

Monroe (1987)

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COAH Doc.

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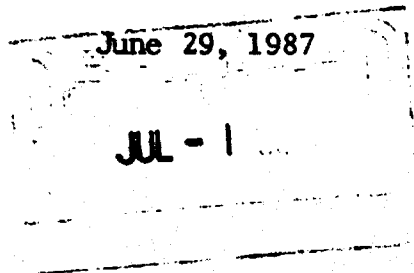


**STATE OF NEW JERSEY
COUNCIL ON AFFORDABLE HOUSING**

Arthur R. Kondrup, *Chairman*
(609) 987-2186

707 Alexander Road • CN 813 • Trenton, N.J. 08625-0813

Mayor, Township of Monroe
Municipal Complex
Perrineville Road
Jamesburg, NJ 08831



JUL - 1

Dear Mayor:

Enclosed please find a review of your municipality's housing element/fair share plan submitted to COAH. This report was the result of a staff and COAH task force review. The concerns raised are expected to be addressed during mediation.

Sincerely,

Douglas V. Opalski, Executive Director
Council on Affordable Housing

by *Douglas V. Opalski*
Principal Planner

cc: Objectors of Record

SMB/py
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MEDIATION REPORT

MONROE TOWNSHIP/MIDDLESEX COUNTY

JUNE 25, 1987

CONTACT PERSON: DARSIE W. CAHALL, SENIOR PLANNER

I. BACKGROUND

The Township of Monroe is a rural/suburban township located in southeastern Middlesex County. Monroe is located directly east of the New Jersey Turnpike in the area of exit 8A. Approximately 1/4 of the Township is in an area designated by the State Development Guide Plan as a growth area. The population grew from 15,858 in 1980 to 17,531 in 1984 with an estimated population in July, 1986 of 20,000 . Of the Township's 26,752 acres, or 30%, 8000 are currently developed.

II. HOUSING ELEMENT

In 1980 Monroe Township had 6,111 housing units, 56% of which were constructed after 1970. Since 1980 a total of 2567 units were constructed bringing the total to 8363. Of those, 82% were single family units, primarily consisting of four planned adult communities. In addition the Township recently approved a 2400 unit planned adult community and a single family subdivision of 183 units. It is anticipated that construction will continue at a rate of 300-400 units per year over the next 6 years. The number of covered jobs in 1984 was 1,328 with job growth expected to continue at a moderate rate.

The Township's housing element contained the required demographic and employment information. However, information is lacking in the following areas: average values of purchase and rental housing, number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.

III. NUMBERS

65 indigenous need	184 precredited need
- 8 spontaneous rehabilitation	-57 rehabilitation component
57 rehabilitation component	127 inclusionary component

57 + 127 = 184 precredited need

IV. CREDITS

Monroe is requesting credit for 12 units rehabilitated since 1981 under the Middlesex County Housing Preservation Loan Program.

V. FAIR SHARE PLAN

a. Rehabilitation

After crediting the number of units to be rehabilitated is 45 which the Township will rehabilitate at a rate of 7 units per year for the first 5 years and 10 units in the sixth year. The rehabilitation will take place primarily on site 6A which contains a number of substandard structures. The program will be funded through the Middlesex County Housing Preservation Loan Program which has indicated through discussions with the Township that funding for the program will be forthcoming.

b. New Construction/Sites Selected

Nine potential sites were presented as possible inclusionary development locations. The sites were examined based on environmental constraints, compatibility of surrounding land uses, and availability of utilities. As a result of the vacant site analysis, four sites were selected for new

construction. Sites 5, 6 and 8 will be rezoned as a townhouse district with densities of seven units per acre with a 20% set aside for low and moderate income housing. Site 6A will be rezoned as a two-family zone. The specific site analyses are as follows:

Site 5: Site 5 is a 14 acre site located along the Pennsylvania Railroad and the border of the Borough of Jamesburg, north of Forsgate Drive. An additional adjoining 19 acres of the site lies in the Borough of Jamesburg and has recently been rezoned for townhouse development. A conceptual site plan has been presented for the Monroe portion of the site with an agreement by the applicants to build 112 units at eight units per acre with a 20% set aside which would yield 22 low and moderate income units. Utilities will be provided through the Borough of Jamesburg. As the site poses some serious access problems, additional information and documentation is necessary in order for the Council to be in a position to assess site suitability.

Site 6: Site 6 is an 84 acre property situated on the northeast side of the Borough of Jamesburg with direct access from State Home Road, New, State and Walnut Streets. The site is traversed by 25 acres of wetlands effectively dividing the site into a northern and southern portion. The Township plans to develop the southern portion with single family homes and the northern 49 acres will accommodate approximately 305 units, 61 of which will be for low and moderate income households. While water availability is sufficient, the plan states that adequate safety and emergency capacity must be proven by the applicant. Site 6 has limited sewer capacity and would have to construct a line to the Jamesburg Pumping Station which is currently being coordinated with the Municipal Utility Authority.

Site 6A: Site 6A is adjacent to Site 6 and contains Oakwood and Orchard Terraces with New Street forming the northeastern border. The site currently contains a number of occupied structures as well as a few which are vacant and/or destroyed by fire. The Township plans to remove any unoccupied housing, and, in combination with vacant lots, the site will accommodate approximately 24 units with 5 set aside for low and moderate income households. The Plan states that after removal of the vacant structures approximately six acres will be available for construction. However, information was not submitted on the location of the six acres to be used. While the area presently has water and sewer service the plan indicates that a developer agreement would be required that the applicant for site 6 also improve site 6A. Finally, the Township states that it applied for and was denied Balanced Housing Funding from the Department of Community Affairs to rehabilitate the area. Documentation regarding date of application, details of the proposal and reasons for rejection were not included with the plan.

Site 8: Site 8 is a 319 acre tract and is located between Half Acre and Perrineville Roads adjacent to Beaver Brook Manor, a townhouse project currently under construction. The site contains no direct road access. The proposed project will directly connect to Beaver Brook Manor and will have access through the project's existing collector system as well as connecting into the utilities of the project. However, documentation should be submitted to verify that sharing of the collector system and utilities is agreeable to the owners of Beaver Brook Manor. Approximately 10% of the site lies in a floodplain area. Site 8 will accommodate 196 units, which, at densities of 7 units per acre with a 20% set aside will yield 39 low and moderate income units.

In summary, the Township's low and moderate income housing need will be accommodated as follows:

<u>Site</u>	<u>Acres</u>	<u>Number of Units</u>	<u>Number of Low Moderate and Units</u>
Site No. 5	14	112	22
Site No. 6	49	300	61
Site No. 6-A	5.7	24	5
Site No. 8	31	196	39
		<u>632</u>	<u>127</u>

c. Infrastructure

The Township is divided into 3 sewage utility regions for which mapping and information was provided. The three drainage divides are the Millstone Drainage Basin at the southern end of the Township, the Manalapan Drainage Basin in the midsection and the northeastern Matchaponix Basin. The four inclusionary sites are located in the Manalapan Drainage Basin. The Monroe Municipal Utilities Authority has stated that the Millstone Basin is presently out of capacity but has plans for future expansion, the Matchaponix Drainage Basin has capacity and the Manalapan Basin currently has limited sewer capacity. Mapping detailing water availability throughout the Township was submitted and appears adequate.

d. Zoning

1. Rental Component: The Township's precredited need of 184 exceeds the Council's limit of 125 and therefore requires a rental component. The Township's ordinance includes a provision requiring projects of over 100 units to set aside 25% of the low and moderate income units as rental units. As three of the proposed sites will accommodate over 100 units, it appears the

Township will exceed its rental requirement of 25 by providing 30 rental units. However, the Township's intent is unclear as on page 23 the plan states that the required 25 rental units will be distributed as follows: Site 6 will include 15 rental units and Site 8 will include 10. This issue must be clarified.

2. Bedroom Distribution: Monroe's bedroom distribution requirements are in accordance with COAH rules.

3. Range of Affordability: The zoning ordinance includes a section on range of affordability in accordance with COAH rules.

4. Program Administration: The Township has contracted with the New Jersey Housing and Mortgage Finance Agency to administer income eligibility, affordability, administrative and management controls as per COAH rules.

5. Affirmative Marketing Plan: The Township does not address affirmative marketing in its submission. This is a requirement as per COAH rules (5:92-15.2).

6. General Ordinance Provisions: Section 3G contains a number of cost generating features that may impede the development of low and moderate income housing and therefore need clarification. They include but are not limited to: minimum lot size, building height, and lot coverage. However, a provision is included in the ordinance to waive application fees for low and moderate income projects.

Objectors:

- 1) Civic League of Greater New Brunswick
- 2) Monroe Development Association
- 3) Jamesburg Borough
- 4) Lori Associates and HABD Associates
- 5) Monroe Manor, Inc.
- 6) Central Monroe Homeowner's Association

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