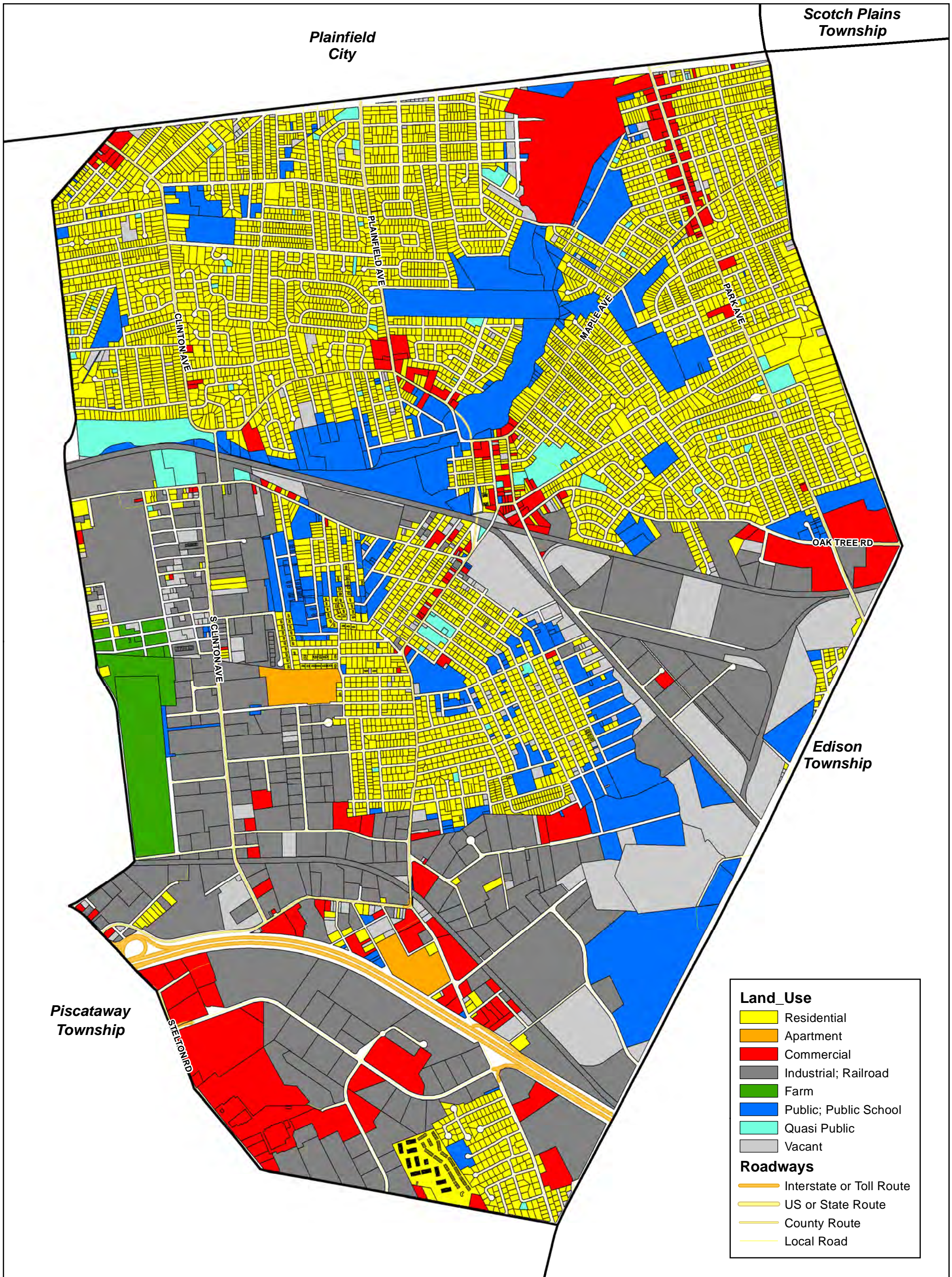
Class 1, Class 15C, Class 3A/3B Parcels South Plainfield Borough Middlesex County, New Jersey

Prepared by: RED, 09-25-15
 Revised by: JAC, 11-05-15, 12-17-15
 Source: NJDEP, NJ SADC, FEMA, Middlesex County GIS, T&M Associates
 File Path: H:\SPBO\00790\GIS\Projects\Vacant Land November 2015.mxd

 **NOTE:** This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Appendix C: 2015 Existing Land Use / MOD IV Property Class Assessment



Land Use

- Residential
- Apartment
- Commercial
- Industrial; Railroad
- Farm
- Public; Public School
- Quasi Public
- Vacant

Roadways

- Interstate or Toll Route
- US or State Route
- County Route
- Local Road



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 Fax: 732-671-7365

0 800 1,600 3,200 Feet

Prepared by: JAC, 11-05-15, Revised 12-17-15
 Source: Middlesex County GIS, Borough of South Plainfield, T&M Associates
 File Path: H:\SPBO\00790\GIS\Projects\Land Use November 2015.mxd

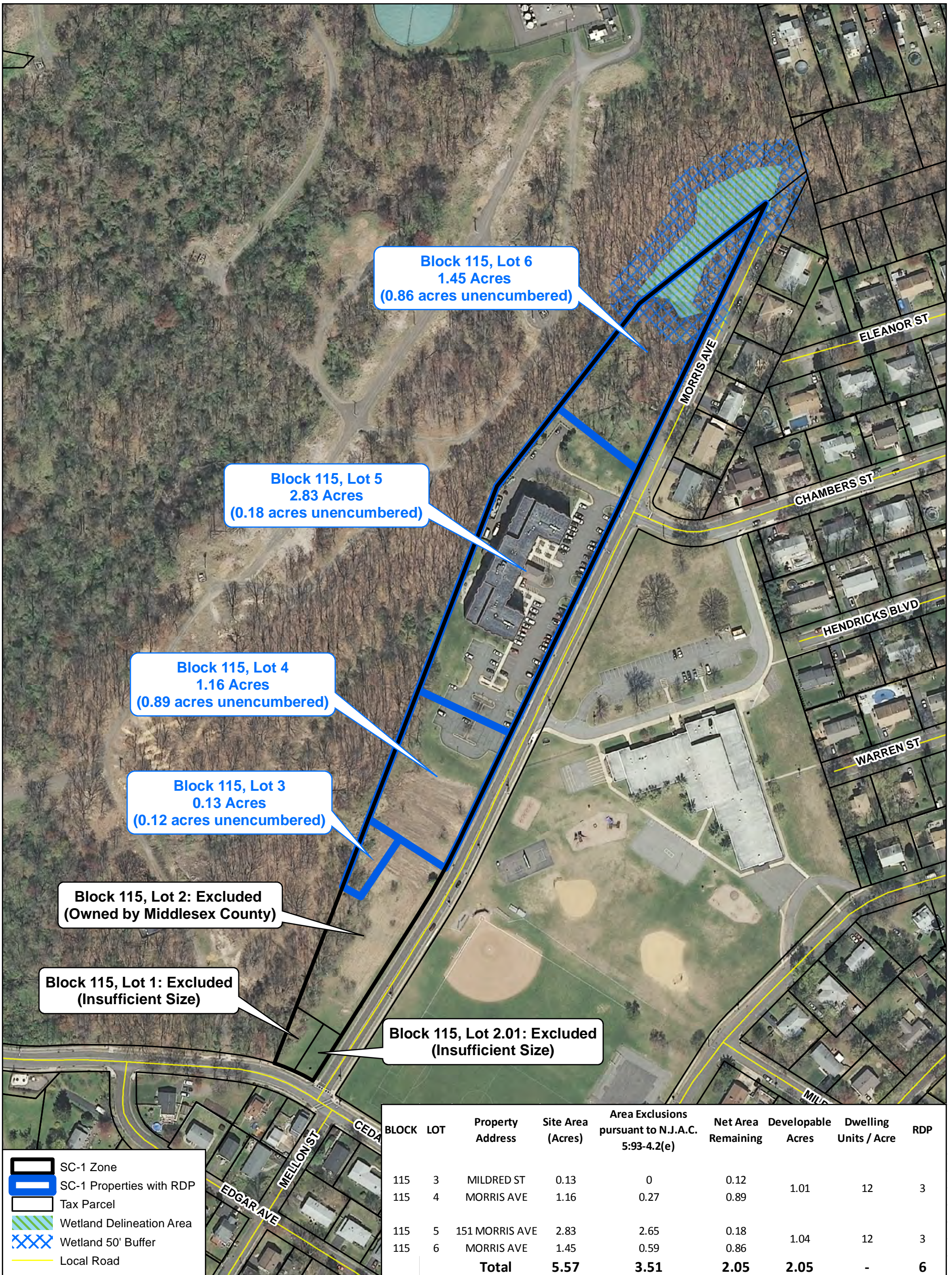


2015 Existing Land Use / MOD IV Property Class Assessment Borough of South Plainfield Middlesex County, New Jersey

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Appendix D: SC-1 Zone Properties Contributing to RDP



- SC-1 Zone
- SC-1 Properties with RDP
- Tax Parcel
- Wetland Delineation Area
- Wetland 50' Buffer
- Local Road



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0 85 170 340 Feet

SC-1 Zone: Properties Contributing to Borough's RDP

South Plainfield Borough, Middlesex County, New Jersey



Appendix E: Bengivenga Site: Properties Contributing to RDP



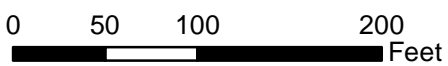
BLOCK	LOT	Property Address	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Developable Acres	Dwelling Units / Acre	RDP
95	4	3112 WOODLAND AVE	4.74	2.46	2.28			
95	4.01	2800 WOODLAND AVE	1.65	0.9	0.75	3.3	8	6
95	5	2806 WOODLAND AVE	0.44	0.17	0.27			
TOTAL			6.83	3.53	3.3	3.3	-	6

- Bengivenga Site
- Tax Parcel
- Wetland Area



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***Bengivenga Site: Properties Contributing to RDP
 Block 95, Lots 4, 4.01, & 5
 South Plainfield Borough
 Middlesex County, New Jersey***

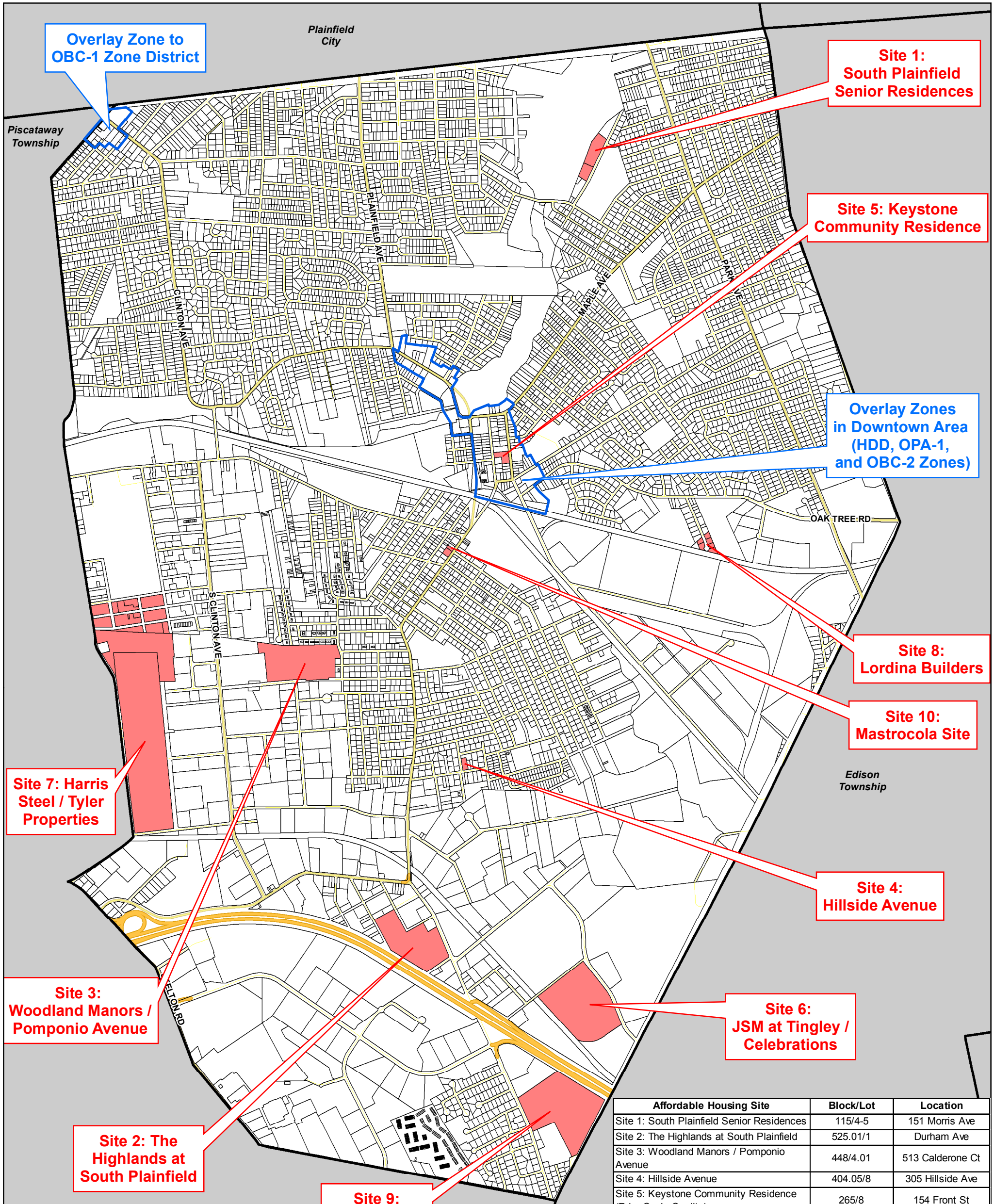


Prepared by: JAC, 08-31-2016
 Source: NJDEP, Middlesex County GIS, T&M Associates
 File Path: H:\SPBO\00790\GIS\Projects\Bengivenga Site - RDP Calculation.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Appendix B: Affordable Housing Sites Map



Site 7: Harris Steel / Tyler Properties

Site 3: Woodland Manors / Pomponio Avenue

Site 2: The Highlands at South Plainfield

Site 9: Motorola Site

Site 1: South Plainfield Senior Residences

Site 5: Keystone Community Residence

Overlay Zones in Downtown Area (HDD, OPA-1, and OBC-2 Zones)

Site 8: Lordina Builders

Site 10: Mastrocola Site


Site 4: Hillside Avenue

Site 6: JSM at Tingley / Celebrations

- Affordable Housing Sites
- Proposed Overlay Zones
- Tax Parcel
- Interstate or Toll Route
- US or State Route
- County Route
- Local Road

Proposed Overlay Zones to Address Unmet Need	
Zone District	Label
Historic Downtown District	HDD
Professional Office	OPA-1
Local Business	OBC-1
Central Business	OBC-2

Affordable Housing Site	Block/Lot	Location
Site 1: South Plainfield Senior Residences	115/4-5	151 Morris Ave
Site 2: The Highlands at South Plainfield	525.01/1	Durham Ave
Site 3: Woodland Manors / Pomponio Avenue	448/4.01	513 Calderone Ct
Site 4: Hillside Avenue	404.05/8	305 Hillside Ave
Site 5: Keystone Community Residence (Prior Cycle Credits)	265/8	154 Front St
Site 6: JSM at Tingley / Celebrations	517/1	South Ave and Coolidge Blvd
Site 7: Harris Steel / Tyler Properties	459/1; 460/1; 461/1-3; 462/1-3; 465/1; 466/1; 467/1, 3-5, 21	Tyler Place and New Brunswick Ave
Site 8: Lordina Builders	254/16.01-16.06	Teepie Place
Site 9: Motorola Site	550/3	1111 Durham Ave
Site 10: Mastrocola Site	328/6.01	430 Hamilton Blvd
Site 11: Credits without Control	Multiple	Multiple
Site 12: Regional Contribution Agreement		New Brunswick


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Affordable Housing Sites 2017 Housing Element and Fair Share Plan Borough of South Plainfield Middlesex County, New Jersey

Appendix C: Site Suitability Analyses

**Site Suitability Analysis Report
Proposed Affordable Housing
JSM at Tingley / Celebrations Site
Block 517, Lot 1**

Prepared December 2016 for:



Borough of South Plainfield
Middlesex County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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Approvable Site	3
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APPENDIX A: N.J.A.C. 5:97-3.13 (Site Suitability Criteria and Consistency with the State
Development and Redevelopment Plan)

APPENDIX B: Site Suitability Map



INTRODUCTION

The Borough of South Plainfield has reviewed Block 517, Lot 1, also referred to as the JSM at Tingley / Celebrations site (hereinafter referred to as the “subject property”), which contains a total of 27.7 acres and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Borough of South Plainfield Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires that sites designated to produce affordable housing shall be available, approvable, developable and suitable according to the following criteria:

1. The site has a clear title and is free of encumbrances that preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

COAH regulations require an examination of a Site’s location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazard areas, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

On behalf of the Borough of South Plainfield, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. Based on its review, T&M has concluded that the subject property is a suitable site.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to the review of the subject property, which the Borough has reviewed for the development of affordable housing.

Location on the State Plan Policy Map

The site is located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.



Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The wetlands mapping shows that the southeastern portion of the subject property is located within a wetland area (see Appendix B). The Celebrations development, which is currently under construction, will not be located in the wetland portions of the site.

Flood Hazards

This site is not located within a mapped flood hazard area.

Category 1 Waterways

NJDEP mapping indicates that there are no mapped Category 1 waterways located onsite.

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality. As a result, the Borough has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the slopes on tract range between 0 and 6 percent, and there are no portions of the tract constrained by steep slopes.

Sites or Districts Listed on the New Jersey or National Registers of Historic Places

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places, or in the surrounding areas that are mapped in Appendix B.

In addition to the above, mapping from the Office of Planning Advocacy indicates that there are no State Plan-identified critical historic sites located onsite, or in the surrounding areas that are mapped in Appendix B.

Availability of Infrastructure

The proposed site has frontage on South Avenue and Coolidge Street, which are public and improved roadways. In addition, the site is located within the public water and sewer service area of the Middlesex Water Company. Sewer and water lines can be extended to service the site.



Presence of Known Contaminated Sites

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based 2014 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property or in the immediate surrounding areas.

Access to Appropriate Streets

The proposed site has frontage and direct access to South Avenue and Coolidge Street, which are public and improved roadways.

Residential Site Improvement Standards

The site can be developed consistent with the applicable requirements of the Residential Site Improvement Standards, N.J.A.C. 5:21, and any deviations from those standards can be done in accordance with N.J.A.C. 5:21-3.

Site Availability

The properties at this site are privately owned. There are no title problems or encumbrances that are known to the Borough that would preclude the use of the subject site for affordable housing. Indeed, the subject site is already under construction and is being developed with the affordable housing units in accordance with the Borough of South Plainfield's Housing Element and Fair Share Plan.

Approvable Site

The site can be designed and approved for affordable housing development in accordance with the requirements of the applicable governmental agencies with jurisdiction over the site.

ZONING AND LAND USE

The site is presently located within the SC-2 Zone District and is adjacent to predominantly industrial and office uses, with Interstate 287 located directly to the south of the site. The Borough of South Plainfield Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Area 1 and contains approximately 27.7 acres of land area. The site contains no flood hazard areas, Category 1 waterways, and historic districts or sites, and some wetland areas. As stated above, the site is under construction and has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the subject site (Block 517, Lot 1) meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



*Site Suitability Analysis ~ Block 517, Lot 1
JSM at Tingley / Celebrations Site
Borough of South Plainfield, Middlesex County, New Jersey*

**APPENDIX A: N.J.A.C. 5:97-3.13
(Site Suitability Criteria and
Consistency with the State
Development and Redevelopment
Plan)**



5:97-3.13 Site Suitability Criteria and Consistency with the State Development and Redevelopment Plan

- a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.
 4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal



*Site Suitability Analysis ~ Block 517, Lot 1
JSM at Tingley / Celebrations Site
Borough of South Plainfield, Middlesex County, New Jersey*

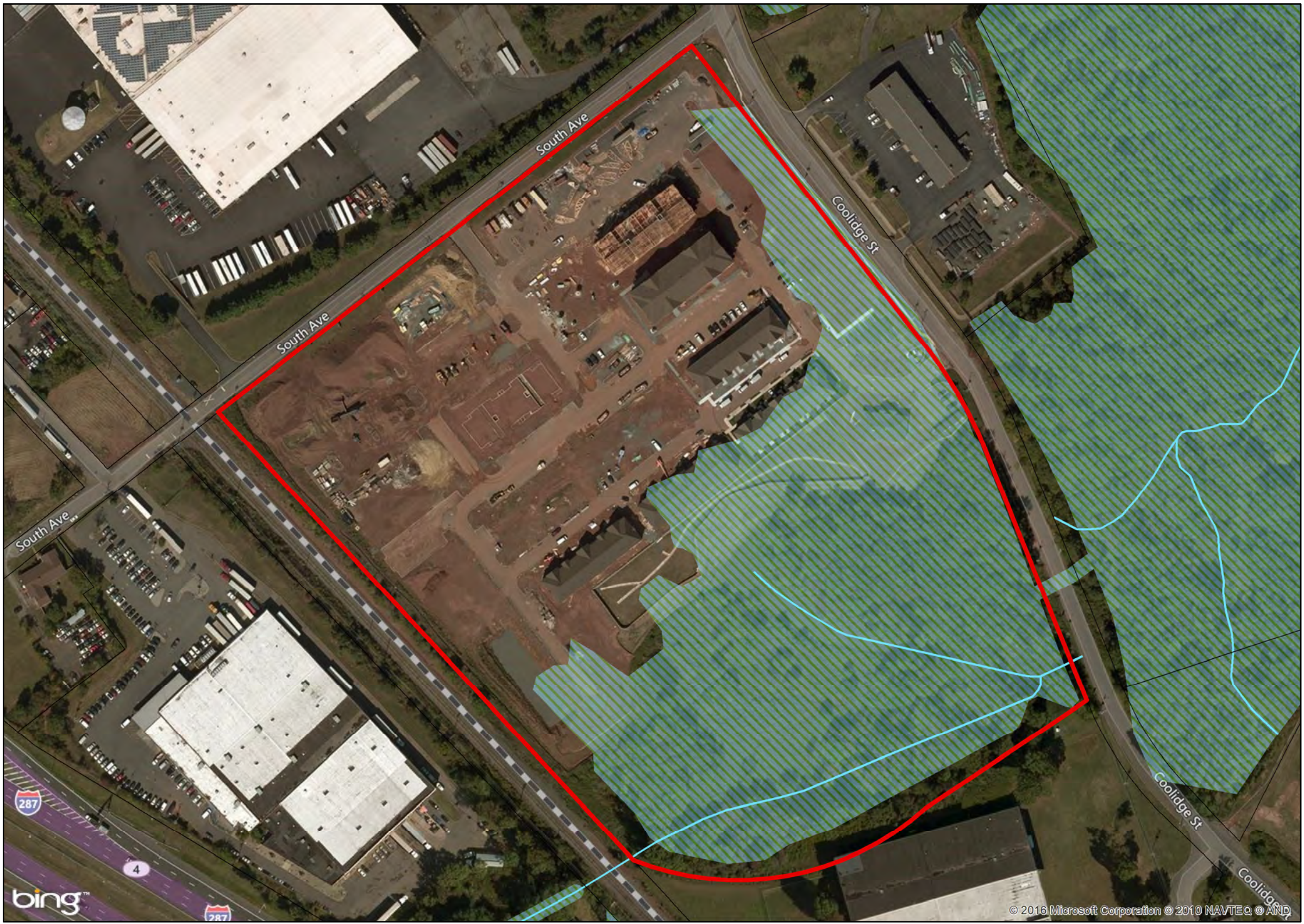
Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.







*Site Suitability Analysis ~ Block 517, Lot 1
JSM at Tingley / Celebrations Site
Borough of South Plainfield, Middlesex County, New Jersey*

APPENDIX B: Site Suitability Map



Total Area: 27.7 Acres
Total Encumbered Area: 3.1 Acres
Wetland Area: +/- 12.4 Acres
Floodplain Area: 0.0 Acres
Stream Corridor Area (Non-C1): Yes
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1)
Zone District: SC-2 Zone
Sewer Service Area: Yes
Special Planning Areas: None
Historic Site: No

-  Affordable Housing Site
-  Tax Parcel
-  Stream (Non-C1)
-  Wetland Area


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Affordable Housing Suitability:
JSM at Tingley / Celebrations; Block 517, Lot 1
Borough of South Plainfield, Middlesex County, New Jersey

Prepared by: JAC, December 15, 2016
 Source: USFWS, NJDEP, FEMA, Middlesex County GIS, Borough of South Plainfield, NJOSG, T&M Associates
 H:\SPBO\00790\GIS\Projects\Site Suitability 2016 Celebrations.mxd



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Site Suitability Analysis Report
Proposed Affordable Housing: Harris Steel Site
Block/Lots: 459/1; 460/1; 461/1-3; 462/1-3;
465/1; 466/1; 467/1, 3-5, 21

Prepared December 2016 for:



Borough of South Plainfield
Middlesex County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: N.J.A.C. 5:97-3.13 (Site Suitability Criteria and Consistency with the State
Development and Redevelopment Plan)

APPENDIX B: Site Suitability Map



INTRODUCTION

The Borough of South Plainfield has reviewed the Harris Steel Site (comprised of tax parcels Block/Lots: 459/1; 460/1; 461/1-3; 462/1-3; 465/1; 466/1; 467/1, 3-5, 21), hereinafter referred to as the “subject property”, which contains a total of approximately 87.7 acres, and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Borough of South Plainfield Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires that sites designated to produce affordable housing shall be available, approvable, developable and suitable according to the following criteria:

1. The site has a clear title and is free of encumbrances that preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

COAH regulations require an examination of a Site’s location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazard areas, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

On behalf of the Borough of South Plainfield, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. Based on its review, T&M has concluded that the subject property is a suitable site.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to the review of the subject property, which the Borough has reviewed for the development of affordable housing.

Location on the State Plan Policy Map

The site is located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.



Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The wetlands mapping shows that there are various scattered wetlands areas throughout the northern half of the subject property (see Appendix B). The proposed development will not be located in the wetland portions of the site.

Flood Hazards

The flood hazard mapping shows that there is a portion of the flood hazard area that bisects the northern half of the subject property (see Appendix B.). This encumbrance will have an impact on the site design.

Category 1 Waterways

NJDEP mapping indicates that there are no mapped Category 1 waterways located onsite.

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality. As a result, the Borough has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the slopes on tract range between 0 and 6 percent, and there are no portions of the tract constrained by steep slopes.

Sites or Districts Listed on the New Jersey or National Registers of Historic Places

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places, or in the surrounding areas that are mapped in Appendix B.

In addition to the above, mapping from the Office of Planning Advocacy indicates that there are no State Plan-identified critical historic sites located onsite, or in the surrounding areas that are mapped in Appendix B.

Availability of Infrastructure

The proposed site has frontage on Tyler Place and New Brunswick Avenue, which are public and improved roadways. In addition, the majority of the site intended to be developed is located within the public water and sewer service area of the Middlesex Water Company. Sewer and water lines can be extended to service the site.



Presence of Known Contaminated Sites

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based 2014 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property. Known contaminated sites within the vicinity of the subject property are located to the east, but will not impact the developability of the subject site.

Access to Appropriate Streets

The proposed site has frontage and direct access to Tyler Place and New Brunswick Avenue, which are public and improved roadways.

Residential Site Improvement Standards

The site can be developed consistent with the applicable requirements of the Residential Site Improvement Standards, N.J.A.C. 5:21, and any deviations from those standards can be done in accordance with N.J.A.C. 5:21-3.

Site Availability

The properties at this site are privately owned. There are no title problems or encumbrances that are known to the Borough that would preclude the use of the subject site for affordable housing.

Approvable Site

The site can be designed and approved for affordable housing development in accordance with the requirements of the applicable governmental agencies with jurisdiction over the site.

ZONING AND LAND USE

The site is presently located within the MUD-1 Zone District and is adjacent to predominantly industrial uses to the north, east and south, and multi-family residential developments to the west across New Brunswick Avenue. The Borough of South Plainfield Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Area 1 and contains approximately 87.7 acres of land area. The site contains no Category 1 waterways, and historic districts or sites, and some wetland and flood hazard areas. This site has been found to be suitable for affordable housing development. Further, the site is located predominantly within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the Harris Steel site meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



*Site Suitability Analysis
Harris Steel Site
Borough of South Plainfield, Middlesex County, New Jersey*

**APPENDIX A: N.J.A.C. 5:97-3.13
(Site Suitability Criteria and
Consistency with the State
Development and Redevelopment
Plan)**



5:97-3.13 Site Suitability Criteria and Consistency with the State Development and Redevelopment Plan

- a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.
 4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal



*Site Suitability Analysis
Harris Steel Site
Borough of South Plainfield, Middlesex County, New Jersey*

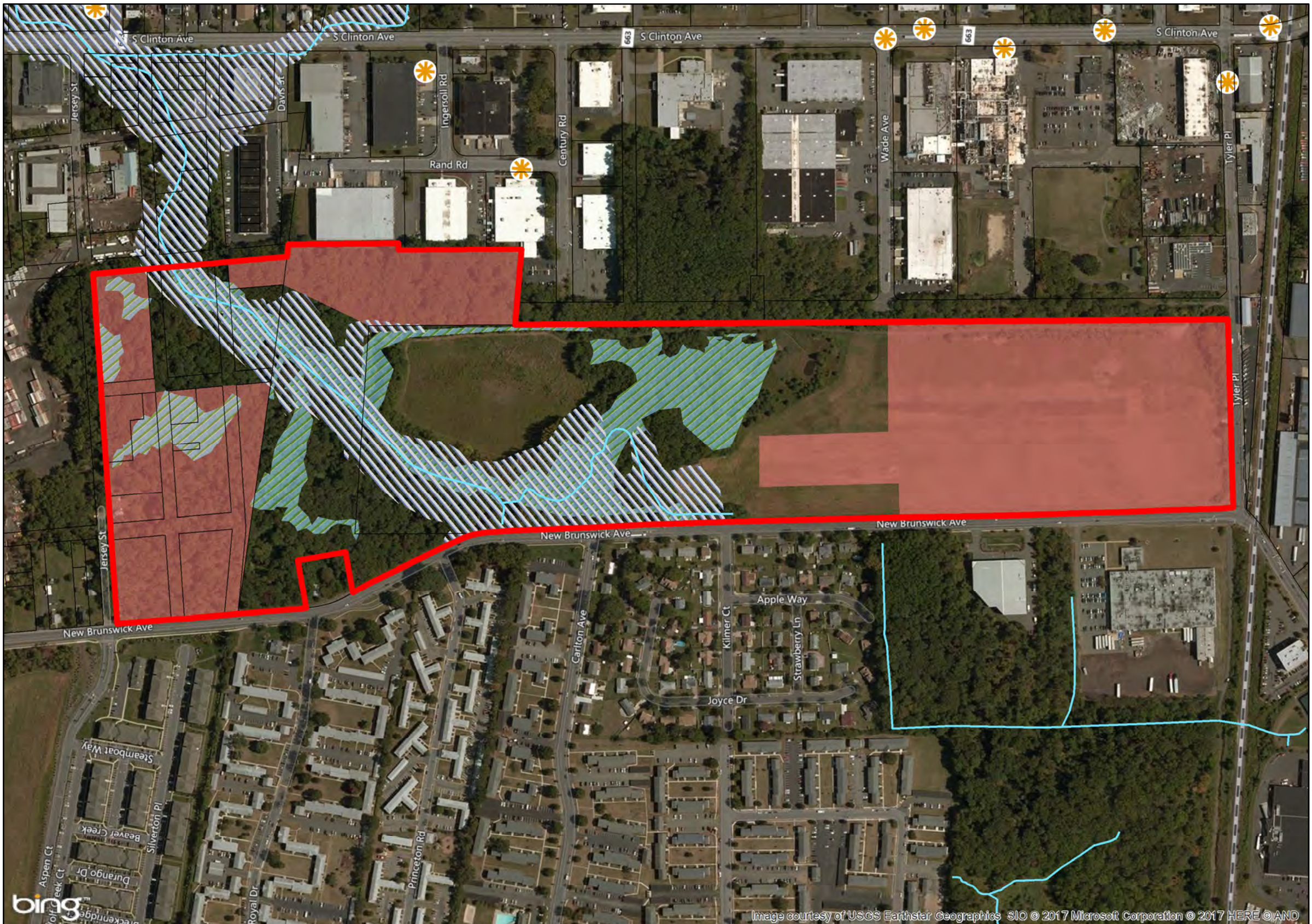
Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.


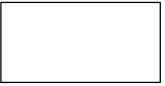


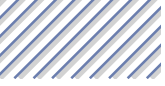




*Site Suitability Analysis
Harris Steel Site
Borough of South Plainfield, Middlesex County, New Jersey*

APPENDIX B: Site Suitability Map



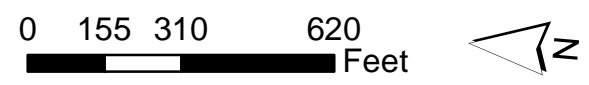
Total Area: 87.7 Acres
Total Encumbered Area: +/- 23 Acres
Wetland Area: +/- 12.4 Acres
Floodplain Area: +/- 14.6 Acres
Stream Corridor Area (Non-C1): Yes
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1)
Zone District: MUD-1 Zone
Sewer Service Area: Partially Sewered
Special Planning Areas: None
Historic Site: No

-  Harris Steel Site
-  Tax Parcel
-  Point of Known Contamination
-  Stream (Non-C1)
-  Flood Hazard Area
-  Wetland Area
-  Sewer Service Area


T&M Associates
 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

Affordable Housing Suitability: Harris Steel Site
Block/Lots: 459/1; 460/1; 461/1-3; 462/1-3; 465/1; 466/1; 467/1, 3-5, 21
Borough of South Plainfield, Middlesex County, New Jersey

Prepared by: JAC, December 15, 2016
 Source: USFWS, NJDEP, FEMA, Middlesex County GIS, Borough of South Plainfield, NJOSG, T&M Associates
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Site Suitability Analysis Report
Proposed Affordable Housing
Lordina Builders: Block 254, Lots 16.01-16.07

Prepared December 2016 for:



Borough of South Plainfield
Middlesex County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: N.J.A.C. 5:97-3.13 (Site Suitability Criteria and Consistency with the State
Development and Redevelopment Plan)

APPENDIX B: Site Suitability Map



INTRODUCTION

The Borough of South Plainfield has reviewed Block 254, Lots 16.01-16.07 (the Lordina Builders site), hereinafter referred to as the “subject property”, which contains a total of approximately 1.66 acres, and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Borough of South Plainfield Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires that sites designated to produce affordable housing shall be available, approvable, developable and suitable according to the following criteria:

1. The site has a clear title and is free of encumbrances that preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

COAH regulations require an examination of a Site’s location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazard areas, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

On behalf of the Borough of South Plainfield, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. Based on its review, T&M has concluded that the subject property is a suitable site.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to the review of the subject property, which the Borough has reviewed for the development of affordable housing.

Location on the State Plan Policy Map

The site is located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.



Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The wetlands mapping shows that there are no mapped wetlands on the subject property.

Flood Hazards

The site is not located within a mapped flood hazard area.

Category 1 Waterways

NJDEP mapping indicates that there are no mapped Category 1 waterways located onsite.

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality. As a result, the Borough has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the slopes on tract range between 0 and 2 percent, and there are no portions of the tract constrained by steep slopes.

Sites or Districts Listed on the New Jersey or National Registers of Historic Places

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places, or in the surrounding areas that are mapped in Appendix B.

In addition to the above, mapping from the Office of Planning Advocacy indicates that there are no State Plan-identified critical historic sites located onsite, or in the surrounding areas that are mapped in Appendix B.

Availability of Infrastructure

The proposed site has frontage on Teeple Place, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Middlesex Water Company. Sewer and water lines can be extended to service the site.

Presence of Known Contaminated Sites

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based 2014 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property or within the vicinity of the subject property.



*Site Suitability Analysis
Lordina Builders: Block 254, Lots 16.01-16.07
Borough of South Plainfield, Middlesex County, New Jersey*

Access to Appropriate Streets

The proposed site has frontage and direct access to Teeple Place, which is a public and improved roadway.

Residential Site Improvement Standards

The site can be developed consistent with the applicable requirements of the Residential Site Improvement Standards, N.J.A.C. 5:21, and any deviations from those standards can be done in accordance with N.J.A.C. 5:21-3.

Site Availability

Subject property is privately owned. There are no title problems or encumbrances that are known to the Borough that would preclude the use of the subject site for affordable housing.

Approvable Site

The site can be designed and approved for affordable housing development in accordance with the requirements of the applicable governmental agencies with jurisdiction over the site.

ZONING AND LAND USE

The site is presently located within the R1-2 Zone District and is adjacent to predominantly industrial uses to the east, south, and west, as well as established residential neighborhoods to the north. The Borough of South Plainfield Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Area 1 and contains approximately 1.66 acres of land area. The site contains no Category 1 waterways, historic districts or sites, wetland, or flood hazard areas. The site has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the Lordina Builders site meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



Site Suitability Analysis
Lordina Builders: Block 254, Lots 16.01-16.07
Borough of South Plainfield, Middlesex County, New Jersey

**APPENDIX A: N.J.A.C. 5:97-3.13
(Site Suitability Criteria and
Consistency with the State
Development and Redevelopment
Plan)**



5:97-3.13 Site Suitability Criteria and Consistency with the State Development and Redevelopment Plan

- a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.
 4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal



Site Suitability Analysis

Lordina Builders: Block 254, Lots 16.01-16.07

Borough of South Plainfield, Middlesex County, New Jersey

Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.







Site Suitability Analysis
Lordina Builders: Block 254, Lots 16.01-16.07
Borough of South Plainfield, Middlesex County, New Jersey

APPENDIX B: Site Suitability Map



Total Area: 1.66 Acres
Total Encumbered Area: 0 Acres
Wetland Area: 0 Acres
Floodplain Area: 0 Acres
Stream Corridor Area (Non-C1): No
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1)
Zone District: R1-2 Zone
Sewer Service Area: Yes
Special Planning Areas: None
Historic Site: No

-  Lordina Builders Subdivision
-  Tax Parcel
-  Flood Hazard Area
-  Wetland Area


T&M Associates
 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

Affordable Housing Suitability: Lordina Builders
Block 254, Lots 16.01-16.07
Borough of South Plainfield, Middlesex County, New Jersey

Prepared by: JAC, December 15, 2016
 Source: USFWS, NJDEP, FEMA, Middlesex County GIS, Borough of South Plainfield, NJOSG, T&M Associates
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Site Suitability Analysis Report

Proposed Affordable Housing

Mastrocola Site: Block 328, Lot 6.01

Prepared December 2016 for:



Borough of South Plainfield
Middlesex County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: N.J.A.C. 5:97-3.13 (Site Suitability Criteria and Consistency with the State
Development and Redevelopment Plan)

APPENDIX B: Site Suitability Map



INTRODUCTION

The Borough of South Plainfield has reviewed Block 328, Lot 6.01 (the Mastrocola site), hereinafter referred to as the “subject property”, which contains a total of approximately 0.5 acres, and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Borough of South Plainfield Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires that sites designated to produce affordable housing shall be available, approvable, developable and suitable according to the following criteria:

1. The site has a clear title and is free of encumbrances that preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

COAH regulations require an examination of a Site’s location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazard areas, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

On behalf of the Borough of South Plainfield, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. Based on its review, T&M has concluded that the subject property is a suitable site.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to the review of the subject property, which the Borough has reviewed for the development of affordable housing.

Location on the State Plan Policy Map

The site is located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.



Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The wetlands mapping shows that there are no mapped wetlands on the subject property.

Flood Hazards

The site is not located within a mapped flood hazard area.

Category 1 Waterways

NJDEP mapping indicates that there are no mapped Category 1 waterways located onsite.

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality. As a result, the Borough has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the slopes on tract range between 0 and 6 percent, and there are no portions of the tract constrained by steep slopes.

Sites or Districts Listed on the New Jersey or National Registers of Historic Places

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places, or in the surrounding areas that are mapped in Appendix B.

In addition to the above, mapping from the Office of Planning Advocacy indicates that there are no State Plan-identified critical historic sites located onsite, or in the surrounding areas that are mapped in Appendix B.

Availability of Infrastructure

The proposed site has frontage on Hamilton Boulevard, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Middlesex Water Company. Sewer and water lines can be extended to service the site.

Presence of Known Contaminated Sites

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based 2014 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property or within the vicinity of the subject property.



*Site Suitability Analysis
Mastrocola Site: Block 328, Lot 6.01
Borough of South Plainfield, Middlesex County, New Jersey*

Access to Appropriate Streets

The proposed site has frontage and direct access to Hamilton Boulevard, which is a public and improved roadway.

Residential Site Improvement Standards

The site can be developed consistent with the applicable requirements of the Residential Site Improvement Standards, N.J.A.C. 5:21, and any deviations from those standards can be done in accordance with N.J.A.C. 5:21-3.

Site Availability

Subject property is privately owned. There are no title problems or encumbrances that are known to the Borough that would preclude the use of the subject site for affordable housing.

Approvable Site

The site can be designed and approved for affordable housing development in accordance with the requirements of the applicable governmental agencies with jurisdiction over the site.

ZONING AND LAND USE

The site is presently located within the OBC-1 Zone District and is adjacent to predominantly residential uses to the west, and commercial uses along Hamilton Boulevard to the north and south as well as across the street to the east. The Borough of South Plainfield Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Area 1 and contains approximately 0.5 acres of land area. The site contains no Category 1 waterways, historic districts or sites, wetland, or flood hazard areas. The site has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the Mastrocola site meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



*Site Suitability Analysis
Mastrocola Site: Block 328, Lot 6.01
Borough of South Plainfield, Middlesex County, New Jersey*

**APPENDIX A: N.J.A.C. 5:97-3.13
(Site Suitability Criteria and
Consistency with the State
Development and Redevelopment
Plan)**



5:97-3.13 Site Suitability Criteria and Consistency with the State Development and Redevelopment Plan

- a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.
 4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal



Site Suitability Analysis

Mastrocola Site: Block 328, Lot 6.01

Borough of South Plainfield, Middlesex County, New Jersey

Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.


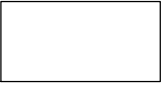


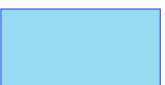
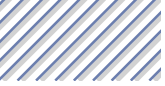



*Site Suitability Analysis
Mastrocola Site: Block 328, Lot 6.01
Borough of South Plainfield, Middlesex County, New Jersey*

APPENDIX B: Site Suitability Map



Total Area: 0.5 Acres
Total Encumbered Area: 0 Acres
Wetland Area: 0 Acres
Floodplain Area: 0 Acres
Stream Corridor Area (Non-C1): No
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1)
Zone District: OBC-1 Zone
Sewer Service Area: Yes
Special Planning Areas: None
Historic Site: No

-  Affordable Housing Sites
-  Tax Parcel
-  Point of Known Contamination
-  Stream (Non-C1)
-  Lake/Pond
-  Flood Hazard Area
-  Wetland Area


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Affordable Housing Suitability: Mastrocola Site
Block 328, Lot 6.01
Borough of South Plainfield, Middlesex County, New Jersey

Prepared by: JAC, December 15, 2016
 Source: USFWS, NJDEP, FEMA, Middlesex County GIS, Borough of South Plainfield, NJOSG, T&M Associates
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Site Suitability Analysis Report

Proposed Affordable Housing

Motorola Site: Block 550, Lot 3

Prepared December 2016 for:



Borough of South Plainfield
Middlesex County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: N.J.A.C. 5:97-3.13 (Site Suitability Criteria and Consistency with the State
Development and Redevelopment Plan)

APPENDIX B: Site Suitability Map



INTRODUCTION

The Borough of South Plainfield has reviewed Block 550, Lot 3 (the Motorola Site), hereinafter referred to as the “subject property”, which contains a total of approximately 27.5 acres, and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Borough of South Plainfield Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires that sites designated to produce affordable housing shall be available, approvable, developable and suitable according to the following criteria:

1. The site has a clear title and is free of encumbrances that preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

COAH regulations require an examination of a Site’s location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazard areas, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

On behalf of the Borough of South Plainfield, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. Based on its review, T&M has concluded that the subject property is a suitable site.

SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to the review of the subject property, which the Borough has reviewed for the development of affordable housing.

Location on the State Plan Policy Map

The site is located entirely within Planning Area 1 (PA 1; Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.



Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The wetlands mapping shows that there are no mapped wetlands on the subject property.

Flood Hazards

The site is not located within a mapped flood hazard area.

Category 1 Waterways

NJDEP mapping indicates that there are no mapped Category 1 waterways located onsite.

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality. As a result, the Borough has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the slopes on tract range between 0 and 6 percent, and there are no portions of the tract constrained by steep slopes.

Sites or Districts Listed on the New Jersey or National Registers of Historic Places

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places, or in the surrounding areas that are mapped in Appendix B.

In addition to the above, mapping from the Office of Planning Advocacy indicates that there are no State Plan-identified critical historic sites located onsite, or in the surrounding areas that are mapped in Appendix B.

Availability of Infrastructure

The proposed site has frontage on Durham Avenue, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Middlesex Water Company. Sewer and water lines can be extended to service the site.

Presence of Known Contaminated Sites

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based 2014 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property or within the vicinity of the subject property.



Access to Appropriate Streets

The proposed site has frontage and direct access to Durham Avenue, which is a public and improved roadway. The site is also bound to the northeast by Interstate 287, and is within close proximity to vehicular access to the highway.

Residential Site Improvement Standards

The site can be developed consistent with the applicable requirements of the Residential Site Improvement Standards, N.J.A.C. 5:21, and any deviations from those standards can be done in accordance with N.J.A.C. 5:21-3.

Site Availability

Subject property is privately owned. There are no title problems or encumbrances that are known to the Borough that would preclude the use of the subject site for affordable housing.

Approvable Site

The site can be designed and approved for affordable housing development in accordance with the requirements of the applicable governmental agencies with jurisdiction over the site.

ZONING AND LAND USE

The site is presently located within the OPA-2 Zone District and is adjacent to predominantly office uses to the north, as well as established residential neighborhoods to the south and west. The Borough of South Plainfield Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Area 1 and contains approximately 27.5 acres of land area. The site contains no Category 1 waterways, historic districts or sites, wetland, or flood hazard areas. The site has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the Motorola site meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



*Site Suitability Analysis
Motorola Site: Block 550, Lot 3
Borough of South Plainfield, Middlesex County, New Jersey*

**APPENDIX A: N.J.A.C. 5:97-3.13
(Site Suitability Criteria and
Consistency with the State
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Site Suitability Analysis
Motorola Site: Block 550, Lot 3
Borough of South Plainfield, Middlesex County, New Jersey

Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
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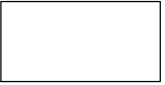


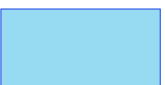
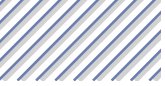



Site Suitability Analysis
Motorola Site: Block 550, Lot 3
Borough of South Plainfield, Middlesex County, New Jersey

APPENDIX B: Site Suitability Map



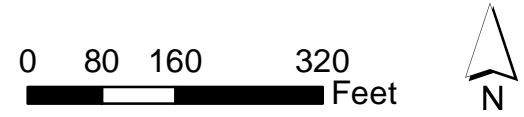
Total Area: 27.5 Acres
Total Encumbered Area: 0 Acres
Wetland Area: 0 Acres
Floodplain Area: 0 Acres
Stream Corridor Area (Non-C1): No
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1)
Zone District: OPA-2 Zone
Sewer Service Area: Yes
Special Planning Areas: None
Historic Site: No

-  Motorola Site
-  Tax Parcel
-  Point of Known Contamination
-  Stream (Non-C1)
-  Lake/Pond
-  Flood Hazard Area
-  Wetland Area


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Affordable Housing Suitability: Motorola Site
Block 550, Lot 3
Borough of South Plainfield, Middlesex County, New Jersey

Prepared by: JAC, December 15, 2016
 Source: USFWS, NJDEP, FEMA, Middlesex County GIS, Borough of South Plainfield, NJOSG, T&M Associates
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NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Appendix D: Tabulation of Credit Allocation for Affordable Housing Sites, per Round

PRIOR ROUND		PROSPECTIVE		TOTAL PRIOR + PROSPECTIVE
OBLIGATION		OBLIGATION		
PRIOR ROUND OBLIGATION	342	PROSPECTIVE NEED OBLIGATION	538	880
		RDP*	419	
		UNMET NEED (PROSPECTIVE NEED - RDP)	119	
BONUSES/CAPS		BONUSES/CAPS		
SENIOR CAP	85	SENIOR CAP	104	189
RENTAL BONUS CAP	83	RENTAL BONUS CAP	105	188
RENTAL OBLIGATION ¹	83	RENTAL OBLIGATION	105	188
COMPLIANCE STRATEGY		COMPLIANCE STRATEGY		
SENIOR RENTAL UNITS	80	SENIOR RENTAL UNITS	88	168
Site 1 South Plainfield Senior Residences	80	Site 1 South Plainfield Senior Residences	20	
		Site 6 JSM at Tingley / Celebrations	68	
FAMILY RENTAL UNITS	79	FAMILY RENTAL UNITS	224	303
Site 2 The Highlands at South Plainfield	38	Site 7 Harris Steel / Tyler Properties	141	
Site 3 Woodland Manors / Pomponio Avenue	32	Site 9 Motorola Site	82	
Site 7 Harris Steel / Tyler Properties	9	Site 10 Mastrocola Site	1	
GROUP HOMES	33	GROUP HOMES	0	33
Site 4 Hillside Avenue	4			
Site 5 Keystone Community Residence (Prior Cycle Credits)	29			
FAMILY SALE UNITS	10	FAMILY SALE UNITS	2	12
Site 11 Credits without Control	10	Site 8 Lordina Builders	2	
OTHER	57	OTHER	0	57
Site 12 Regional Contribution Agreement	57			
TOTALS		TOTALS		TOTALS
TOTAL UNIT COUNT	259	TOTAL UNIT COUNT	314	573
RENTAL BONUS CREDITS APPLIED	83	RENTAL BONUS CREDITS	105	188
TOTAL COMPLIANCE CREDITS (UNITS + BONUSES)	342	TOTAL COMPLIANCE CREDITS (UNITS + BONUSES)	419	761
		UNMET NEED (PROSPECTIVE NEED - RDP)	119	

¹ **Prior Round Rental Obligation (83):**

Calculated by subtracting the obligation by credits without control, and then capped at 25 percent. $(342-10) \times 0.25 = 83$
Addressed (and surpassed) by 79 family rental units, and the remainder by senior rental units.

* The RDP is the result of vacant land as follows:

18	Vacant land from the VLA	6	Vacant land on the SC-1 zone	6	Vacant land at the Bengivenga Site
					30
units of vacant land					

These 30 units are addressed and subsumed by the final RDP calculation, which is the result of potential units generated by the following projects:

Calculation of Realistic Development Potential:

20	South Plainfield Senior Residences	68	JSM at Tingley: proposed unit count	141	Harris Steel: proposed unit count
		82	Motorola: proposed unit count	2	Lordina: proposed unit count
		1	Mastrocola: proposed unit count		
		314	Subtotal	+ 105	Rental bonuses
		419	Final RDP		

**Appendix E: Tabulation of Credit Allocation for Affordable Housing Sites, Very
Low, Low, and Moderate Split**

	Total Units	Moderate / Low / Very Low Split*				Senior / Family	
		Moderate	Low	Very Low		Age Restricted	Not Age Restricted
				Very Low Total	Very Low Family		
COMPLETED SITES							
Site 1 South Plainfield Senior Residences	100	50	50	0	0	100	0
Site 2 The Highlands at South Plainfield	38	19	19	0	0	0	38
Site 3 Woodland Manors / Pomponio Avenue	32	16	16	0	0	0	32
Site 4 Hillside Avenue	4	0	4	0	0	0	4
Site 5 Keystone Community Residence (Prior Cycle Credits)	29	0	0	29	29	0	29
Site 11 Credits Without Control	10	5	5	0	0	0	10
Site 12 Regional Contribution Agreement	57	28	29	0	0	0	57
SUM OF COMPLETED SITES	270	118	123	29	29	100	170
PROPOSED SITES							
Site 6 JSM at Tingley / Celebrations	68	34	25	9	0	68	0
Site 7 Harris Steel / Tyler Properties	150	75	55	20	20	0	150
Site 8 Lordina Builders	2	1	1	0	0	0	2
Site 9 Motorola Site	82	41	30	11	11	0	82
Site 10 Mastrocola Site	1	0	1	0	0	0	1
SUM OF PROPOSED SITES	303	151	112	40	31	68	235
OVERALL TOTAL	573	269	235	69	60	168	405

* Pursuant to 5:93-2.20 Low- and moderate-income split, the municipal calculated need obligation shall be divided equally between low- and moderate-income households. NJSA 52:27D-329.1 further states that at least 13 percent of the housing units made available for occupancy by low- and moderate-income households will be reserved for occupancy by very low-income households. These requirements are met as follows:

	Required	Provided/Proposed
Completed Sites (270 units)		
Low-Income Minimum (also includes very low-income)	135	152
Proposed Sites (303 Units)		
Low-Income Minimum	112	112
Very Low-Income Minimum	40	40
Very Low-Income Family Minimum	20	31