

# **BOROUGH OF WATCHUNG**

SOMERSET COUNTY, NEW JERSEY

## **HOUSING ELEMENT & FAIR SHARE PLAN**

**FEBRUARY 2019**

Adopted by the  
Borough of Watchung Planning Board on:

# **DRAFT**

Prepared by:



A handwritten signature in black ink, appearing to read 'Marcia R. Shiffman', is written over a thin horizontal line.

Marcia R. Shiffman, PP, AICP, LLA  
NJ Professional Planner's License #02428

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



## **ACKNOWLEDGEMENTS**

This is to acknowledge the hard work and assistance in preparation, review and adoption of the Borough of Watchung Housing Element and Fair Share Plan.

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Counsel - Frank Linnus, Esq.  
Engineer - Thomas Herits, P. E.  
Planner – Mark Healey, PP

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Chief Financial Officer - William Hance

### **PLANNING CONSULTANT**

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Marcia R. Shiffman, AICP, PP, LLA, Project Manager, Maser Consulting, PA  
Daniel Bloch, PP, AICP, Senior Planner, Maser Consulting, PA  
Austin Bejin, Planner, Maser Consulting, PA



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## INTRODUCTION

### *I. INTRODUCTION*

According to the New Jersey Fair Housing Act of 1985, a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.

This is the Borough of Watchung's Housing Element and Fair Share Plan ("HEFSP") for the period between 1999 and 2025. On March 10, 2015, the Supreme Court ruled that the New Jersey Council on Affordable Housing ("COAH") has failed to act and as a result, the Courts will be assuming jurisdiction over the Fair Housing Act. The Order divides municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned and those that had never participated in the COAH process.

For a municipality like Watchung that petitioned or "participated" in 2008, the Order allows "participating" towns to file a Declaratory Judgment during a 30-day window ( June 8 – July 8, 2015) to alert the Court that the Borough wishes to comply with its constitutional mandate to provide affordable housing. Watchung filed its complaint for Declaratory Judgment on July 2, 2015.

Between 2015 and September 2018, the Borough has worked with the Courts, the Court Master Frank Banisch and the Fair Share Housing Center ("FSHC") to address its affordable housing obligation. On June 7, 2018, the Borough of Watchung and the FSHC Settlement Agreement ("FSHC Settlement Agreement") was adopted. Subsequently, the Superior Court of Somerset County issued the Order on Fairness and Preliminary Compliance Hearing dated September 19, 2018 ("Court Order on Fairness"), finding that the FSHC Settlement Agreement is fair and reasonable to members of the protected class, low and moderate-income persons. (See Appendix)

The Borough has prepared this HEFSP to address its affordable housing obligation in accordance with the provisions of the Settlement Agreement. This HEFSP is prepared utilizing the Prior Round Rules<sup>1</sup> as well as the guidance provided in the March 10, 2015 Supreme Court Order. As indicated by the 2015 Court Order, each municipality in the State still has a three-part obligation:

1. Rehabilitation Obligation,
2. Any remaining Prior Round Obligation that has not been constructed, and
3. Third Round Obligation.

Later Court decisions have determined that the Third Round Obligation includes a Gap Period from 1999-2015 and the Third Round Prospective Need Period from 2015 -2025.

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<sup>1</sup> N.J.A.C. 5:91 (Procedural) and N.J.A.C. 5:93(Substantive) Rules. They can be found at: <http://www.nj.gov/dca/services/lps/hss/statsandregs/secondroundregs.html>

## ***II. MUNICIPAL SUMMARY***

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The Borough of Watchung contains about 6 square miles or 3,840 acres located in the northeastern corner of Somerset County, where it adjoins Union County. Within Somerset County, Watchung is bordered by Warren Township to the west and North Plainfield Borough and Green Brook Borough to the south. Watchung is also bordered by Union County, including Berkeley Heights Township to the north and Scotch Plains Township and the City of Plainfield to the east. The Borough is also bordered to the north and south by the Watchung Mountains. Mountain Boulevard and Valley Road traverse the entire Borough from southwest to northeast corner. The Borough is bracketed by two major highways: Interstate 78 crosses through the northern corner and U.S. Route 22 crosses through the southeast corner of the Borough.

Watchung is a developed suburban municipality with little vacant land remaining for new development. This is consistent with the 2001 State Development and Redevelopment Plan designation of the entire Borough as PA2 Suburban Planning Area. Environmental constraints affect selective areas in the Borough. Areas containing steep slopes of 15 percent or greater are located along the Watchung Mountains at the north and south of the Borough. Wetlands are primarily located in the floodplains along the Stony Brook and Green Brook stream corridors.

## ***III. WATCHUNG AFFORDABLE HOUSING TIMELINE***

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A summary of Watchung's historic affordable housing timeline is included below:

- **September 26, 1988** - The Borough received Substantive Certification from the Council on Affordable Housing ("COAH") for the Borough's First Round fair share obligation under Mount Laurel and the FHA.

The Borough's First Round Substantive Certification obligation was 132 units and included inclusionary zoning for 60 affordable units, a 9 unit rehabilitation program, 6 rental bonus credits and a 57 unit Regional Contribution Agreement with the Town of Phillipsburg.

- **July 1, 1998** - The Borough received Substantive Certification from COAH for the Borough's Second Round obligation under Mount Laurel and the FHA.

The Borough's Second Round Substantive Certification obligation was 206 units, subject to a Vacant Land Adjustment ("VAL") establishing the Borough's Realistic Development Potential ("RDP") at 169 units. The VLA reduced the Borough's obligation by 37 units from the original COAH calculation of 206 units. These 37 units became Unmet Need.

- **November 29, 2005** – The Borough adopted a Third Round HEFSP to address the 2004 COAH rules. These COAH rules were subsequently invalidated by the Court.

- **December 2, 2008** - The Planning Board adopted the Borough's Third Round Plan ("Third Round Plan") to meet the Borough's Third Round fair share obligation under Mount Laurel and the FHA.
- **December 11, 2008** - The Borough Council, on adopted a Resolution endorsing the Third Round Plan and authorized the submission of a Petition for Third Round Substantive Certification to COAH.
- **December 30, 2008** - The Borough submitted the Petition for Third Round Substantive Certification to COAH.
- **February 9, 2009** - COAH declared the Borough's Petition for Third Round Substantive Certification complete.
- **July 20, 2010** - After mediation, the Borough adopted an Amended Third Round HEFSP which included a proposed Route 22 Affordable Housing Overlay District to address the Unmet Need.
- **September 26, 2011** - The 2010 Amended Third Round HEFSP was filed as a re-petition with COAH.
- **January 26, 2012** - Watchung published notice of the repetition.
- **April 5, 2012** - Local Planning Services (substitute for COAH during effective period of Reorganization Plan No. 001-2011) acknowledged the Borough's re-petition and stated that at the end of the 45-day no objections were received. COAH did not take action to certify the Borough's Petition.
- **July 2, 2015** – Borough files a Declaratory Judgement with the Court.
- **August 25, 2015** – Court Order granted temporary immunity from exclusionary zoning litigation to Borough of Watchung. This immunity has been extended by the Courts continuing through 2018.
- **June 7, 2018** – Borough of Watchung and Fair Share Housing Center Settlement Agreement was adopted.
- **September 19, 2018** – Superior Court of New Jersey, Law Division, Somerset County granted an Order finding that the FSHC Settlement Agreement in the matter of a judgement of compliance had merit and is fair and reasonable. This HEFSP is written and adopted in compliance with the terms of this Settlement Agreement.



#### **IV. AFFORDABLE HOUSING OBLIGATION**

Based on the Settlement Agreement executed on June 7, 2018, Watchung and the Fair Share Housing Center agree that the Borough has an adjusted rehabilitation obligation of 4 units, a COAH certified Prior Round obligation of 169 units and an adjusted Third Round obligation of 53 units. Also, Watchung has a total Unmet Need of 372 units.

AFFORDABLE HOUSING OBLIGATIONS				
Rehabilitation Obligation	Prior Round Obligation (1987 -1999)	Third Round Obligation (1999 -2025)	Unmet Need (Prior Round)	Unmet Need (Third Round)
4 Units	169 Units	53 Units	37 Units	335 Units

#### **V. GOAL**

Watchung has historically addressed its constitutional obligation to create realistic opportunities for low- and moderate-income housing. The Borough is committed to meeting its fair share of the region's low- and moderate-income housing needs and has made its best efforts to prepare a realistic, workable plan.

The Borough's goals and objectives as it relates to the Housing Plan are as follows:

- To conserve and improve the existing housing stock through housing rehabilitation and affordable accessory apartments from various funding sources, including the Borough's Housing Trust Fund.
- To provide for Watchung's fair share of low- and moderate-income housing as set forth in the Housing Plan.

## HOUSING ELEMENT

### VI. CONTENT OF HOUSING PLAN

The Municipal Land Use Law (“MLUL”) requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.” The Fair Housing Act (N.J.S.A. 52:27D-310) requires a Housing Element to contain at least the following items:

- 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.
- 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 jobs and employment characteristics of the municipality, and a projection of the probable future jobs and 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 land that is 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.

Additionally, the rules require the following items:

- A map of all sites designated by the municipality for the production of low- and moderate-income housing and a listing of each site that includes its owner, acreage, lot and block. The owner, acreage, lot and block are included in each site description.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the designated sites.
- Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans, including waste water management plans.
- A copy of the most recently adopted municipal master plan and where required, the immediately preceding, adopted master plan.

## VII. POPULATION DEMOGRAPHICS

### Population

Based upon the 2010 U.S. Census data, Watchung Borough had a net population increase of 516 persons or 10.1 percent over the last 20 years. Between 1980 and 1990, there was actually a 3.4 percent decline in population with a 9.8 percent increase again in 2000. Between 2000 and 2010, there was an increase of 188 persons or 3.7percent. This wavering population is indicative that the Borough is nearing or has already reached full buildout. In 2003, the Point at Watchung housing development (originally called Avalon at Watchung, Kings Crossing, and Crystal Ridge Club) was completed, which added rental apartments, including affordable family units in the Borough.

POPULATION GROWTH			
Year	Population	Change	Percent
1940	1,158	--	--
1950	1,818	660	57.0%
1960	3,312	1,494	82.2%
1970	4,750	1,438	43.4%
1980	5,290	540	11.4%
1990	5,110	-180	-3.4%
2000	5,613	503	9.8%
2010	5,801	188	3.3%

Source: <http://lwd.dol.state.nj.us/labor/lpa/census/2kpub/njsdcp3.pdf>;  
US Census Bureau 2010 DP-1 Profile of General Demographic  
Characteristics

Between 1940 and 1980, Watchung Borough population grew by over 350%. The time of the greatest population growth was between 1950 and 1970. The 1980 marked the first decade of population decline. Watchung Borough saw a population increase of nearly 10% in the 1990s followed by 3.3 percent between 2000 and 2010.

As shown in the following table, compared to Somerset County, which grew by 23.8 percent in the 1990s and 8.7 percent in the 2000s, Watchung grew at a much slower rate. Population growth in the State also slowed down significantly to 4.5 percent between 2000 and 2010 from 8.9 percent between 1990 and 2000.

POPULATION GROWTH					
	1990	2000	Change in Pop.	Percent Change	Annual Growth Rate
Watchung Borough	5,110	5,613	503	9.8%	50
Somerset County	240,279	297,490	57,211	23.8%	5,721
New Jersey	7,730,188	8,414,350	684,162	8.9%	68,416
	2000	2010			
Watchung Borough	5,613	5,801	188	3.3%	19
Somerset County	297,490	323,444	25,954	8.7%	2595
New Jersey	8,414,350	8,791,894	377,544	4.5%	37754

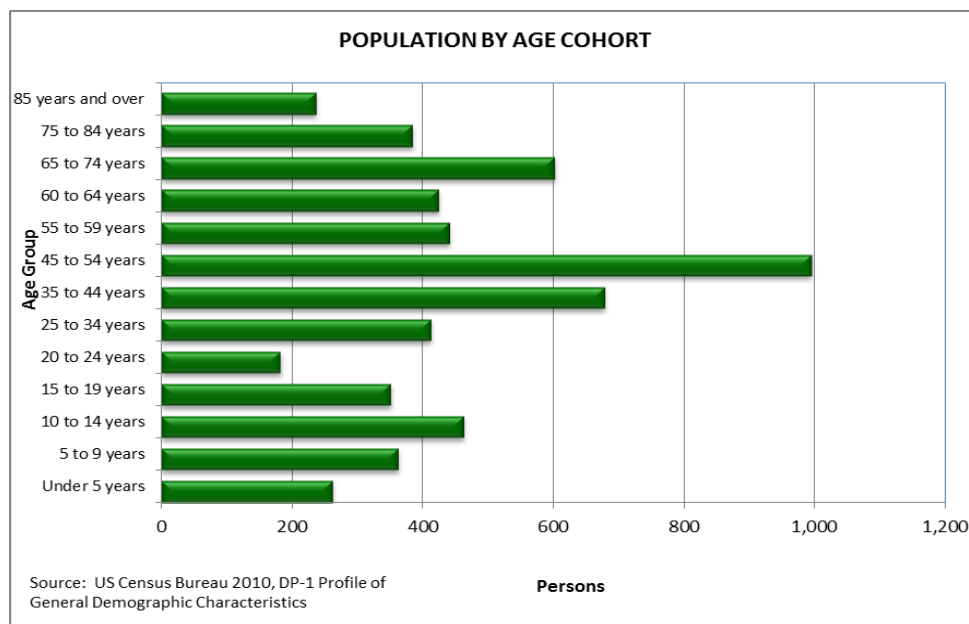
Source: US Census Bureau; 1990, 2000, 2010

By 2045, the North Jersey Transportation Planning Authority (NJTPA) projects that Watchung's population will increase to 6,680 , a net gain of 547 persons, or an average gain of 19 persons annually, between 2015 and 2045. The NJTPA projections are based on 2000 and 2010 U.S. Census figures for population by age, sex and race, and fertility and mortality rates, and does not account for actual local conditions such as land availability. With the planned affordable development to meet the Borough's prospective need obligation, it is possible that this projection may be realized.

POPULATION GROWTH			
Year	Population	Change	Percent
2000	5,613	---	---
2010	5,801	188	3.3%
2015	6,133	503	9.8%
2045	6,680	547	9.4%

Source: US Census Bureau DP-1. Profile of General Demographic Characteristics: 2000 and 2010, NJTPA Population Forecast by County and Municipality 2015 to 2045

According to the U.S. Census, the median age in Watchung Borough in 2010 was 47. In 2000, the median age was 43.0. About 21.1 percent or 1,225 residents were age 65 or older compared to 2000, when 16.2 percent of the Borough residents were age 65 or older. This reflects an aging of the Borough's population. The percentage of school aged children, aged 19 or younger, comprised 24.9% of the Borough's total population.



POPULATION BY AGE COHORT		
Age	Total	Percent
Under 5 years	262	4.5%
5 to 9 years	363	6.3%
10 to 14 years	463	8.0%
15 to 19 years	352	6.1%
20 to 24 years	183	3.2%
25 to 34 years	413	7.1%
35 to 44 years	679	11.7%
45 to 54 years	995	17.2%
55 to 59 years	441	7.6%
60 to 64 years	425	7.3%
65 to 74 years	603	10.4%
75 to 84 years	385	6.6%
85 years and over	237	4.1%
<b>Total Population</b>	<b>5,801</b>	

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

### Age Distribution of Population

In 2010, 24.9 percent of Watchung's population was 19 years of age and younger, while 21.1 percent of the population or 1,225 persons were 65 years or older. This represents a 34 percent increase in the senior population from 2000, when there were 914 persons 65 years or older. Similarly, Somerset County also experienced a 19 percent increase in people over 65 years, while the State increased by 6.5 percent against 2000 figures. On a percentage basis, Watchung's population is aging more rapidly than both the County and State.

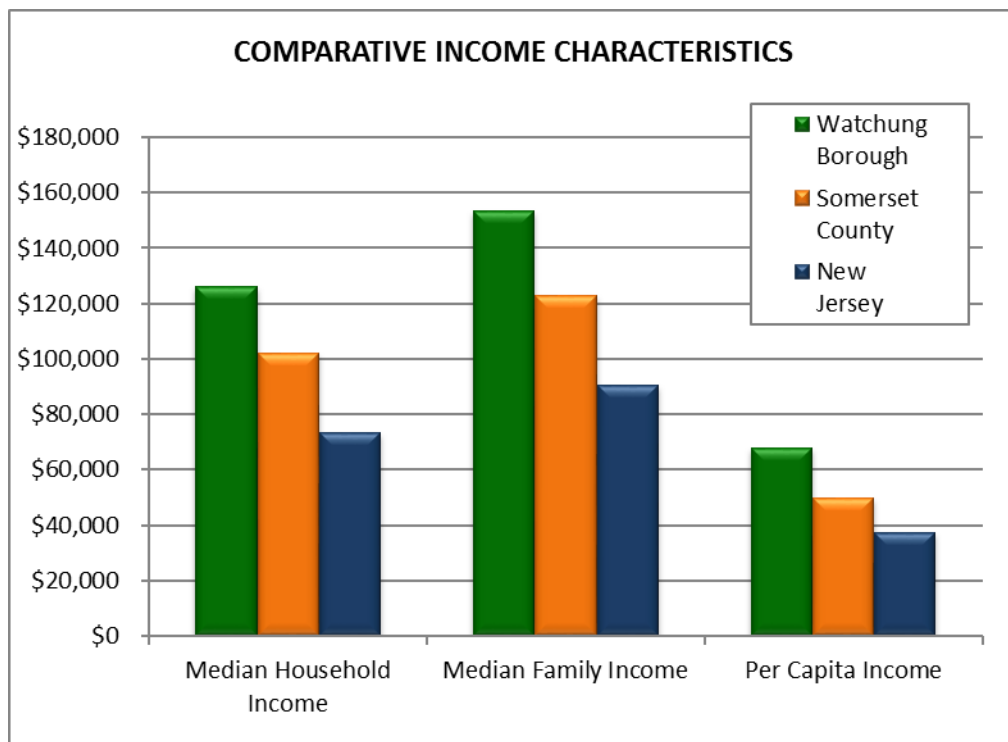
AGE DISTRIBUTION						
Age Group	Watchung Borough		Somerset County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Under 5 years	262	4.5%	19,237	5.9%	541,020	6.7%
5 to 9 years	363	6.3%	22,488	7.0%	564,750	7.2%
10 to 14 years	463	8.0%	24,163	7.5%	587,335	7.0%
15 to 19 years	352	6.1%	21,406	6.6%	598,099	6.2%
20 to 24 years	183	3.2%	14,592	4.5%	541,238	5.7%
25 to 34 years	413	7.1%	36,425	11.3%	1,109,801	14.1%
35 to 44 years	679	11.7%	48,863	15.1%	1,238,297	17.1%
45 to 54 years	995	17.2%	57,513	17.8%	1,379,196	13.8%
55 to 59 years	441	7.6%	21,705	6.7%	565,623	5.0%
60 to 64 years	425	7.3%	17,050	5.3%	480,542	3.9%
65 to 74 years	603	10.4%	20,721	6.4%	611,434	6.8%
75 to 84 years	385	6.6%	13,110	4.1%	394,948	4.8%
85 years and over	237	4.1%	6,171	1.9%	179,611	1.6%
<b>Total</b>	<b>5,801</b>		<b>323,444</b>		<b>8,791,894</b>	
<b>Median Age</b>	<b>47</b>		<b>40</b>		<b>39</b>	

Source: US Census Bureau, 2010

### Income and Poverty Status

Some data categories included in the 2000 decennial Census were not collected during the 2010 decennial Census. The American Community Survey ("ACS") five-year estimates collects all data from the decennial reports and data not collected, including income, housing and employment. Therefore, unless otherwise stated, data contained herein was sourced from the 2012 – 2016 ACS five-year estimates.

The 2016 ACS estimates that the median household income in Watchung was \$126,250, nearly \$24,000 higher than the County's and over \$52,500 higher than the State's. The median per capita income follows the same trend with Watchung's median per capita income at \$68,251 while the County's median per capita income is \$50,034 and the State's is \$37,538. On a percentage basis, less persons in Watchung, at 3.0 percent, fall within poverty status than Somerset County, at 5.2 percent, and the State, at 10.9 percent. The same is true for the percentage of families in poverty status with 1.3 percent of families living in Watchung are in poverty compared to 3.6 percent in Somerset County and 8.1% in the State.



INCOME CHARACTERISTICS			
Income Type	Watchung Borough	Somerset County	New Jersey
Median Household Income	\$126,250	\$102,405	\$73,702
Median Family Income	\$153,531	\$123,137	\$90,757
Per Capita Income	\$68,251	\$50,034	\$37,538
Poverty Status (Percent of People)	3.0%	5.2%	10.9%
Poverty Status (Percent of Families)	1.3%	3.6%	8.1%

Source: 2016 ACS DP03 Selected Economic Characteristics

The 2016 ACS indicates that 34.55 percent of Watchung's households had an income of \$200,000 or more, which is 23.7 percent more than State and 14.8 percent more than the County. About 59.6 percent of Watchung's households had an income of \$100,000 or more, while 51.5 percent of households in the County and 37 percent of households in the State had incomes over \$100,000 per year.

HOUSEHOLD INCOME						
	Watchung Borough		Somerset County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	0	0.0%	3,277	2.8%	174,835	5.5%
\$10,000 to \$14,999	43	2.3%	2,416	2.1%	119,850	3.8%
\$15,000 to \$24,999	70	3.7%	5,518	4.7%	254,536	8.0%
\$25,000 to \$34,999	88	4.7%	5,909	5.1%	241,137	7.5%
\$35,000 to \$49,999	245	13.1%	9,451	8.1%	329,401	10.3%
\$50,000 to \$74,999	102	5.5%	15,242	13.1%	500,967	15.7%
\$75,000 to \$99,999	208	11.1%	14,638	12.6%	394,405	12.3%
\$100,000 to \$149,999	269	14.4%	23,064	19.8%	549,595	17.2%
\$150,000 to \$199,999	199	10.7%	13,969	12.0%	286,629	9.0%
\$200,000 or more	644	34.5%	22,972	19.7%	343,659	10.8%
Total	1,868		116,456		3,195,014	

Source: 2016 ACS DP03 Selected Economic Characteristics

### Household Size

The average household size of an owner-occupied unit was 3.20 persons while an average of 2.62 person occupied rental units in Watchung, according to the 2016 ACS. As shown in the following table, the most common household contain 2 people, with 552 households (29.6 percent) meeting this criterion. Not too far behind, with 542 households represented, are 3-person households. The next significant portion of the households within Watchung are the 4-person households representing 17.5 percent, or 326, of the housing stock in 2016.



Household Size		
Size	Total	Percent
1-Person	236	12.6%
2- Person	552	29.6%
3- Person	542	29.0%
4-Person	326	17.5%
5-Person	170	9.1%
6-Person	42	2.2%
7+Person	0	0.0%
Total	1,868	100%
Average Owner-Occupied Household	3.20	
Average Renter-Occupied Household	2.62	

Source: 2016 ACS B25009 Tenure by Household Size

## VIII. HOUSING CHARACTERISTICS

### Total Housing Stock

The Borough's housing stock includes single-family detached units, single-family attached units and multi-family dwelling units for a total of 2,346 housing units. Consistent with the suburban nature of the community, the majority of the housing stock consists of owner-occupied single-family detached housing. Including the 80 single-family attached dwelling units, single-family dwelling units account for 1,960 units or 83.5 percent of the Borough's total housing stock. Only 299 units or 12.7 percent of the Borough's housing stock are multi-family units containing 20 or more units, the majority of which are within the Point at Watchung, an inclusionary housing development located along Route 22. As of the 2010 U.S. Census, there were 2,070 occupied housing units in Watchung; 276 units were classified as vacant. Of the occupied housing units in the Borough, 1,777 units, or 85.8 percent were owner occupied and 293 units, or 14.2 percent were rentals.

HOUSING TYPE BY UNITS IN STRUCTURE		
Unit Type	Number	Percent of Total
1, Detached	1,880	80.1%
1, Attached	80	3.4%
2	39	1.7%
3 or 4	0	0.0%
5 to 9	41	1.7%
10 to 19	7	0.3%
20 or more	299	12.7%
Mobile Home	0	0.0%
Other	0	0.0%
<b>Total</b>	<b>2,346</b>	
Vacant Units (non-seasonal)	276	
Median Rooms Per Unit	7.7	

Source: US Census Bureau 2010, DP-04 Selected Housing Characteristics

### Purchase and Rental Value of Housing Stock

The 2010 U.S. Census surveyed owner-occupied dwelling units for additional information, including housing values. Only 1.37 percent, or 23 dwellings, fell into the \$149,999 or less bracket. The median value of owner-occupied housing in Watchung Borough was \$721,000.

VALUE OF OWNER OCCUPIED UNITS		
Value	Number of Units	Percent of Total
Less than \$50,000	0	0.0%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	23	1.3%
\$150,000 to \$199,999	7	0.4%
\$200,000 to \$299,999	57	3.2%
\$300,000 to \$499,999	379	21.3%
\$500,000 to \$999,999	927	52.2%
\$1,000,000 or more	384	21.6%
<b>Total Units</b>	<b>1,777</b>	
Median (in dollars)	\$721,000	

Source: US Census Bureau 2010, DP-04 Selected Housing Characteristics

According to the 2016 ACS, there were 323 rental units in Watchung Borough. Nearly 45% of the rental stock is priced between \$1,000 and 1,499 per month, which is reflected in the median rent, which was \$1,479, according to the 2016 ACS.

COST OF RENTALS		
Cost	Number of Units	Percent of Total
Less than \$1,000	13	4.0%
\$1,000 to \$1,499	145	44.9%
\$1,500 to \$1,999	17	5.3%
\$2,000 to \$2,499	100	31.0%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	22	6.8%
No cash rent	26	8.0%
<b>Total Units</b>	<b>323</b>	
Median (in dollars)	\$1,479	

Source: 2016 ACS DP04 Selected Housing Characteristics

### Condition of Housing Stock Factors

The Census does not classify housing units as standard or substandard, but it can provide an estimate of substandard housing units that are occupied by low- and moderate-income households. COAH methodology used the U.S. Census to determine which units are overcrowded, with more than one person living per room, dilapidated and age of unit. Research has demonstrated that units built 50 or more years ago are much more likely to be in substandard condition. Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room. Finally, dilapidated housing – lacking complete plumbing and/or kitchen facilities as reported by the 2010 U.S. Census is included in this calculation. The Court in the March 2015 decision supported this three-factor approach.

A municipality's rehabilitation share was determined by adding together the number of overcrowded and dilapidated units, subtracting for double counted and then multiplying that sum by the municipality's regional low/moderate-income deterioration share. Subtracted from this result is any rehabilitation share credit.

### Age of Housing Stock

Thirty one percent (or 727 units) of Watchung's housing stock was constructed before 1960. The decade between 1970 and 1979 produced the Borough's largest amount of housing units with 448 units or 19.1 percent.



AGE OF HOUSING STOCK		
Year Built	Total Units	Percent
1939 or earlier	113	4.8%
1940 to 1949	86	3.7%
1950 to 1959	529	22.5%
1960 to 1969	299	12.7%
1970 to 1979	448	19.1%
1980 to 1989	224	9.5%
1990 to 1999	333	14.2%
2000 to 2004	281	12.0%
2005 or later	33	1.4%
<b>Total Units</b>	<b>2,346</b>	

Source: US Census Bureau 2010, DP-04 Selected Housing Characteristics

### Persons Per Room

Households with more than 1.00 persons per room is an index of overcrowding. All of the occupied housing units in Watchung Borough have 1.00 occupants per room or less.

Occupants Per Room		
Occupants	Number of Units	Percent of Total
1.00 or less	2,070	100.0%
1.01 to 1.50	0	0.0%
1.51 or more	0	0.0%
<b>Total Units</b>	<b>2,070</b>	

Source: US Census Bureau 2010, DP-04 Selected Housing Characteristics

### Plumbing Facilities

Inadequate plumbing facilities are indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities. The 2016 ACS shows zero (0) units lacking incomplete plumbing facilities. This condition of housing stock has decreased since the 2000 decennial Census and 2010 ACS, where 8 units were reported to have incomplete plumbing facilities in both reports.

### Kitchen Facilities

Inadequate kitchen facilities are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator. The 2016 ACS indicates 48 housing units contain incomplete kitchen facilities. This figure has increased from zero (0) units which was reported in the 2000 decennial Census and 37 units which was reported in the 2010 ACS.

### Heating Fuel

Fuel sources such as coal, coke, wood or no fuel for heating are classified as inadequate heating. A total of zero (0) housing units are cited as having inadequate heating according to the 2016 ACS.

CONDITION OF HOUSING STOCK		
Condition	Number of Units	Percent of Total
Lack of complete plumbing	0	0.0%
Lack of complete kitchen	48	2.6%
Lack adequate heat	0	0.0%
<b>Total Units</b>	<b>1,868</b>	

Source: 2016 ACS Selected Housing Characteristics

Most of the Census indicators available at the municipal level indicate a sound housing stock. All housing units are not congested, as they are occupied by 1 person per room or less, have complete plumbing facilities and are adequately heated. However, a limited percent of the housing stock, contain incomplete kitchen facilities .

## **IX. EMPLOYMENT DEMOGRAPHICS**

### **Economic Development**

Many changes have occurred in the economy between the 2000 and 2010 Census. The stock market crash in 2008 led to many companies either failing or laying off hundreds of workers. Watchung Borough is primarily residential but also contains intensive commercial uses along the Route 22 corridor in the southern portion of the Borough, including the regional-oriented retail uses of Watchung Square and limited non-residential uses along Mountain Avenue, and in the Watchung Avenue/Somerset Street triangle. With limited vacant land available, future development will primarily take place in the form of private redevelopment or revitalization.

### **Employment Projections**

According to the NJTPA, as of 2015, there were 4,989 jobs in Watchung Borough. By 2045, the NJTPA estimates 6,577 total jobs in Watchung, a net increase of 1,887 jobs or an average of 63 new jobs annually. However, since these projections do not account for actual local conditions such as lack of vacant land or infrastructure limitations, the Borough anticipates far fewer jobs than the NJTPA projects.

EMPLOYMENT PROJECTION			
Year	Jobs	Change	Percent
2010	4,690	---	---
2015	4,989	299	6.4%
2045	6,577	1,887	40.2%

Source: NJTPA Employment Forecast by County and Municipality  
2015-2045

### **Workers by Industry**

According to the NJDLWD, in 2017 Watchung contained 313 business establishments in the private sector with 7,776 total employees. The retail industry encompassed the largest number of employers with 74 business establishments employing 46.7 percent of the workforce in Watchung. Professional and technical service industries held 47 business establishments or 15.3 percent of the private sector establishments. At \$95,058, the professional and technical service industry had the highest average annual wages. Local government employed 165 employees, including 95 local education staff, with average annual wages of \$72,834.

Between 2010 and 2017, according to the NJDOLWD data, the wholesale trade industry employed 81% more people in 2017 than in 2010 while the accommodation/ food industry grew by nearly 44%, or 153 employees. It should be noted that the retail/ trade industry lost over 300 jobs, or 11.7%, the professional/ technical industry lost 81 jobs, or 23.7% and the finance/ insurance industry had 34 less jobs in 2017 than in 2010. Interestingly, the local government and local education jobs shrunk by 14.1% and 15.9%, respectively. Overall, Watchung grew by over 18% due to the 746 additional jobs.

EMPLOYMENT BY INDUSTRY SECTOR AND NUMBER OF EMPLOYEES (2017)					
Industry	Establishments		Employees		Wages
	Total	Percent	Total	Percent	
Agriculture	--	--	--	--	--
Construction	23	7.5%	60	1.2%	\$40,816
Manufacturing	--	--	--	--	--
Wholesale Trade	11	3.6%	38	0.8%	\$64,939
Retail Trade	74	24.1%	2,270	46.7%	\$24,929
Transp/Warehousing	--	--	--	--	--
Information	3	1.0%	10	0.2%	\$24,808
Finance/Insurance	10	3.3%	37	0.8%	\$78,319
Real Estate	11	3.6%	32	0.7%	\$76,083
Professional/Technical	47	15.3%	261	5.4%	\$95,058
Management	--	--	--	--	--
Admin/Waste Remediation	29	9.4%	839	17.3%	\$35,476
Health/Social	33	10.7%	489	10.1%	\$47,896
Arts/Entertainment	--	--	--	--	--
Accommodations/Food	20	6.5%	502	10.3%	\$22,257
Other Services	34	11.1%	142	2.9%	\$42,954
Unclassified	9	2.9%	16	0.3%	\$58,562
Private Sector Total	304	99.0%	4,696	96.6%	\$35,035
Local Government Total	3	1.0%	165	3.4%	\$72,834
Local Education	2	66.7%	95	57.6%	\$68,204
Overall Total	307	100.0%	4,861	100.0%	\$53,935

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2017  
It should be noted that the NJDOLWD redacts industry data that does not meet the minimum publication requirement. As such, the 2017 Report indicates there are 313 total private establishments and 4,776 total employees. For the purposes of demonstrating this data, the table above only includes the data shown.

EMPLOYEES BY INDUSTRY SECTOR (2010-2017)			
	2010	2017	% Change
Agriculture	---	---	---
Construction	52	60	15.4%
Manufacturing	---	---	---
Wholesale Trade	21	38	81.0%
Retail Trade	2,572	2,270	-11.7%
Transp/Warehousing	---	---	---
Information	---	10	N/A
Finance/Insurance	71	37	-47.9%
Real Estate	33	32	-3.0%
Professional/Technical	342	261	-23.7%
Management	---	---	---
Admin/Waste Remediation	---	839	N/A
Education	---	---	---
Health/Social	365	489	34.0%
Arts/Entertainment	---	---	---
Accommodations/Food	349	502	43.8%
Other Services	111	142	27.9%
Unclassifieds	7	16	128.6%
Private Sector Total	3,923	4,696	19.7%
Local Government Total	192	165	-14.1%
Local Government Education	113	95	-15.9%
Overall Total	4,115	4,861	18.1%

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2010 & 2017 Annual Reports

*It should be noted that the NJDOLWD redacts industry data that does not meet the minimum publication requirement. As such, the 2010 Report indicates the total private sector employment is 5,021 while the 2017 Report indicates there are 4,776 private sector employees. For the purposes of this comparison, the table above only includes the data shown.*



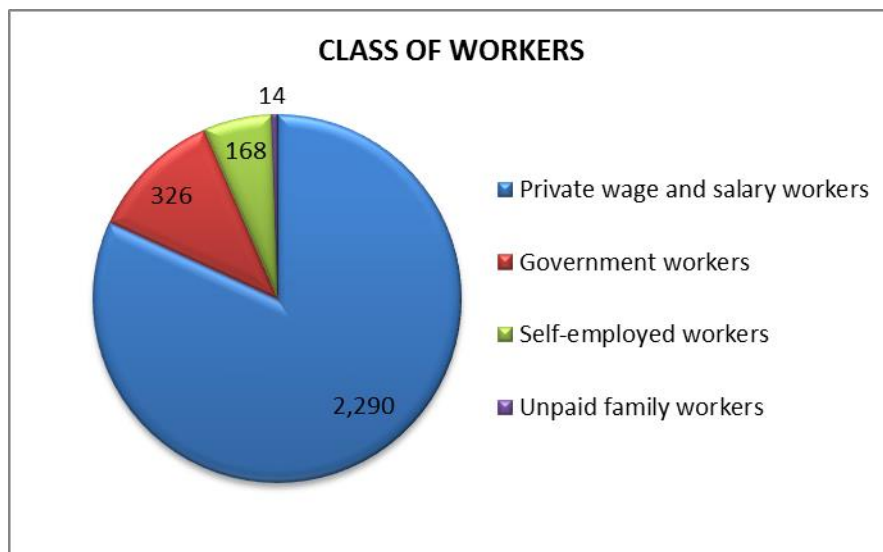
### Worker Class

According to the 2016 ACS, Watchung had 2,868 residents in the labor force. Of those 16 years and older, 97.6 percent or 2,798 persons were employed and a total of 70 persons were unemployed.

The majority of workers within the Borough were private wage and salary workers in 2016. Nearly 2,300 or 81.8 percent of those employed over age 16 fell into this category. As shown, 326 or 11.7% of workers were government employees and 168 or 6 percent were self-employed. The ACS estimates that only 14 persons within the Borough were unpaid family workers in 2016. As of 2016, the unemployment rate was 2.4 percent.

CLASS OF WORKER		
Class of Worker	Number	Percent
Private wage and salary workers	2,290	81.8%
Government workers	326	11.7%
Self-employed workers	168	6.0%
Unpaid family workers	14	0.5%
Total employed residents	2,798	57.7%
Total unemployed residents	70	2.2%
Total residents in labor force	2,868	60.0%

Source: 2016 ACS DP-03 Selected Economic Characteristics



Based on the 2010 Census, an analysis of the employed Watchung residents (over age 16) by economic sector indicates that most of Watchung's workers were involved in educational, health and social services industries, followed by finance, insurance, real estate, rental and leasing industries. The top occupation in Somerset County was also in the educational, health and social services fields while the professional, scientific, management administrative and waste management fields employed the second highest percentage of county residents.

EMPLOYED CIVILIAN POPULATION BY INDUSTRY (16 YEARS OF AGE OR OLDER)				
Occupation	Watchung Borough		Somerset County	
	Total	Percent	Total	Percent
Agriculture, forestry, fishing, hunting, and mining	0	0.0%	460	0.3%
Construction	144	5.3%	8,828	5.4%
Manufacturing	208	7.6%	22,386	13.7%
Wholesale trade	83	3.0%	5,563	3.4%
Retail trade	196	7.2%	15,339	9.4%
Transportation and warehousing, and utilities	119	4.4%	6,344	3.9%
Information	65	2.4%	7,517	4.6%
Finance, insurance, real estate, rental and leasing	459	16.8%	19,015	11.6%
Professional, scientific, management, administrative, and waste management services	278	10.2%	23,782	14.5%
Educational, health and social services	985	36.1%	34,826	21.3%
Arts, entertainment, recreation,	107	3.9%	8,991	5.5%
Other services (except public administration)	49	1.8%	5,875	3.6%
Public administration	32	1.2%	4,609	2.8%
<b>Total</b>	<b>2,725</b>		<b>163,535</b>	

Source: US Census Bureau 2010, DP-3 Profile of Selected Economic Characteristics

### Place of Work

The ACS five-year estimates provide statistics on place of work in relation to the state, county and municipality of residence. Of the 2,708 employed persons residing in Watchung Borough in 2016, 253 persons or 9.3 percent were employed in town, leaving 2,455 Watchung residents that worked outside

of the municipality. About 24.8 percent of Watchung's employed residents worked in other Somerset County municipalities.

Despite its proximity to Interstate 78, a prominent access road to New York City, only 10.0 percent of the working population commuted to work in another state. Conversely, given its adjacency to urban centers in other counties, it is no surprise that two-thirds of the population commute to work outside of Somerset County. See the following table for comparison with workers in Somerset County and state-wide.

PLACE OF WORK						
Place of Work	Watchung Borough		Somerset County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Worked within municipality of residence	253	9.3%	11,041	6.5%	501,748	11.9%
Worked outside of municipality but within county of residence	671	24.8%	77,583	45.9%	2,285,096	54.0%
Worked outside county of residence but within the state	1,766	65.2%	78,921	46.7%	1,364,506	32.2%
Worked in state of residence	2,437	90.0%	156,504	92.7%	3,649,602	86.2%
Worked outside state of residence	271	10.0%	12,411	7.3%	583,990	13.8%
Total Employed	2,708		168,915		4,233,592	

Source: 2016 ACS B08007 Place of Work - State and County Level and B08008 Place of Work - Place Level

### Travel Time to Work

The mean commute time among Watchung residents is 34 minutes, with only 12.2 percent of the population having a travel time of less than 10 minutes. This is around two minutes greater than the County and State mean commute time of 31.9 and 31.2 minutes respectively. A lower percentage of Watchung residents work at home (4.4 percent) as compared to the County which had an estimated 5.7% of residents working at home. However, the State as a whole only had 4.1% of residents working from home. See the following table for additional details.

COMMUTE TIME						
Commute Time (in minutes)	Watchung Borough		Somerset County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than 5	56	2.1%	2,662	1.6%	87,695	2.1%
5 to 9	273	10.1%	10,008	5.9%	318,267	7.5%
10 to 14	77	2.8%	17,446	10.3%	483,671	11.4%
15 to 19	404	14.9%	20,738	12.3%	517,038	12.2%
20 to 24	269	9.9%	22,722	13.5%	531,893	12.6%
25 to 29	117	4.3%	10,713	6.3%	248,561	5.9%
30 to 34	339	12.5%	22,230	13.2%	537,521	12.7%
35 to 39	139	5.1%	6,191	3.7%	124,080	2.9%
40 to 44	137	5.1%	7,859	4.7%	192,224	4.5%
45 to 59	275	10.2%	15,598	9.2%	398,113	9.4%
60 to 89	424	15.7%	14,158	8.4%	419,520	9.9%
90 or more	78	2.9%	8,986	5.3%	199,950	4.7%
Did not work at home:	2,588	95.6%	159,311	94.3%	4,058,533	95.9%
Worked at home	120	4.4%	9,604	5.7%	175,059	4.1%
Total:	2,708		168,915		4,233,592	
Mean travel time	34.0		31.9		31.2	

Source: 2016 ACS B08303 Travel Time to Work and S0801 Commuting Characteristics

## X. PROPERTY VALUE CLASSIFICATIONS

The New Jersey Department of Community Affairs, Local Government Services Division collects property tax data for the State. The last published “Property Value Classification” document was in 2017. According to the data, the Borough of Watchung contains 2,217 parcels with a total value of \$1.756 billion. Residential parcels comprise 87.8 percent (1,947) of the parcel count while providing 77.8% of the Borough’s land value. One apartment parcel contributes an additional 2.8 percent of the Borough’s total land value, bringing total residential value over 80 percent of the Borough’s land. The Borough has 167 parcels classified as vacant. However, those parcels only make 1.7 percent of the land value. Interestingly, the Borough’s 90 commercial parcels (4.1 percent) represent 17.5 percent of the land value. See the following table for additional details and a comparison to Somerset County.

PROPERTY VALUE CLASSIFICATIONS (2017)								
Classification	Watchung Borough				Somerset County			
	Parcels		Value (millions)		Parcels		Value (millions)	
Vacant	167	7.5%	\$ 30.7	1.7%	4,606	4.0%	\$ 569.2	1.0%
Residential	1,947	87.8%	\$ 1,365.3	77.8%	102,435	89.6%	\$ 43,596.6	76.6%
Farm Homestead	2	0.1%	\$ 0.3	0.0%	942	0.8%	\$ 1,098.5	1.9%
Farmland	5	0.2%	\$ 0.0	0.0%	1,596	1.4%	\$ 17.5	0.0%
Commercial	90	4.1%	\$ 304.5	17.3%	3,853	3.4%	\$ 7,802.9	13.7%
Industrial	5	0.2%	\$ 6.4	0.4%	680	0.6%	\$ 2,529.6	4.4%
Apartment	1	0.0%	\$ 48.3	2.8%	257	0.2%	\$ 1,324.3	2.3%
<b>Total</b>	<b>2,217</b>		<b>\$ 1,755.6</b>		<b>114,369</b>		<b>\$ 56,938.6</b>	

Source: NJ Department of Community Affairs - Property Value Classifications 2017

Compared to data released in 1999, the Borough has shown significant growth. Over the 18-year period, the Borough gained 85 parcels, likely due to subdivisions, while its land value grew by 93 percent. About 23 percent of vacant parcels were developed as illustrated by 217 vacant parcels in 1999 and only 167 in 2017. Residential development grew by 6.7 percent by adding 123 new parcels while 11 parcels underwent commercial development. Industrial presence decreased in the Borough, going from 10 parcels in 1999 to only 5 in 2017. See the following table for more details.

PROPERTY VALUE CLASSIFICATIONS (1999-2017)						
Classification	Parcels			Value (millions)		
	1999	2017	Percent Change	1999	2017	Percent Change
Vacant	217	167	-23.0%	\$ 53.8	\$ 30.7	-43.0%
Residential	1,824	1,947	6.7%	\$ 734.8	\$1,365.3	85.8%
Farm Homestead	1	2	100.0%	\$ 0.6	\$ 0.3	-44.2%
Farmland	1	5	400.0%	\$ 0.0	\$ 0.0	-22.4%
Commercial	79	90	13.9%	\$ 111.1	\$ 304.5	174.1%
Industrial	10	5	-50.0%	\$ 9.8	\$ 6.4	-34.5%
Apartment	0	1	---	--	\$ 48.3	---
<b>Total</b>	<b>2,132</b>	<b>2,217</b>	<b>4.0%</b>	<b>\$ 910.2</b>	<b>\$1,755.6</b>	<b>92.9%</b>

Source: NJ Department of Community Affairs - Property Value Classifications, 1999 & 2014

## XI. HOUSING PROJECTIONS

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain 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.

The Department of Community Affairs' Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 1999, which can be used to show the Borough's historic development trends.

As shown in the following table, 498 new homes were built between 2000 and 2017. A common trend in the Borough is the demolition of older, smaller homes, which are being replaced by modern, spacious homes. This trend is illustrated by the number of demolitions during the same time period, which was 83. Therefore, the Borough gained a net of 415 new homes during the 17-year period. The residential construction peaked in 2002 and 2003 which was when the Point at Watchung apartment complex located on Route 22 adjacent to Watchung Square Mall was occupied.

Historic Trend of Residential Certificates of Occupancy and Demolition Permits Issued																			
	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	'14	'15	'16	'17	Total
COs Issued	16	21	151	151	13	6	24	15	14	10	5	12	8	10	7	9	10	16	498
Demolitions	1	5	9	6	1	1	0	1	9	3	3	4	3	4	6	2	14	11	83
Net Development	15	16	142	145	12	5	24	14	5	7	2	8	5	6	1	7	-4	5	415

Source: "New Jersey Construction Reporter" - New Jersey Department of Community Affairs.

## XII. CAPACITY FOR FUTURE DEVELOPMENT

### Zoning Analysis

The Borough anticipates that development will be limited in the future because of limited remaining vacant land available. The only exception is the proposed Bonnie Burn Road redevelopment area which is being planned for 230 apartments including 46 affordable units. This redevelopment area is planned to meet the Borough's affordable housing obligation. As a built-out community, Watchung's zoning is primarily a derivative of existing development patterns. With limited vacant land for new construction, it is expected that construction will be through private commercial or mixed use redevelopment or residential tear-downs. The current development patterns are expected to continue with higher density commercial along Route 22 corridor, mixed use development within the Somerset Street/Watchung Avenue triangle and low-density single-family residential development within most of the Borough. The affordable housing developments of the Point at Watchung, Villa Dominico and the planned Bonnie Burn Road Redevelopment Area are the exceptions to this pattern.

## XIII. AVAILABILITY OF PUBLIC WATER AND SEWER INFRASTRUCTURE

As documented by the Borough Engineer, approximately 80 percent of the Borough is currently serviced by public sewer, which is treated by the Middlesex County Utilities Authority. A limited section of the

Borough is sewerage through the Berkeley Township Wastewater Treatment Plant in Union County. The remainder of the Borough is on septic systems. It is anticipated that the Borough will be fully sewerage within the next 8 to 10 years.

The Borough is also within the New Jersey American Water Company franchise area, which provides water to the Borough.

#### ***XIV. CONSTRAINTS ON DEVELOPMENT***

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The primary constraint on development in Watchung is the lack of vacant land. The majority of the remaining vacant lands are encumbered with environmental features, such as wetlands or steep slopes, rendering them unbuildable.

#### ***XV. STATE DEVELOPMENT AND REDEVELOPMENT PLAN***

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According to COAH regulations (N.J.A.C. 5:97-3.13.b.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." The Borough is within the PA2 Suburban Planning Area. The properties addressing the Borough's housing obligation are located within PA2 and therefore meet these requirements.

## FAIR SHARE PLAN

### ***XVI. REQUIRED CONTENTS OF FAIR SHARE PLAN***

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligations;
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its Housing Element, a municipality may provide for its fair share of low- and moderate-income housing by means of any mechanism or combination thereof which provide a realistic opportunity to enable a fair share of affordable housing.

The following mechanisms address the Borough's fair share obligation.

Regarding the Borough's Prior Round (1987-1999) obligation, the following completed mechanisms are:

- Continuation of the Watchung Affordable Housing Rehabilitation Program
- Existing Life Skills Resource Center Group Home (on Johnson Drive Extension) in operation
- Existing inclusionary housing developments completed:
  - Point at Watchung (aka Avalon at Watchung, Kings Crossing, Crystal Ridge Club) family rental apartments
  - Villa Dominico age-restricted housing complex
- Philipsburg Regional Contribution Agreement (RCA) payment as completed
- Continuation of the Watchung Accessory Apartment Program, as modified
- Borough's acquisition of a 30 year deed restriction for TomTom Realty moderate income affordable rental apartments completed

The following planned mechanisms address the both the remaining Prior Round and Third Round (1999-2025) obligation:

- Bonnie Burn Road Redevelopment Plan for an inclusionary family rental apartment development
- Brandywine at Mountain Ridge agreement to provide Medicaid eligible beds
- Watchung Associates LLC affordable family rental apartments as part of a zoning use variance application

The following mechanisms will address the Borough's Unmet Need:

- Adoption of the Route 22 Affordable Housing Overlay Zone
- Adoption of the Somerset Street/Watchung Avenue Triangle Overlay Zone
- Adoption of a Mandatory Affordable Housing Set-Aside Ordinance

The Watchung Borough Fair Share Plan describes these mechanisms.



## ***XVII. FAIR SHARE OBLIGATION***

### ***Regional Income Limits***

Dwelling units are affordable to low and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. COAH rules provide income limits based upon the median gross household income of the COAH housing region in which the household is located. A moderate-income household is one with a gross household income equal to or more than 50 percent, but less than 80 percent, of the median gross regional household income. A low-income household is one with a gross household income equal to 50 percent or less of the median gross regional household income. A very low-income household is one with a gross household income equal to 30 percent or less of the median gross household income. Watchung Borough is located in COAH Region 3.

COAH last published income limits in 2014. In response to COAH's inaction, the Affordable Housing Professionals of New Jersey worked with FSHC to recreate the limits and update them to 2017 and 2018. The FSHC Settlement Agreement and the Court Order on Fairness include a mechanism to update the regional income limits affecting the Borough. On October 11, 2018, the Court authorized the methodology to prepare updated the regional income limits. The 2017 regional income limits for Region 3, which includes Somerset County, show that two-person households could make up to \$67,465 and be considered a moderate-income household or make up to \$42,160 and be considered a low-income household. See the table below for greater detail.

<b>2017 REGIONAL INCOME LIMITS FOR REGION 3</b>				
<b>Income</b>	<b>Household Size</b>			
	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>
Median	\$73,780	\$84,320	\$94,860	\$105,400
Moderate	\$59,024	\$67,456	\$75,888	\$84,320
Low	\$36,890	\$42,160	\$47,430	\$52,700
Very Low	\$22,134	\$25,296	\$28,458	\$31,620

Source: [http://ahpnj.org/member\\_docs/Income\\_Limits\\_2017\\_08-04-17.pdf](http://ahpnj.org/member_docs/Income_Limits_2017_08-04-17.pdf)

### ***COAH Requirements***

There are specific requirements on unit size distribution, affordable unit sales price and rental costs, and bedroom mix, among other regulations, which are provided in N.J.A.C.5:80-26.1 et. seq. or any successive regulation. In each affordable development, at least 50 percent of the restricted units within each bedroom distribution must be low income and the remainder moderate income. For affordable developments that are not age-restricted, not more than 20 percent of the units may be one-bedroom units, at least 30 percent shall be two-bedroom units, and at least 20 percent shall be three-bedroom

units. Age-restricted affordable units can provide a modified bedroom distribution. A minimum of 13 percent of the units must be available to very low-income families.

In accordance with the FSHC Settlement Agreement, the following standards will be met:

- Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
- At least half of the units addressing the Third Round Prospective Need shall be affordable to low-income households with the remainder affordable to moderate-income households.
- At least 25% of the Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families.
- At least half of the units addressing the Third Round Prospective Need obligation total must be available to families.
- There is also an age-restricted affordable unit cap of 25%.
- Thirteen percent of all referenced affordable units, except those units that were constructed or granted preliminary of final site plan approval prior to July 1, 2008 shall be very low-income units, with 50% of these units being made available to families.

The monthly cost of owner-occupied units, which includes mortgage (principal and interest), taxes, insurance and homeowner or condominium association fees, may not exceed 28 percent of gross monthly household income. In addition, moderate-income sales units must be available for at least three different prices and low-income sales units available for at least two different prices for each bedroom type.

Under COAH regulations, rents may not exceed 30 percent of the eligible monthly income of the appropriate household size. There must be rents established for each bedroom type having both low and moderate-income units provided that 13 percent must be affordable to families earning no more than 30 percent of median income and the average rents must not exceed 52 percent of the median household income of the region.

### ***XVIII. WATCHUNG'S AFFORDABLE HOUSING OBLIGATION***

Watchung's Fair Share Plan describes the projects, strategies and funding sources with which the Borough proposes to address its affordable housing obligation. This affordable housing obligation consists of four parts:

- Present Need or Rehabilitation Obligation
- Prior Round Obligation (1987-1999)
- Gap Period and Third Round Obligation (1999-2025)
- Unmet Need (1987-2025)

### ***XIX. PRESENT NEED OR REHABILITATION SHARE OBLIGATION – 4 UNITS***

The Opinion issued by the Supreme Court of New Jersey on March 10, 2015 (the Mount Laurel IV Opinion) directs that the Prior Round methodology be used to calculate municipal Present Need.

This methodology was utilized by David N. Kinsey, PhD, FAICP, P.P. in his July 22, 2016 report “New Jersey Fair Share Housing Obligations for 1999-2025 (Third Round) under Mount Laurel IV”, prepared on behalf of the FSHC, to calculate the Present Need.

The rehabilitation share (present need) number is calculated by utilizing 2015 U.S. Census reported characteristics, including over-crowded units, older housing units built before 1960, and units with incomplete plumbing facilities and incomplete kitchen facilities.

The unadjusted rehabilitation obligation number had been set at 30 units was confirmed in the 2018 FSHC Settlement Agreement. However, the Borough obligation has been reduced to four units in need of rehabilitation, based upon a Borough-wide Exterior Building Survey performed by the Borough’s Construction Official in 2015. In accordance with the FSHC Settlement Agreement, the reduced rehabilitation number of four units was agreed to.

In 2009, The Borough reinstated its Housing Rehabilitation Program that was implemented as part of the Borough’s First and Second Round plans to meet their obligation. This Housing Rehabilitation Program has continued and will continue into the future to address the Borough’s four unit rehabilitation obligation.

In 2013, one housing unit had undergone rehabilitation in accordance with the COAH rules under this program. However, this unit does not count towards the current four unit obligation since it was rehabilitated prior to 2015.

In September 2015, the Borough Construction Official conducted an Exterior Conditions Survey to locate properties suitable for rehabilitation. This survey resulted in 4 units that are possibly suitable for rehabilitation; however, it is not known whether these particular units will comply with household income restrictions to participate in the program. (The 2015 Exterior Conditions Survey is provided in the Appendix.)

N.J.A.C. 5:93-5.2(g) and (h) requires a minimum of \$8,000 for rehabilitation work (not including \$2,000 in administration fees) to be spent per unit and a six-year control on affordability for owner-occupied units.<sup>2</sup> Rental units are required to have ten-year controls on affordability. In addition, a major system<sup>3</sup> must be repaired in order for a home to qualify as a credit. The current Spending Plan has included \$100,000 to rehabilitated four qualified units.

## ***XX. PRIOR (SECOND) ROUND OBLIGATION (1987-1999) – 169 UNITS***

The March 10, 2015 Supreme Court Order directed municipalities to use the Prior Round Obligation that COAH established in 1993. Watchung’s unadjusted 1987 to 1999 obligation, published in 1993, was a Pre-Credited need of 206 units. COAH certified the Borough’s Prior Round Plan on July 1, 1998. which included a reduced 169 unit obligation. COAH approved a Vacant Land Adjustment (“VLA”) for the

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<sup>2</sup> The rules specifically require a minimum of \$2,000 per unit to be spent on administration and \$8,000 per unit to be spent on the rehabilitation activity, which totals at least \$10,000.

<sup>3</sup> A major system is defined by N.J.A.C. 5:93-5.2(b) as weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems) and/or a load bearing structural system.

Borough, reducing the Prior Round obligation from 206 to 169 affordable units. COAH's revised rules state that a vacant land adjustment that was granted shall continue to be valid provided the municipality has implemented all of the terms of substantive certification or judgment of compliance. If the municipality has failed to implement the terms of the substantive certification or judgment of compliance, COAH may reevaluate the vacant land adjustment.

Watchung has implemented a majority of the terms of the Prior Round substantive certification, except that the Ness property along Mountain Boulevard, zoned for age-restricted housing, was subsequently acquired by the Borough for open space and recreation and is no longer an option as an affordable housing site. This site was slated to accommodate 18 age-restricted affordable units towards the Prior Round obligation. Currently other affordable housing options have been used to address the remaining 18-unit obligation.

This HEFSP has updated the Borough's Prior Round compliance credits based upon current data. Under the COAH rules<sup>4</sup> the Borough has a minimum 43 unit rental obligation, a maximum 43 unit credit rental bonus, and a maximum 28 unit age-restricted housing requirement.<sup>5</sup>

The following section describes the existing and proposed affordable housing credits considered to meet the Borough's Prior Round obligation. The Affordable Housing Sites Map and Affordable Housing Sites Table follows. Further documentation on each affordable housing mechanism is located in the Appendix II.

### Existing Credits

**Life Skills Resource Center**, (Block 5002, Lot 4), 166 Johnston Drive Extension.

This is an existing group home for developmentally disabled persons and provides three bedrooms occupied by low-income residents. Under the COAH regulations, supportive and special needs housing qualify for affordable housing credits based on bedrooms. This home qualifies for 3 affordable housing credits for Watchung.

**Lakeside Villas at Watchung (a.k.a. Villa Dominico) Age-Restricted Apartments** (Block 4001, Lot4), Schmidt Circle.

The Lakeside Villas at Watchung (a.k.a. Villa Dominico) age-restricted development, located on Schmidt Circle off of Stirling Road, is approved for 42 age-restricted housing units, including 8 affordable. The affordable units have been constructed and sold to eligible low- and moderate-income households.

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<sup>4</sup> N.J.A.C. 5:93-5-15

<sup>5</sup> Minimum rental obligation: = 25% (RDP) =  $0.25 \times 169 = 43$  units minimum rental obligation

Maximum age-restricted units: = 25% (RDP -Total RCAs); =  $25\% (169 - 57) = 112 \times 0.25 = 28$  maximum age-restricted units

Maximum rental bonus: = 1 unit for each rental unit not to exceed the minimum rental obligation; = 43 units maximum rental bonus

**The Point at Watchung** (Block 5601, Lot 2.01) Westbound Route 22, Crystal Ridge Drive.

The Point at Watchung (a.k.a. Avalon at Watchung, Kings Crossing and Crystal Ridge Club) apartment complex, located off Route 22 and East Drive, was included in the COAH certified Second Round Housing Plan for Watchung. The site was originally planned to produce 40 for-sale and 20 rental family units; however, in 2000, COAH granted an amendment that changed the yield on this site to 40 family rental units with 40 rental bonus credits.

**Phillipsburg Regional Contribution Agreement**

As part of the Prior Round, Watchung entered into a Regional Contribution Agreement (“RCA”) with the Town of Phillipsburg, Warren County to transfer 57 units. In exchange for rehabilitating or constructing these 57 affordable units, Phillipsburg received a total of \$1,098,108 from the Borough of Watchung.

**Tom Tom Realty, Inc.** (Block 4701, Lot301), 495 Somerset Street.

The Borough entered into an Agreement with TomTom Realty Inc. to deed restrict three residential apartments to moderate income affordable residential rental units. These recently constructed apartments are located within a mixed-use project consisting of 2,000 sq. ft. commercial space and three apartments. On July 20, 2017, a deed restriction was recorded and provides the Borough with thirty (30) year deed restricted property rights to each of the three-moderate income rental affordable units. These three units will be subject to all Uniform Housing Affordability Control regulations.

**Proposed Credits**

**Accessory Apartment Program**

The Watchung Accessory Apartment Program is currently on-going, and it will continue to be implemented and funded to address the 10 accessory apartments which are credited to the Borough’s Prior Round Obligation. The Borough adopted an Accessory Apartment Ordinance in 1998 with an amendment adopted in 2006. The FSHC settlement Agreement required that the Borough amend this regulation to facilitate easier administration review of accessory apartment applications. On December 6, 2018, the Borough adopted Ordinance #OR:18/17 which amended the existing accessory apartment regulations to provide for administrative approval of low- and moderate-income accessory apartments instead of requiring conditional use approval. The Borough has sufficient funds in its housing trust fund to subsidize these 10 units. Units will be rented to low- and moderate-income households. The Borough will utilize development fees collected to fund the program. As detailed in the Spending Plan, up to \$30,000 per accessory apartment or a total of \$300,000 has been allocated for accessory apartments. Affordability assistance funds may also be utilized to reduce costs for affordable households renting these apartments.

**Bonnie Burn Road Redevelopment Area** (Block 7402, Lots 19.01 & 19.02, Block 7403, Lots 5 & 10) 291 Bonnie Burn Road.

On December 6, 2018, the Borough Council executed Ordinance #OR18/20 adopting a Redevelopment Plan for a non-condemnation area in need of redevelopment. This Redevelopment Plan provides for the Bonnie Burn Road site to be developed as an inclusionary multi-family housing development of a maximum of two hundred and thirty (230) rental apartments including forty-six (46) very low-, low- and moderate-income, non-age restricted affordable family rental units and one hundred eighty-four (184) market-rate units. Five planned affordable family rental apartments are included to meet the Borough's Prior Round obligation. The remaining 41 affordable family rental apartments will be used to address the Borough's Third Round obligation.

### **Rental Bonus Credits**

Watchung is entitled to 43 rental bonus credits based upon N.J.A.C. 5:93-5.15 (a) which states that "for a municipality that receives an adjustment pursuant to N.J.A.C. 5:93-4.2, the rental obligation shall equal 25% of the RDP. A total of 51 new construction rental apartments are planned for the Third Round. This exceeds the minimum rental housing requirement to obtain rental bonus credit.

### **Unmet Need**

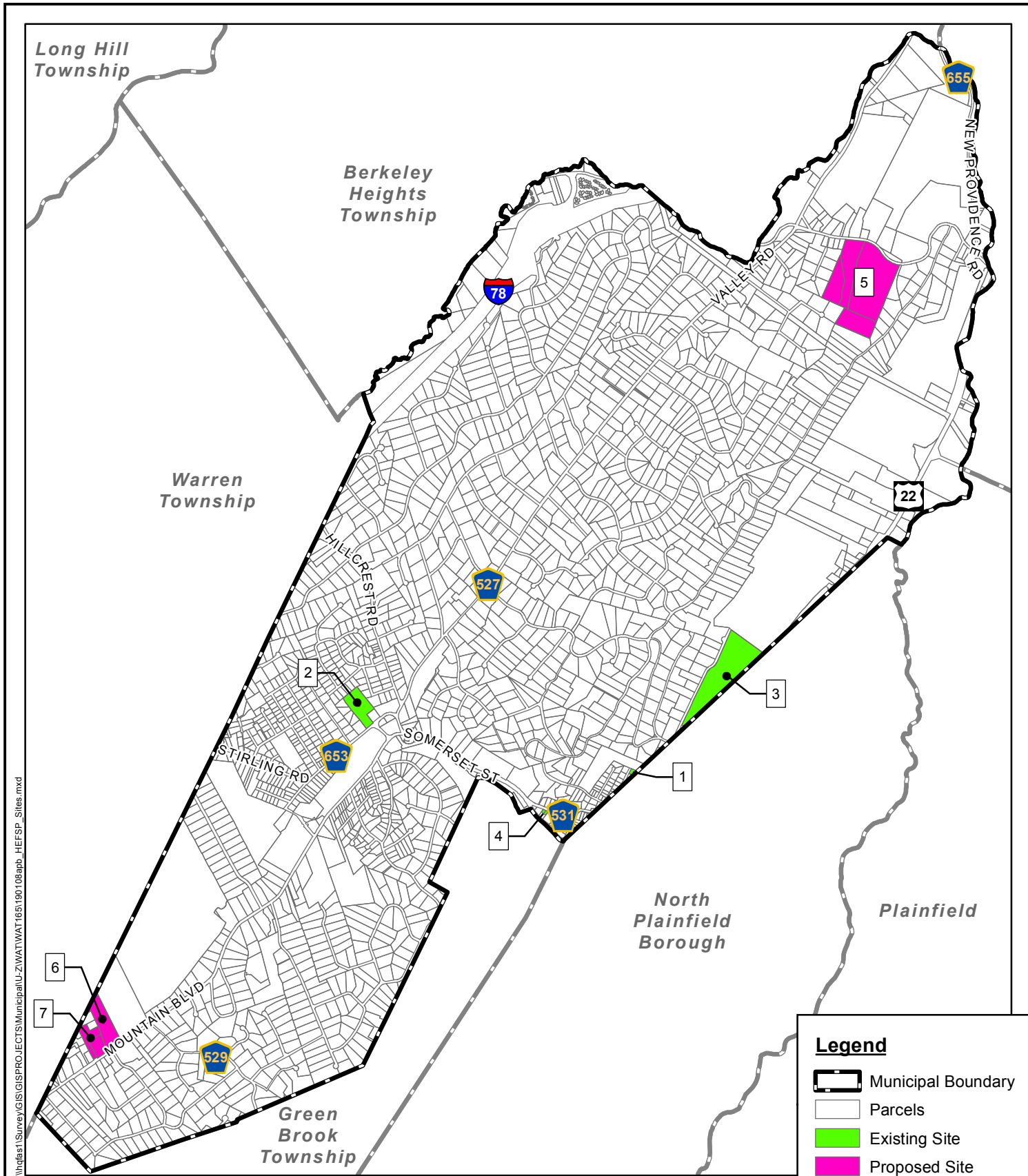
Unmet Need is the difference between the actual unadjusted obligation and the RDP. The Prior Round Unmet Need is 37 units. The approach to address Unmet Need is discussed in the Third Round obligation section.

### **Prior Round Obligation Summary**

As shown in the following table, Watchung has a total of 69 affordable units constructed or planned, 57 RCA units and 43 rental bonus credits to address its Prior Round obligation. With the exception of the five rental family units to be built as part of the Bonnie Burn Road Redevelopment Area plan and the 10 accessory apartments planned through the Borough's continuing Accessory Apartment Program, 154 units out of the 169 unit obligation are already built or credited.

Prior Round Obligation Credits	
<b>Prior Cycle Obligation (1987 -1999)</b>	<b>206</b>
<b>Realistic Development Potential (RDP)</b>	<b>169</b>
Life Skills Resource Center Group Home	3
Lakeside Villas at Watchung (a.k.a. Villa Dominico) Age-Restricted Apartments	8
Regional Contribution Agreement to Phillipsburg	57
The Point at Watchung (a.k.a. Kings Crossing/Crystal Ridge/Avalon at Watchung) Rental Family Apartments	40
TomTom Realty (Berlant/ Somerset Street) Rental Family Apartments	3
Accessory Apartment Program	10
Bonnie Burn Road Redevelopment Area Family Rental Apartments	5
Rental Bonus	43
<b>TOTAL</b>	<b>169</b>
<b>BALANCE</b>	<b>0</b>
<b>UNMET NEED (1987-1999)</b>	<b>37</b>





## Affordable Housing Sites

Borough of Watchung  
Somerset County, New Jersey



January 2019

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### Affordable Housing Sites Listed on Map

Map ID Number	Type	Name	Block(s)	Lot(s)	Address
1	Existing	Life Skills Resource Center	5002	4	166 Johnston Drive Extension
2	Existing	Lakeside Villas at Watchung (aka Villa Dominico) Age Restricted Apartments	4001	4	Schmidt Circle
3	Existing	The Point at Watchung	5601	2.01	Route 22 West/Crystal Ridge Drive
4	Existing	TomTom Realty, Inc.	4701	3.01	495 Somerset Street
5	Proposed	Bonnie Burn Road Redevelopment Area	7402 7403	19.01 & 19.02 5 & 10	291 Bonnie Burn Road
6	Proposed	Brandywine at Mountain Ridge	301	30	676-680 Mountain Boulevard
7	Proposed	Watchung Associates, LLC	301	31 & 32.01	708 Mountain Boulevard

## ***XXI. THIRD ROUND OBLIGATION (1999-2025)***

The Borough has a Third Round obligation of 396 units (per Kinsey Report, as adjusted through the FSHC Settlement Agreement to an obligation of 53 units. The entire Third Round (1999-2025) Obligation, includes the Gap Period Present Need, which is the measure of households formed from 1999 to 2015 that need affordable housing, that was recognized by the Supreme Court in the re: Declaratory Judgement Actions Filed by Various Municipalities, 227 N.J. 508 (2017).

### ***Vacant Land Inventory Determines RDP***

In April 2018, an updated Vacant Land Inventory ('VLI') was performed per the requirements of N.J.A.C. 5:93-4.2 to establish the current RDP for Watchung's Third Round obligation. The VLI determined that only 9 properties in Watchung are vacant and contain the 0.83 acres or more of developable land that is considered the minimum requirement for developing affordable housing. These parcels generate a RDP of 53 affordable units. (See Appendix for the April 2018 VLI.)

This RDP will be satisfied as described below. Further documentation is included in the Appendix II.

### ***Proposed Credits***

**Brandywine at Mountain Ridge** (Block 301, Lot 30), 676-680 Mountain Boulevard.

Brandywine at Mountain Ridge is an established assisted living facility. Brandywine representatives have stated that there is an average of 2 Medicaid beds occupied at their facility at all times. The Borough is working with Brandywine representatives to document that Brandywine will annually certify to the Borough that a minimum occupancy of two Medicaid beds occurred at this facility. This documentation will be structured over a 30 year period, similar to other affordable housing credits. This agreement will be amended to the HEFSP, when it is finalized.

**Watchung Associates, LLC.** (Block 301, Lot 31 & 32.01), 708 Mountain Blvd.

In November 2017, this 3.4-acre split-zone property received Watchung Zoning Board of Adjustment approval to construct 21 non-age restricted townhomes together with 4 affordable family rental apartment units (Resolution BA17-R6). These affordable units consisting of 1 one-bedroom, 2 two-bedroom and 1 three-bedroom units, will be marketed consistent with State Uniform Housing Affordability Controls. This development is currently under construction.

**Bonnie Burn Road Redevelopment Area** (Block 7402, Lots 19.01 & 19.02, Block 7403, Lots 5 & 10) 291 Bonnie Burn Road.

This development is described in the Prior Round section of this report. Bonnie Burn Road Redevelopment Area plan proposes 46 affordable family rental units. Five affordable family rental units

are included in the Prior Round credits. The remaining 41 affordable family rental units will be used to address the Borough's Third Round obligation.

### **Rental Bonus Credit**

The rental bonus is based on 25% of the RDP or 14 units rental bonus credit. As shown in the following table, there are 45 proposed new construction family rental units, which exceeds the required 14 unit rental bonus credit.

### **Third Round Obligation Summary**

As shown in the following table, the Watchung Third Round RDP obligation of 53 units is exceeded by eight units. These 61 credits include 4 family rental units in the Watchung Associates development, which is under construction, 41 affordable family rental units in the planned Bonnie Burn Road Redevelopment area, 2 Medicaid beds at the Brandywine at Mountain Ridge Assisted Living Complex, and 14 rental bonus credits. The Unmet Need for the Third Round is 335 units.

<b>Proposed Credits/Bonuses/Adjustments that Address the Third Round Obligation</b>	
<b>Non-adjusted Third Round Obligation</b>	<b>396</b>
<b>Realistic Development Potential (RDP)</b>	<b>53</b>
Brandywine at Mountain Ridge Assisted Living Medicaid Bed	2
Watchung Associates, LLC Family Rental Apartments	4
Bonnie Burn Road Redevelopment Area Family Rental Apartments	41
Rental Bonus	14
<b>TOTAL</b>	<b>61</b>
<b>Surplus Credits to Address Future Obligations</b>	<b>8</b>
<b>Unmet Need</b>	<b>335</b>

### **Third Round Obligation Requirements**

There are certain minimum and maximum affordable housing credit obligation requirements agreed to with the FSHC Settlement Agreement. These credit obligation requirements are detailed below for the

53-unit RDP. The minimum affordable housing credit obligation requirements will be met or exceeded with the proposed mechanisms. The maximum requirements have not been exceeded.

**Minimum Family Unit Requirement** - 50 percent (RDP) =  $0.50 \times 53 = 27$  units; requirement exceeded with 45 units.

**Minimum Rental Requirement** -25 percent (RDP) =  $0.25 \times 53 = 14$  units; requirement exceeded with 45 units.

**Maximum Age-Restricted Requirement** - 25 percent (RDP) =  $0.25 \times 53 = 14$  units; requirement not exceeded with 2 Medicaid beds planned.

**Maximum Age-Restricted Rental Requirement** - 12.5 percent (RDP) =  $0.125 \times 53 = 14$  units; requirement not exceeded with 2 Medicaid beds planned.

**Maximum Rental Bonus Credits** - 25 percent (RDP) =  $0.25 \times 53 = 14$  credits provided.

## **XXII. UNMET NEED**

**Prior Round Unmet Need Obligation – 37 units**

**Third Round Unmet Need Obligation - 335 units**

**Total Unmet Need - 372 units**

Unmet need is the difference between the prior round affordable housing obligation and the RDP as determined pursuant to N.J.A.C. 5:93-4.2. As part of its Second Round substantive certification, COAH approved a Vacant Land Adjustment, reducing the Prior Round obligation from 206 affordable units to RDP of 169 affordable units. This difference generates an Unmet Need of 37 affordable units which address the remainder of the Prior Round obligation.

As part of the Third Round plan, the FSHC Settlement Agreement approved a VLI, reducing the Third Round obligation from 396 affordable units to a RDP of 53 affordable units. The RDP of 53 **plus the surplus credits of 8 units**, subtracted from the Third Round obligation of 396 units, result in an Unmet Need of 335 units.

This total Unmet Need of 372 units will be addressed through the following mechanisms:

- Mandatory Affordable Housing Set- Aside Ordinance
- Route 22 Affordable Housing Overlay District
- Somerset Street/Watchung Avenue Affordable Housing Overlay Zone

These mechanisms to address Unmet Need are described below:

### **Mandatory Affordable Housing Set-Aside Ordinance**

On December 6, 2018, the Watchung Borough Council adopted Ordinance #OR:18/19 to establish Mandatory Affordable Housing Set-Aside requirement.

This is a mandatory affordable housing set-aside zoning requirement in accordance with the FSHC Settlement Agreement and the Court Order on Fairness. The ordinance requires that all residential

development of 5 or more units that occurs at a density above 6 units per acre arising as a result of a density or use variance or rezoning or approval of a redevelopment or rehabilitation plan shall be required to provide a minimum affordable housing set-aside of 20%, except that the minimum set-aside shall be 15% where affordable rental units are provided. This ordinance excludes sites that are already subject to affordable housing set-aside requirements. (See the Appendix for Ordinance No: #OR:18/19.)

### **Route 22 Affordable Housing Overlay Zone**

On December 6, 2018, the Watchung Borough Council adopted Ordinance #OR:18-18 entitled “Land Development Regulations of the Borough of Watchung” to establish the Route 22 Affordable Housing Overlay District. The Route 22 Affordable Housing Overlay District provides an opportunity to address Unmet Need. The Overlay District encompasses the 5-acre Liccardi Ford Tract (Block 64.02, Lot 3) and a 13.7-acre portion of the Mount Saint Mary’s Academy Tract (Block 64.02, Lot 5) along the northerly side of US Route 22, encompassing 18.7 acres of land.

The purpose of the Route 22 Affordable Housing Overlay District is to create a realistic opportunity for the creation of low and moderate-income housing as land becomes available for development or redevelopment. The underlying H-D Highway Development and R-R Rural Single-Family Residential zoning will remain in effect. Multifamily residential development requiring a percentage of low- and moderate-income housing units is now a Principal Permitted Use, subject to a number of conditions.

In order to present a financial incentive for inclusionary zoning, for-sale multifamily development permits a maximum gross density of 14 units per acre with a minimum of 20% of these units being affordable to low- and moderate-income households, and at least 13% of the affordable units available for very low-income households.

An additional rental bonus and reduced set-aside is needed to incentivize rental units. Rental multifamily development would permit a maximum gross density of 18 units per acre with a minimum of 15% of these units being affordable to low- and moderate-income households of which 13% are affordable to very low-income households. (See Appendix for Ordinance #OR:18/18.)

### **Somerset Street/Watchung Triangle Affordable Housing Overlay District**

A draft Ordinance has been prepared to establish the Somerset Street/Watchung Avenue Affordable Housing Overlay District. This overlay district will encompass the “Triangle” area bounded by Watchung Avenue, Somerset Street and Johnston Drive. This district permits mixed-use development as a principal permitted use consisting of first floor commercial uses and residential units on the second and third floors only permitted in conjunction with affordable housing. Residential use is permitted at a density of 6 units/acre for for-sale units and 10 units/acre for rental units; with a minimum affordable housing set-aside of 20% where the affordable for sale-units are provided and a minimum of 15% where affordable rental units are provided. (See the Appendix for Draft Ordinance No: OR # 19/\_\_. )

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### ***XXIII. DEVELOPMENT FEES***

Watchung will continue to collect residential and non-residential development fees as permitted by the Statewide Non-Residential Fee Act and N.J.A.C. 5:93-8.10- 8.18. The Borough's Development Fee ordinance was adopted on June 23, 2005 under Ordinance No. OR:09/01 and amended on June 19, 2014 by Ord. No. 14/12.

The development fee trust funds will be utilized to satisfy the Borough's obligations, to provide affordability assistance, pay for administrative costs as permitted by law to utilize funds to rehabilitate affordable housing, build accessory apartments and other programs described in the Borough's Spending Plan.

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### ***XXIV. SPENDING PLAN***

The Borough has prepared a Spending Plan to address its planned disbursement of funds committed through the Borough's adopted Development Fee Ordinance and included in its Housing Trust Fund. The Spending Plan has estimated 4 units to be rehabilitated over the next seven years. An average of \$25,000 has been set for each rehabilitated home or up to \$100,000. Regarding the Accessory Affordable Housing Program, the Spending Plan has set \$30,000 per apartment or \$300,000 total for the 10 accessory apartments identified in the HEFSP.

The Borough will also establish an Affordability Assistance Program including various mechanisms to assist very low-, low- and moderate-income families with their housing costs. This will include both rental and owner-occupied housing unit assistance. The Spending Plan is located in the Appendix.

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### ***XXV. IMPLEMENTATION SCHEDULE***

The estimated implementation schedule for the affordable housing mechanisms that are proposed within the Watchung Fair Share Plan to address the Borough's Prior Round and Third Round affordable housing obligation follows. The Borough's Housing Rehabilitation Program will continue as an on-going mechanism to address the Borough's present need obligation. The Accessory Apartment Program, as amended, will be continued to address the 10 apartments obligation, to address the Borough's Prior Round obligation.

Watchung Associates LLC has been approved by the Zoning Board of Adjustment. As of January 2019, building permits have been issued for this development.

The Bonnie Burn Road Redevelopment Area Plan has been approved by the Borough and will be an on-going effort over a number of years. The BNE Real Estate Group has already been selected as the approved Redeveloper for this inclusionary housing development.

ESTIMATED IMPLEMENTATION SCHEDULE							
	2019	2020	2021	2022	2023	2024	2025
<b>Rehabilitated Housing Program</b>							
<b>Accessory Apartment Program</b>							
<b>Affordability Assistance Program</b>							
<b>Watchung Associates LLC Apartments</b>							
<b>Bonnie Burn Road (BNE) Development</b>							
Obtain amendment to WMP							
Obtain Pilot from Borough							
Prepare site plan application							
Planning Board review of site plan							
Planning Board site plan approval							
Construction and occupancy of development							

**XXVI. APPENDIX I**

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June 7, 2018 Settlement Agreement between Borough of Watchung and Fair Share Housing Center

September 29, 2018 Order on Fairness and Preliminary Compliance Hearing, Superior Court of New Jersey, Law Division, Somerset County Docket No. SOM-L-902-15 (Mount Laurel)

Borough of Watchung Affordable Housing Trust Fund Spending Plan

April 2018 Vacant Land Inventory

Planning Board Resolution Adopting Housing Element and Fair Share Plan

Borough Council Resolution Endorsing HEFSP and Transmitting to Superior Court

Borough Council Resolution Endorsing to Spending Plan

Borough Council Resolution Designating Municipal Liaison

Borough Council Resolution Designating Municipal Administrative Agent

Borough Council Ordinance # OR18/17 Amending Accessory Apartment Regulations

Borough Council Ordinance # OR18/18 Approving the Route 22 Affordable Housing Overlay District

Borough Council Ordinance # OR18/19 Approving the Mandatory Affordable Housing Set-aside Ordinance

Borough Council Ordinance # OR18/20 Approving the Bonnie Burn Road Redevelopment Area Ordinance

Borough Council Resolution Designating BNE Real Estate Group at the Developer of Bonnie Burn Road Redevelopment Area

Borough Council Ordinance # OR\_\_\_\_\_ Amending Affordable Housing Ordinance

Borough Ordinance # OR\_\_\_\_\_ Approving Somerset Street/Watchung Avenue Affordable Housing Overlay District

Borough Ordinance #OR\_\_\_\_\_ Repealing O-C Office Business/conference Center Overlay District

Letter from Borough Engineer Regarding Water and Sewer Capacity

2015 Watchung Construction Official Exterior Building Survey



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**XXVII. APPENDIX II**

*(Appendix II provided under a separate cover; copies may be requested from the Borough Clerk.)*

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Housing Rehabilitation Program Manual

Accessory Apartment Program Manual

Life Skills Resource Center Group Home Documentation

Point at Watchung (Crystal Ridge) Documentation

Lakeside Villas at Watchung Documentation

Regional Contribution Agreement to Phillipsburg

Tom Tom Realty Inc. Documentation

Brandywine at Mountain Ridge Documentation

Watchung Associates LLC. Documentation

Master Plan Reexamination Report is available on the Borough of Watchung website

Current Zoning Ordinance and Zoning Map is available on the Borough of Watchung webpage