Borough of Watchung
Proposed Housing Element
and Fair Share Plan

May 17, 2018
Presented by:
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Housing Planner
HOUSING PLAN OVERVIEW

- Present Need
- Prior Round Need (1987 - 1999)
- Third Round Need (1999 - 2025)
- Unmet Need
- Next Steps
Present Need

- Calculation of deficient housing in Borough and % of region – 30 units
- 2015 Exterior Building Survey conducted - 4 deficient units
- Municipal Rehabilitation Program funded and implemented
<table>
<thead>
<tr>
<th>Proposed Credits/Bonuses/Adjustments that Address the Prior Round Obligation (1987-1999)</th>
<th>Revised 4/19/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Realistic Development Potential (RDP)</td>
<td>169</td>
</tr>
<tr>
<td>Johnston Drive Group Home</td>
<td>3</td>
</tr>
<tr>
<td>Existing Lakeside Villas at Watchung (a.k.a. Villa Dominico) Age-Restricted Apartments</td>
<td>8</td>
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<tr>
<td>Regional Contribution Agreement to Phillipsburg</td>
<td>57</td>
</tr>
<tr>
<td>The Point at Watchung (a.k.a. Kings Crossing/Crystal Ridge/Avalon at Watchung) Rental Apartments</td>
<td>40</td>
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<tr>
<td>Rental Bonus</td>
<td>43</td>
</tr>
<tr>
<td>Accessory Apartment Program</td>
<td>10</td>
</tr>
<tr>
<td>TomTom Realty (Berlant Somerset Street) Rental Family Apartments</td>
<td>3</td>
</tr>
<tr>
<td>BNE Real Estate Group [Karka/Philips (Lachs)] Rental Family Apartments</td>
<td>5</td>
</tr>
<tr>
<td>TOTAL</td>
<td>169</td>
</tr>
<tr>
<td>BALANCE</td>
<td>0</td>
</tr>
<tr>
<td>UNMET NEED (1987-1999)</td>
<td>37</td>
</tr>
<tr>
<td>Description</td>
<td>Credits/Bonuses/Adjustments</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Third Round Obligation (1999 – 2025)</td>
<td>396</td>
</tr>
<tr>
<td>Realistic Development Potential (RDP):</td>
<td>53</td>
</tr>
<tr>
<td>Brandywine at Mountain Ridge Assisted Living Apartments</td>
<td>2</td>
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<tr>
<td>Watchung Associates, LLC Apartments</td>
<td>4</td>
</tr>
<tr>
<td>BNE Real Estate Group (Karka/Philips/Lachs) Rental Family Apartments</td>
<td>41</td>
</tr>
<tr>
<td>Rental Bonus</td>
<td>14</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>61</strong></td>
</tr>
<tr>
<td><strong>SURPLUS CREDITS to Address Future Obligations and Unmet Need</strong></td>
<td><strong>8</strong></td>
</tr>
<tr>
<td><strong>UNMET NEED (1999 -2025)</strong></td>
<td><strong>335</strong></td>
</tr>
</tbody>
</table>
Unmet Need

Unmet Need is the difference between Realistic Development Potential (RDP) and Need

- Prior Round Unmet Need: 37 units
- Third Round Unmet Need: 335 units

Mechanisms required to address Unmet Need:
- Watchung-wide Mandatory Set-Aside Ordinance
- Route 22 Affordable Housing Overlay Zone for Multifamily Units
- Somerset Street/Watchung Avenue ‘Triangle’ Overlay Zone for Mixed Retail and Residential Uses
- Accessory Apartment Ordinance Revision
Next Steps

- Settlement Agreement with FSHC
- Fairness Hearing with Superior Court
- BNE Development Review
  - Preliminary Investigation of Redevelopment Area
  - Redevelopment Plan
  - Site Plan Review, Public Hearings
- Housing Element & Fair Share Plan - Public Hearings
  - Housing Plan
  - Fair Share Plan
  - Spending Plan
  - Required Ordinances
LEGEND
- Water Bodies
- Riparian Zone 150' Buffer
- FEMA Special Flood Hazard Area
- Wetlands w/ 50' Buffer
- Wetlands w/ 150' Buffer
- Steep Slopes (Greater than 15%)

ENVIRONMENTAL CONSTRAINTS

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY

This map was developed using NJDEP and County GIS digital data, but the separations produced have not been verified by NJDEP and is not state sanctioned.

April 2018
LEGEND
- Environmental Constraints
- Vacant Land Inventory
  Developable
    - Potential Development included in Third Round RDP
    - Potential Development included in Prior Round RDP
    - Approved for Development
  Not Developable
    - Inaccessible or Environmentally Constrained
    - Part of Development on Adjacent Lot(s)
    - Quarry

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VACANT LANDS
BOROUGH OF WATCHUNG
SOMERSET COUNTY NEW JERSEY

April 2018