BOROUGH OF WATCHUNG

April 30, 2018

Re: Affordable Housing Update

The Mayor and Borough Council will have a presentation made at the May 3, 2018 regular meeting to go over how the Borough is complying with the New Jersey State Supreme Court constitutional mandate to provide for its appropriate share of moderate and low-income housing in accordance with the Court Mt. Laurel decisions.

The compliance plan will be discussed and made available to the public. The Borough has been in litigation in Somerset County Court for close to three (3) years since the State Supreme Court concluded that COAH (Council on Affordable Housing) was not performing its function and in 2015 transferred administration of affordable housing to the judiciary. Compliance details will be reviewed and discussed. The Borough Affordable Housing Committee has been working diligently in respect to this litigation and the subject has been discussed in executive (closed) session with the Mayor and Council many times over the past several years alone because of the highly sensitive nature of this litigation.

All municipalities in New Jersey face this constitutional mandate from the highest court in the State of New Jersey. The Borough has immunity from affordable housing (Mt. Laurel) builders remedy lawsuits until June 30, 2018.

The regular Borough Council meeting begins at 7:30 p.m. and is held in the Council Chambers, 2nd Floor,15 Mountain Boulevard, Watchung.

Comments and questions will be addressed after the presentation is made by some members of the Borough Affordable Housing team.

DEVELOPMENT PROGRAM:

TOTAL TRACT AREA	41.03 ACRES
TOTAL DWELLING UNITS	230 DU
RESIDENTIAL DENSITY	5.9 DU/ACRE
AMENITY CLUBHOUSE	7,500 SF
PROPOSED MAX. BUILDING HEIGHT -(4) 3/4-STORY BUILDINGS -(3) 2/3-STORY BUILDINGS -(1) 1-STORY CLUBHOUSE	45' MAX
TOTAL PARKING REQUIRED (R.S.I.S. STANDARDS: 1.9 SP/DU)	440 SP
TOTAL PARKING PROVIDED	464 SP
-IN-BUILDING GARAGE:	122 SP
-DRIVEWAY:	122 SP
-SURFACE PARKING:	220 SP
RECREATION / CLUB PARKING:	16 SP

NOTE: PRELIMINARY DESIGN BASED ON SCALED PDF OF ENGINEERING SURVEY. EXACT PROPERTY LINE / SETBACK CONDITIONS MAY VARY.

CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0"

CONCEPTUAL SITE PLAN

DATE: 10/16/2017

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BOROUGH OF WATCHUNG, SOMERSET COUNTY, NJ

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1/16" = 1'

CONCEPT ELEVATION

DATE: 09/07/2017

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