

# Master Plan Amendment Housing Plan Element and Fair Share Plan

**Borough of Fanwood  
Union County, New Jersey**

Prepared:  
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Prepared for:  
Fanwood Borough Planning Board

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

A handwritten signature in black ink, appearing to read 'Stan C. Slachetka'.

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Stan C. Slachetka, PP, AICP  
NJ Professional Planner No.: 33LI00350800

Adopted on **XXXXXX** by the Fanwood Borough Planning Board.

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

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# Housing Element

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

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

This Housing Element and Fair Share Plan amends the Borough’s master plan to address current affordable housing planning requirements. It addresses the Borough’s cumulative fair share obligation for the period from 1987 through 2025, and supersedes and replaces the Housing Element and Fair Share Plan that was previously adopted by the Fanwood Borough Planning Board on XXXX and endorsed by the Fanwood Borough Council on XXX.

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:91-1.1 et seq.), as impacted and influenced by the March 10, 2015 decision of the New Jersey Supreme Court in the matter of the adoption of N.J.A.C. 5:96 and 5:97 by COAH.

## Background to Fanwood’s Housing Element and Fair Share Plan

Fanwood last prepared a housing element and fair share plan in 2008. The 2008 Housing Plan Element and Fair Share Plan addressed the three components of the Borough’s cumulative need for affordable housing. It addressed: components of the Borough’s rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low and moderate income households in need of rehabilitation; the prior round obligation for the period from 1987 through 1999; and, the municipal “growth share” need for the period from 2004 to 2018. However, the Borough’s prospective need for the period from 2004 to 2018 has since been invalidated due to the fact that COAH’s methodology for determining said need was invalidated by an October 2010 Appellate Division decision in the matter of the adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97 by COAH.

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

COAH failed to adopt new rules. Due to COAH's failure to adopt new rules, the New Jersey Supreme Court ruled on March 10, 2015 that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. The New Jersey Supreme Court's March 10 ruling notes that: "parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation."

Under the New Jersey Supreme Court's March 10 ruling, municipalities are afforded an opportunity to file declaratory judgment actions in order to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On June 8, 2015, the Borough filed such a declaratory judgment action. The Borough also filed a motion for immunity from builder's remedy lawsuits while it prepared this Housing Element and Fair Share Plan.

The court granted the Borough five months of temporary immunity from the filing of its declaratory judgment action on June 8, 2015. The original term of immunity was to end on December 8, 2015. However, it was subsequently extended to June 15, 2016. On August 4, 2016 the Borough's fairness hearing on its proposed compliance plan and settlement with Fair Share Housing Center was held and temporary immunity was extended through the final compliance hearing scheduled for December 21, 2016.

## **Mandatory Contents of the Housing Element**

Pursuant to the New Jersey Fair Housing Act, the essential components of a municipal housing element are:

- 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 six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and,
- A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

This Housing Element and Fair Share Plan addresses these requirements.

## Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Borough of Fanwood with information from the US Census Bureau, the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

### Fanwood's Demographics

At the time of the 2010 U.S. Census, the Borough of Fanwood had a population of 7,318 residents. This figure represents a 2.01 percent increase over the population of 7,174 residents that was reported in 2000, which represented a 0.83 percent increase over the 1990 U.S. Census population figure of 7,115. By comparison, the population of Union County grew by 2.67 percent during the period from 2000 and 2010 and 5.82 percent between 1990 and 2000. Table 1 shows the rate of growth experienced by the Borough of Fanwood and Union County from 1990 through 2010.

**Table 1: Population Trends, 1990-2010**

	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
<b>Borough of Fanwood</b>	7,115	7,174	7,318	0.83	2.01
<b>Union County</b>	493,819	522,541	536,499	5.82	2.67



Source: US Census Bureau

According to the 2010 U.S. Census, the Borough of Fanwood’s population is composed of 2,627 households, with an average household size of 2.78 members. The average household size is smaller than that of Union County’s average of 2.82, but larger than the State of New Jersey’s average of 2.68 persons per household. The Borough’s percentage of population over 65 years, 13.9 percent, is larger than the County and State. The median household income in Fanwood is also much greater than the County and State median at \$127,348, almost double that of Union County’s \$68,507.

**Table 2: Demographic Indicators, 2010**

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 years	Median Household Income*
<b>Borough of Fanwood</b>	2,627	2.78	40.5	13.9	127,348
<b>Union County</b>	188,118	2.82	38.0	12.6	68,507
<b>New Jersey</b>	3,214,360	2.68	39.0	13.5	71,629

Source: US Census Bureau with the exception of Median Household Income\*, which is from the 2009-2013 American Community Survey 5 Year Estimates

According to the 2010 U.S. Census, the Borough’s median age of 40.5 years is higher than both the statewide median age of 39.0 and the County’s median age of 38.0 years (Table 2). As shown in Table 3, there were 573 pre-school age residents in 2010, or 7.8 percent of the Borough’s population. School age children accounted for 1,554 residents, or 21.3 percent of the total population. Working age persons accounted for 57 percent of the Borough’s population with 4,170 individuals. Seniors aged 65 years and older accounted 13.9 percent of Fanwood’s population.

**Table 3: Population by Age, 2010**

	Number	Percent
<b>Pre-School Age</b>		
Under 5 Years	573	7.8
<b>School Age</b>		
5 to 9 Years	620	8.5
10 to 14 Years	534	7.3
15 to 19 Years	400	5.5
<b>Working Age</b>		

**Table 3: Population by Age, 2010**

	Number	Percent
20 to 24 Years	251	3.4
25 to 34 Years	617	8.5
35 to 44 Years	1,251	17.1
45 to 54 Years	1,211	16.6
55 to 59 Years	457	6.2
60 to 64 Years	383	5.2
<b>Senior Age</b>		
65 Years and Older	1,021	13.9

Source: US Census Bureau

### Fanwood's Housing Stock

According to the 2010 U.S. Census, Fanwood has a total of 2,686 housing units. This was an increase of 71 units since the 2000 census and an overall increase of 179 units since 1990. Of this total, 2,627 units were listed as occupied; owners occupied 89.3 percent of units, and renters occupied 10.7 percent of units in Fanwood.

Of the total 2,686 households in the 2010 U.S. Census, the average household size was 2.78 and the average family size was 3.19 persons. The average family size in Fanwood Borough was smaller than that of the County (3.32) and the State (3.22); while the Borough's average household size was smaller than Union County's (2.82), but larger than that of New Jersey's (2.68). Of the total number of households, family households accounted for 2,070 households or 78.8%, and non-family households for 557 or 21.2% of households in the Borough of Fanwood. Householders of 65 years of age or older were present in 754 (28.7%) of households.

Regarding the age of the Borough's housing stock, it is noted that a total of 75 percent of all housing units were constructed before 1960. Housing construction remained strong through the 1960's with an additional 16% of the Borough's stock constructed. From 2000 to 2009, the Borough's housing stock increased by 1.9%.

At the time of the 2013 American Community Survey, it was estimated that there were only a few substandard housing units in the Borough of Fanwood, with 43 or 1.7% lacking complete kitchen facilities, and no units lacking complete plumbing. Additionally, only 17 or 0.7% of units lacked telephone service. None of the Borough's housing units exhibited overcrowded conditions (1.01 person or more per room).

The 2013 American Community Survey 5- year estimates found the median value of owner-occupied housing units in the Borough of Fanwood to be \$403,400. This is

higher than both the County and State median values of \$362,300 and \$327,100, respectively. Fanwood’s median gross rent of \$1,386 per month was higher than that of the County and State, both of which had a median gross rent of \$1,172 per month.

**Table 4: Housing Characteristics, 2010**

	Number	Percent
<b>I. Housing Units</b>		
Number of units	2,686	100.0%
Occupied Housing Units	2,627	97.8%
Vacant Housing Units	59	2.2%
Number of units (1990)	2,346	89.3%
Number of units (2000)	281	10.7%
<b>II. Occupancy/Household Characteristics</b>		
Number of Households	2,627	100.0%
Persons Per Household	2.78	
Family Households	2,070	78.8%
Non-Family Households	557	21.2%
Householders 65 and over	754	28.7%

Source: US Census Bureau

**Table 4: Housing Characteristics, 2010 (Continued)**

	Number	Percent
<b>III. Year Structure Built</b>		
2005 or Later	0	0.0%
2000 to 2004	48	1.9%
1990 to 1999	33	1.3%
1980 to 1989	101	3.9%
1970 to 1979	79	3.1%
1960 to 1969	414	16.0%
1950 to 1959	1,131	43.7%
1940 to 1949	240	9.3%
1939 or earlier	540	20.9%
<b>IV. Condition of Units</b>		
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	43	1.7%
<b>V. Median Home Value (Owner-Occupied Units)</b>		
Median Value	\$403,400	N/A
<b>VI. Median Gross Rent (Renter-Occupied Units)</b>		
Median Gross Rent	\$1,386	N/A

Source: US Census Bureau

### Fanwood's Employment and Income Characteristics

As per the 2013 American Community Survey, 4,035 of Fanwood's residents (73.9%) aged 16 and over were employed in the civilian labor force (Table 5). Slightly more than half (55.3%) of the civilian labor force was involved in management, business, science, and arts occupations; while approximately 26.2% of those employed in the civilian labor force were employed in sales and office occupations. Service occupations employed 8.6% of Fanwood residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 5.4% of the Borough's residents, whereas production, transportation, and material moving occupations employed 4.6% of the Borough's residents that were employed in the civilian labor force.

**Table 5: Occupation of Employed Civilian Population, 16 and Over, 2010**

	<b>Number</b>	<b>Percent</b>
<b>Management, Business, Science, and Arts Occupations</b>	2,062	55.3%
<b>Service Occupations</b>	320	8.6%
<b>Sales and Office Occupations</b>	976	26.2%
<b>Natural Resources, Construction, and Maintenance Occupations</b>	200	5.4%
<b>Production, Transportation, and Material Moving Occupations</b>	171	4.6%

Source: US Census Bureau

With regard to household income, it is noted that Fanwood’s median household income was \$127,348 at the time of the 2013 American Community Survey of the US Census.

**Table 6: Household Income, American Community Survey (2009- 2013 Five-Year Estimates)**

	Number	Percent
Less than \$10,000	23	0.92%
\$10,000 to \$14,999	9	0.36%
\$15,000 to \$24,999	92	3.68%
\$25,000 to \$34,999	34	1.36%
\$35,000 to \$49,999	142	5.69%
\$50,000 to \$74,999	267	10.69%
\$75,000 to \$99,999	299	11.97%
\$100,000 to \$149,999	713	28.55%
\$150,000 to \$199,999	537	21.50%
\$200,000 or More	381	15.26%
<b>Median Household Income (Dollars)</b>	<b>\$127,348</b>	<b>N/A</b>

Source: US Census Bureau

## Affordable Housing Obligation

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

### Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households. The present need has previously been called “rehabilitation share”. Fanwood’s assumed present need is 24 units as established by a settlement agreement with Fair Share Housing Center and approved by the Court.

### Prior Round Obligation

The prior round obligation covers the period from 1987 through 1999. The Borough’s prior round obligation is 45 units, as specified in Fanwood’s previous Housing Plan submitted to COAH in 2008, wherein the obligation for Cycles 1 & 2 was identified as 45 units based upon COAH’s 5:97 regulations, and Fanwood was entitled to a VLA which established an RDP of 8 units. The Borough’s prior round obligation has also been recognized as 45 units by the Fair Share Housing Center.

## **Prospective Need**

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. The Borough's prospective need is 218 units as established by a settlement agreement with Fair Share Housing Center and approved by the Court.

Based on the above, the Borough's total obligation is 263 units (Prior Round Obligation of 45 + Prospective Need Obligation of 218 = 263). The Borough notes that its fair share plan is designed to address its obligation of 263 units as described herein.

## **Vacant Land Adjustment**

The Borough notes that it is entitled to and has prepared a vacant land adjustment. This vacant land adjustment, which is provided in Appendix A of this Housing Element and Fair Share Plan, yields a realistic development potential (RDP) of 8 in the prior round, resulting from vacant land, and 36 units in the prospective round, all of which result from supportive and special needs housing and redevelopment activity, for a total RDP of 44 units. The realistic development potential of 44 units results in an unmet need for the 2015-2025 period of 219 units.

The difference between the Borough's obligation and its RDP is known as the unmet need. In the case of Fanwood, the RDP of 44 is first subtracted from the Total Prior and Prospective Need Obligation of 263 to yield an unmet need of 219 units. The RDP of 44 units and unmet need of 219 units are addressed in this Housing Element and Fair Share Plan.

## **Ability to Accommodate Affordable Housing Obligation**

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

## **Anticipated Land Use Patterns**

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

## **Availability of Existing and Planned Infrastructure**

The Borough is a fully developed community in State Planning Area 1 and has a developed infrastructure. Water and sewer service are available within the Borough.

## **Economic Development Policies**

The municipal master plan articulates the economic goals, objectives and development policies of the Borough.

## **Constraints on Development**

The Borough of Fanwood is fully developed. It does, however, contain a small area of wetlands near the nature reserve and a historic area near the downtown.

## **Identification of Affordable Housing Sites**

The Borough has identified sites for the production of affordable housing to meet its prior round obligation and prospective need obligation (including the RDP and unmet need) for affordable housing. The locations of the existing and proposed affordable housing sites are shown on the Affordable Housing Sites Map, which is part of this Housing Element and Fair Share Plan (Appendix B). The sites that address the prospective and unmet needs for affordable housing are located in the Block 64 Downtown Redevelopment Area and in the proposed Overlay District Area; as well as supportive and special needs group homes located throughout the Borough.

Table 7 inventories the Borough's affordable housing sites. Additional details on the affordable housing sites are provided in the Borough's fair share plan. It is noted that during the preparation of this Housing Element and Fair Share Plan no other affordable housing sites beyond those listed in Table 7 were offered for consideration by developers who have expressed a commitment to provide low- and moderate-income housing.



**Table 7: Affordable Housing Sites (Applied in Fair Share Plan)**

	<b>Block/Lot</b>	<b>Location</b>	<b>Total Affordable Units</b>	<b>Type of Units</b>	<b>Owner</b>
<b>Site A: Cottage Way/ Terrill Road</b>	26.01/2.01, 2.02, 14.01, 14.02	Cottage Way/ Terrill Road	4	2 Moderate/ 2 Low units	Varied
<b>Site B: Fanwood Crossing 2 &amp; 3</b>	Block 64	Downtown Redevelopment Area	4	Moderate Units	
<b>Site C: Community Access Unlimited</b>	1/2	193 Terrill Road	6	Developmentally disabled units	Community Access Unlimited
<b>Site D: Theodora House</b>	26/59	204 Terrill Road	5	Group Home	Volunteers of America
<b>Site E: Madison Group Home</b>	8/12	56 Madison Ave	3	Group Home	ARC of Union County
<b>Site F: North Avenue Group Home</b>	51/9	60 North Street	6	Group Home	ARC of Union County
<b>Site G: Paterson Group Home</b>	43/8	11 Paterson Road	3	Group Home	ARC of Union County
<b>Site H: Fanwood RCA/ 169-173 Reid St.</b>	-	169- 173 Reid Street, Elizabeth, NJ	4	RCA	
<b>Site L: Station Square</b>	Block 64	Downtown Redevelopment Area	7	Moderate, Low, Very Low	
<b>Site M: Ponzio</b>	Block 64	Downtown Redevelopment Area	1	Low	
<b>Site N: Fanwood Crossing 1</b>	Block 64	Downtown Redevelopment Area	1	Payment in Lieu	

## Fair Share Plan

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The fair share plan outlines the mechanisms by which the Borough proposes to fulfill its: present need, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households; prior round obligation (including the RDP and unmet need); and prospective need, which is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The following subsections provide complete details on the Borough's proposals to fulfill its present, prior round, and prospective needs.

Full descriptions of each of the Borough's prospective need compliance mechanisms is provided in the section of this Housing Element and Fair Share Plan that is entitled "Description of Affordable Housing Sites".

### **Fulfillment of the Present Need**

As has been previously noted, the Borough's assumed present need is 24 units as established by a settlement agreement with Fair Share Housing Center and approved by the Court.

To address its present need obligation of 24 units, the Borough will continue to engage a qualified professional affordable housing consultant to initiate and administer a housing rehabilitation program that adheres to the regulatory requirements for housing rehabilitations (incl., the rehabilitation of rental units). The rehabilitation program will be funded by the use of development fee trust fund monies. The Borough also has adopted a resolution of intent to bond if necessary to fully fund the rehabilitation program.

The Fanwood Borough Rehabilitation Program is available to low and moderate income homeowners as well as property owners of properties occupied by low and moderate income tenants. Owner-occupied and renter occupied units may receive up to \$24,999 per unit for the rehabilitation of substandard units. Recently completed projects are listed in Table 8.

**Table 8: Recently Completed Rehabilitation Projects**

Block/Lot	Location	Type of Repair	Cost of Repair	Owner	Date of Completion
39/22	363 Midway Avenue	Repair walkway stairs	\$1,400	McCabe	4/15/2013
		Replace furnace and hot water heater	\$10,300		
43/8	42 Oakwood Court	Roof, furnace, windows, door	\$24,705	Puccia	3/21/2013
81/42	104 LaGrande Avenue	Electrical, roof, gutters, slider, window	\$19,230	Vazquez	9/17/2013
56/19	43 LaGrande Avenue	Siding, roof, gutters, windows, leaders, entry door, storm door	\$24,999	Hinton	12/4/2013
91/15	23 Laurel Place	Electrical, railing, siding, bathroom	\$24,250	Venzia	10/5/2014
56/25	15 LaGrande Avenue	Siding, shutters, gutters, railings, roof,	\$18,900	Jackson	6/11/2015
4/11	7 Ginder Place	Smoke detectors, dumpster, furnace, hot water heater, front steps, railings, water softener	\$17,725	Franklin	4/23/2015

## Fulfillment of the Prior Round Obligation

As has been previously noted, the Borough’s prior round obligation is 45 units, as specified in the COAH 2014 proposed 5:99 regulations. The Borough is applying a Vacant Land Adjustment (VLA) to the prior need. The prior need VLA identifies an RDP of 8 units as previously approved by COAH as part of the Borough’s Cycle I and II housing plan. Fanwood proposes to completely satisfy its prior round RDP of 8 units through an RCA and an inclusionary zoning project. These mechanisms are summarized in Table 9.

**Table 9: Prior Round RDP Compliance**

	Unit Type	Credits
Site A: Cottage Way/ Terrill Road	Inclusionary Zoning	4
Site H: Fanwood RCA/ 169- 173 Reid Street	RCA Units	4
<b>Total Credits</b>		<b>8</b>

## Fulfillment of the Prospective Need

Fanwood’s prospective need is 218 units, as per the settlement agreement approved by the court. The Borough is applying a Vacant Land Adjustment (VLA) to the prospective need. The VLA identifies an RDP of 36 units, which result from a combination of existing affordable housing sites and proposed affordable housing sites that are not yet built.

## Fulfillment of the Realistic Development Potential

The Borough intends to fully comply with its RDP of 36 units, which is outlined by the compliance strategy in Table 10.

**Table 10: Prospective Round RDP Compliance**

	Unit Type	Credits
<b>Site B: Fanwood Crossing 2 &amp; 3</b>	Inclusionary Zoning – Redevelopment	4
<b>Site C: Community Access Unlimited</b>	Supportive and Special Needs	6
<b>Site D: Theodora House</b>	Supportive and Special Needs	5
<b>Site E: Madison Group Home</b>	Supportive and Special Needs	3
<b>Site F: North Ave Group Home</b>	Supportive and Special Needs	6
<b>Site G: Paterson Group Home</b>	Supportive and Special Needs	3
<b>Site L: Station Square</b>	Inclusionary Zoning – Redevelopment	7
<b>Site M: Ponzio</b>	Inclusionary Zoning – Redevelopment	1
<b>Site N: Fanwood Crossing 1</b>	Inclusionary Zoning – Redevelopment	1
<b>Rental Bonus Credits</b>		9
<b>Total Credits</b>		<b>45</b>

As is shown above, the Borough fully addresses and, in fact, exceeds its RDP of 36 units with a mix of inclusionary zoning, supportive and special needs, and rental bonus credits pursuant to N.J.A.C. 5:93-5.15(d)1. The Borough has identified 49 total credits to address both its RDP, and provide a surplus of 13 units, which will be applied to the unmet need.

When the RDP of 44 units is considered, it is determined that the Borough has a rental obligation of 11 units (n.b., this represents a minimum of 25 percent, rounded up) and is entitled to 11 rental bonus credits (n.b., this represents a cap of 25 percent, rounded down). The senior cap for the Borough’s RDP is also 11 units. The Borough’s compliance with its RDP, as well as the rental obligation, senior cap, and rental bonus cap, are further outlined in detail in Appendix C.

## **Fulfillment of Unmet Need**

As has been previously noted, the Borough has an unmet need of 219 units (Obligation of 263 - RDP of 44 = 219 units). Fanwood proposes to fulfill its unmet need of 219 through surplus credits from the RDP as well as the following:

The Borough of Fanwood will adopt an overlay zone to capture future affordable housing development opportunities. The Borough will adopt an Affordable Overlay Zone covering the CC-W, CC-C and CC-E zones within the Borough as specified below.

Additionally, Fanwood will adopt a mandatory affordable housing requirement for new multi-family residential development covering the rest of the Borough requiring a 15% set-aside for rental and 20% set-aside for for-sale projects in excess of 5 units where the Borough approves a higher density than currently allowed or rezones the site to permit multi-family residential housing. In the event a project developed under the overlay zone or mandatory set-aside ordinance results in the creation of only one (1) affordable unit, that unit will be a low-income unit.

The following section provides a full description of each of the Borough's compliance mechanisms.

## **Description of Affordable Housing Sites**

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

### **Site A: Cottage Way/ Terrill Road**

Cottage Way/ Terrill Road is a for-sale, inclusionary housing development consisting of four (4) market rate units and four (4) affordable units. The affordable units consist of two (2) low income units and two (2) moderate income units, which are noted per deed restriction forms. The units have 20 year affordability control, beginning in 2003. The Borough has agreed to endeavor to extend the affordability controls on this project.

### **Site B: Fanwood Crossing 2 & 3**

Fanwood Crossing 2 & 3 is located in the Block 64 Downtown Redevelopment Area. This project created four (4) moderate rental units.

### **Site C: Community Access Unlimited**

Community Access Unlimited is located at 193 Terrill Road and consists of 10 apartment units and two (2) office spaces. This project consists of market rate units

and affordable units, with two (2), three-bedroom, first-floor units designated for individuals with development disabilities. The grand opening of this project was September 23, 2015.

#### **Site D: Theodora House**

The Theodora House provides 5 bedrooms of supportive and special needs housing to 8 residents at 204 Terrill Road. This project was developed by Volunteers of America.

#### **Site E: Madison Group Home**

The Madison Group Home provides 3 bedrooms of supportive and special needs housing to developmentally challenged adults. The project is located at 56 Madison Avenue and was developed by ARC of Union County.

#### **Site F: North Avenue Group Home**

The North Avenue Group Home is located at 60 North Avenue and provides 6 bedrooms of supportive and special needs housing to developmentally challenged adults. The project was developed by ARC of Union County.

#### **Site G: Paterson Group Home**

The Paterson Group Home is located at 11 Paterson Road and provides 3 bedrooms of supportive and special needs housing to developmentally disabled individuals. The project was developed by ARC of Union County.

#### **Site H: Fanwood RCA**

The Borough of Fanwood committed \$72,000 for RCA in a prior round Housing Plan. These 4 units have been completed and are located at 169- 173 Reid Street in Elizabeth, NJ.

#### **Site I: Extension of Affordability Controls**

The Terrill Road/ Cottage Way (Site A) affordability controls are set to expire in 2023. Fanwood Borough will endeavor to extend these controls.

#### **Site K: Downtown Redevelopment Area**

The Borough of Fanwood has adopted and is in the process of implementing a Redevelopment Plan for Block 64 in the Borough. This area is bounded by South Avenue, Martine Avenue, La Grande Avenue and Second Street in downtown Fanwood and totals approximately 6.5 acres in size. The area is situated at the intersection of two heavily-traveled arterial roads: Route 28 (South Avenue) and

Martine Avenue (County Route 655) which leads north to downtown Scotch Plains, State Route 22, and Interstate 78. The Redevelopment Area is located directly across South Avenue from the Fanwood train station, which provides direct train service to Newark and New York City via New Jersey Transit's Raritan Valley line.

This Redevelopment Area includes townhomes and several mixed-use projects, many of which are approved, underway, or recently have been completed. The Redevelopment Plan for this area provides for additional affordable housing opportunities in the Borough of Fanwood. The Borough is prepared to adopt an amendment to the Redevelopment Plan requiring all projects to be developed in accordance with the Borough's adopted and court-approved Housing Element and Fair Share Plan.

The site has an affordable housing set aside of 10% and requires inclusionary, on site development. There are 93 market-rate units proposed and 11 affordable units. Projects included in this site include: Fanwood Crossing 1, 2, and 3; Station Square, and Ponzio.

In addition to the above, the Borough has prepared a site suitability analysis for the entire Downtown Fanwood Block 64 Redevelopment Area which is included as Appendix D.

#### **Site L: Station Square**

Station Square is located in the Downtown Redevelopment Area. It consists of seven (7) total affordable units, of which two (2) will be very low family units, one (1) will be low income, and the remaining four (4) will be moderate.

#### **Site M: Ponzio**

The Ponzio property is located in the Downtown Redevelopment area. It will generate one (1) low-income affordable unit will be constructed in this project.

#### **Site O: South Avenue Overlay Zone District:**

The Borough will adopt an affordable housing overlay zone district covering the entirety of the Borough's Commercial Corridor along South Avenue in the CC-W, CC-C, and CC-E zones. This overlay zone would permit the development of new mixed-use buildings with residential development on the second and third floors or the conversion of existing buildings into three-story mixed-use buildings with residential on the second and third floors, so long as the following conditions are met:

- A minimum of 15% of rentals and 20% of all for-sale residential units in mixed use buildings must be affordable units.
- At least 50% of the affordable units shall be low-income units; if only one (1) affordable unit is created in a project, the unit shall be a low-income unit.

- The apartments designated as low- or moderate-income units may be rented or sold only to low- or moderate-income households at the time of the initial occupancy.
- All applicable bulk requirements for development shall be met, including relevant coverage standards and parking.
- Building height shall be limited to three (3) stories in the CC-W and CC-E districts. Building height shall be limited to 3.5 stories in the CC-C district.
- The ground floor of the building shall contain only nonresidential uses in the CC-C district.
- The units must be affirmatively marketed to the housing region.
- Affordability controls shall be maintained for a minimum of 30 years.
- Rental increases shall be in accordance with percentages approved by COAH or applicable affordable housing authority.

In addition, any fully-residential multi-family development in this area would be required to provide a similar 15% set-aside for rentals and 20% set-aside for for-sale units in accordance with the Borough's Housing Element and Fair Share Plan.

### **Right to Additional Credits**

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

### **Right to Use Other Compliance Mechanisms**

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

### **Fair Share Plan Implementation Schedule**

The Borough will provide for the construction and reconstruction, as well as the required documentation of affordable units, in accordance with the implementation schedule provided in Table 11.



**Table 11: Compliance Schedule**

Site	Anticipated Year of Commencement of Construction	Affordable Units	Type
Site A: Cottage Way/ Terrill Road	Completed	4	Inclusionary Zoning
Site B: Fanwood Crossing 2 & 3	Completed	4	Inclusionary Zoning-Redevelopment
Site C: Community Access Unlimited	Completed	6	Supportive & Special Needs
Site D: Theodora House	Completed	5	Supportive & Special Needs
Site E: Madison Group Home	Completed	3	Supportive & Special Needs
Site F: North Avenue Group Home	Completed	6	Supportive & Special Needs
Site G: Paterson Group Home	Completed	3	Supportive & Special Needs
Site H: Fanwood RCA/ 169-173 Reid St.	Completed	4	RCA Units
Site I: Extension of Affordability Controls	2023	4	Extended Affordability Controls
Site K: Downtown Redevelopment Area			Redevelopment
Site L: Station Square	2017	7	Inclusionary Zoning
Site M: Ponzio	2018	1	Inclusionary Zoning
Site N: Fanwood Crossing 1	2018	1	Inclusionary Zoning (Payment in Lieu of Construction)
Site O: South Avenue Overlay Zone District	2017	TBD	Zoning Enhancements

The Borough is required to commence all municipally-sponsored projects within two years of acquiring certification of its Housing Element and Fair Share Plan by the court. Where it may not be feasible to anticipate construction of any of the relevant sites identified above within two years (due to ownership issues or other obstacles), the Borough reserves the right to come back before the court to request a subsequent extension.

To fulfill its assumed present need obligation, the Borough will provide for the rehabilitation of a minimum of 24 housing units, taking credit for the seven (7)

rehabilitation projects completed since 2010, in accordance with the present need compliance implementation schedule in Table 12.

**Table 12: Present Need Compliance Schedule**

Year	Units Completed
2016	1
2017	1
2018	1
2019	2
2020	2
2021	2
2022	2
2023	2
2024	2
2025	2

Fanwood reserves the right to modify the implementation schedules provided above in accordance with applicable rules and regulations.

### Senior Cap

N.J.A.C. 5:97-3.10 stipulates that a maximum of 25 percent of a municipality's need may be met with age-restricted housing. As has been previously demonstrated in this Housing Element and Fair Share Plan, Fanwood's prospective and unmet need compliance mechanisms comply with this limitation.

### Low Income Housing Requirement

At least 50 percent of the units addressing the affordable housing obligation will be affordable to low-income households in accordance with the applicable rules and regulations.

In addition, P.L. 2008, c. 46, creates a requirement that at least 13 percent of affordable housing units be reserved for occupancy by very low-income households with a gross household income of no more than 30 percent of the regional median household income. Based on the total of 36 affordable units that have been identified in this Housing Element and Fair Share Plan (i.e., those units described in Appendix C), a minimum of 5 very low-income units is required (13 percent of 1,765).

The Borough notes that it is fully compliant with P.L. 2008, c. 46. Indeed, when the current occupancy of just the Group Home Sites (n.b., said sites are identified in Appendix C as: “Site D: Theodora House”; “Site E: Madison Group Home”; “Site F: North Avenue Group Home”; and “Site G: Paterson Group Home”) are considered, it is noted that 17 of the units are occupied by very low-income households. This is more than double the minimum requirement of P.L., 2008, c. 46. It is further noted that additional very-low income units exist elsewhere in the Borough, which further increase the number of very low-income units.

Notwithstanding the fact that the Borough is fully compliant with P.L. 2008, c. 46, the Borough highlights the fact that this fair share plan foresees the addition of very low-income units in the Borough, as follows: two (2) inclusionary family units at Station Square; and one (1) family unit built with the payment in lieu of construction from Fanwood Crossing 1.

The Borough is committed to complying with its low- and very low-income housing requirement. Moving forward, the Borough will require all affordable housing developments with more than eight (8) units to require a 13 percent very low-income set-aside. The Borough's compliance with its low- and very low-income housing requirement (as outlined in the Borough's settlement agreement with the Fair Share Housing Center, dated June 13, 2016) is further detailed in Appendix E.

## **Capturing Future Affordable Housing Development Opportunities**

The Borough of Fanwood will adopt an overlay zone to capture future affordable housing development opportunities. The Borough will adopt an Affordable Overlay Zone covering the CC-W, CC-C and CC-E zones within the Borough as specified above.

Additionally, Fanwood will adopt a mandatory affordable housing requirement for new multi-family residential development covering the rest of the Borough requiring a 15% set-aside for rental and 20% set-aside for for-sale projects in excess of 5 units where the Borough approves a higher density than currently allowed or rezones the site to permit multi-family residential housing. In the event a project developed under the overlay zone or mandatory set-aside ordinance results in the creation of only one (1) affordable unit, that unit will be a low-income unit.

Additionally, the affordability controls at the Cottage Way/ Terrill Road properties are set to expire in 2023. The Borough will endeavor to extend the controls on all four (4) units (2 low/ 2 mod).

**Appendix A: Vacant Land Adjustment**

# Vacant Land Analysis Inventory

**Prepared for:**

**Borough of Fanwood  
Union County, New Jersey**

**Prepared January 2016 by:**



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748



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## Introduction

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. This document serves as Fanwood Borough's vacant land inventory and analysis to reflect the conditions in 2015.

## Identification of Vacant Land

This inventory reviewed the 2015 MOD IV Tax Data records for Vacant (Property Class: 1), Public (Property Class 15C), and Farmland (Property Classes 3A and 3B) lands in the Borough of Fanwood. All Class 1, 3A/3B, and 15C properties in the Borough are listed in the accompanying Vacant Land Inventory Table in Appendix A. Of the 2,660 MOD IV Tax Data records for properties in the Borough, 34 are classified as Class 1/Vacant, 0 as 3A/3B/Farm, and 26 as 15C/public property. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential. Additionally, the Borough of Fanwood's zoning was looked at for potential redevelopment areas in underutilized commercial or industrial zone districts. The majority of non-residential zone districts in the Borough of Fanwood are located along the South Avenue Corridor and are already subject to the adopted redevelopment area or fall under the proposed overlay district.

## Permitted Exclusions

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



excluded from the calculation of the RDP. Furthermore, properties identified on the Recreational and Open Space Inventory (ROSI) as part of the NJDEP Green Acres Program are also excluded. Appendix B maps the individual environmental constraints described above in relation to all of the properties in the Township that were assessed as Class 1, 3A/3B, or 15C. Appendix A further outlines any applicable remarks pertaining to the need to exclude any of these properties from the Township's RDP and states a final calculation of developable acres for each property. These properties coincide with the mapping in Appendix C.

### RDP Calculation and Conclusion

The Borough's Prior Round RDP was previously calculated at 8 units and was fully addressed in its Cycle 1 and 2 plan previously approved by COAH. This updated VLA identifies a present RDP of 0 units due to vacant and publicly-owned sites. While there are some properties classified as 1 or 15c in the Borough of Fanwood, all of them have constraints that limit their inclusion. Many of the lots classified as vacant are small and isolated, having insufficient acreage to generate an affordable housing set-aside. Additionally, some of the larger vacant lots contain a utility ROW and are not suitable for development. The 15c lots include an elementary school, playgrounds, the Fanwood Recycling Center and Nature Center; as well as the Historic Fanwood Train Station, which is part of the Fanwood Park Historic District listed on the National Register of Historic Places.

### Realistic Development Potential—Consideration of Redevelopment and Other Sites

The Court Master has requested that the Borough evaluate affordable housing development and redevelopment that has taken place subsequent to the establishment of the prior round RDP and that any such activity be considered in establishing the RDP for the prospective round. By expanding our analysis to include recently completed special and supportive needs housing and completed and on-going development in the Borough's Redevelopment Area, the Borough of Fanwood has an RDP of 36 units for its combined prospective need period, including both the Gap period and Third-Round 2015-25 period. This RDP includes 13 units generated by the Block 64 Downtown Redevelopment Area and 23 units of special and supportive needs housing. This is added to the 8-unit RDP from the prior round for a combined RDP of 44 units.



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### Redevelopment Area and Plan

The Borough of Fanwood has adopted and is in the process of executing a redevelopment plan for Block 64 in the Borough. This area is bounded by South Avenue, Martine Avenue, La Grande Avenue and Second Street in downtown Fanwood and totals approximately 6.5 acres in size. The area is situated at the intersection of two heavily-traveled arterial roads: Route 28 (South Avenue) and Martine Avenue (County Route 655) which leads north to downtown Scotch Plains, State Route 22, and Interstate 78. The Redevelopment area is located directly across South Avenue from the Fanwood train station, which provides direct train service to Newark and New York City via New Jersey Transit's Raritan Valley line. This redevelopment area includes townhomes and several mixed-use projects; many of which are approved, underway, or have been recently completed. The Fanwood Downtown Redevelopment Area will provide additional affordable housing opportunities in the Borough of Fanwood; generating collectively 13 units of need. The consideration of this redevelopment area creates an RDP of 13 units. Added to the 23 units of special and supportive needs housing, the Borough has an RDP during the combined prospective need period of 36 units and a total RDP of 44 units when added to the prior round RDP of 8 units.

### South Avenue Overlay Zone District


The Borough is prepared to adopt an affordable housing overlay zone district over the Borough's Commercial Corridor along South Avenue Corridor and another affordable housing overlay zone district covering the remainder of the Borough, both of which will provide additional opportunities for affordable housing creation within the Borough of Fanwood. These overlay districts, which are more fully described in the Borough's compliance forms address the Borough's unmet need.



Block	Lot	Class	Location	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/ Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
1	6	1			0.09	0.00	0.09	Small lot	0	0	0
2	1	1	29 MIDWAY AVENUE	PUBLIC SERVICE ELECTRIC - GAS CO	0.3834	0.00	0.3834	Small lot	0	0	0
12	3.01	15C	MIDWAY AVENUE	BORO OF FANWOOD	0.726	0.00	0.726	Small lot; Parking Area	0	0	0
12	13	1	227 PATERSON ROAD	CORRAO NANCY	0.1808	0.00	0.1808	Small lot	0	0	0
15	8	15C	FOREST RD	BOROUGH OF FANWOOD	7.133	0.00	7.133	Park	0	0	0
20	4	1			0.12	0.00	0.12	Small lot	0	0	0
26	6.01	1	MIDWAY AVE	ESTATE OF FRANK SHERRIFFO	0.6645	0.00	0.6645	Small lot	0	0	0
26	61	1	38 MIDWAY AV & TOWER PL	PUBLIC SERVICE ELECTRIC - GAS CO	2.6928	0.00	2.6928	Utility Path & Gas Line ROW	0	0	0
26	65	15C	TOWER PLACE	BOROUGH OF FANWOOD	0.0392	0.00	0.0392	Small lot; Right of Way	0	0	0
32	4	15C	75 N MARTINE AVE	THE BOROUGH OF FANWOOD	3.7715	0.00	3.7715	Municipal Offices	0	0	0
33	21	15C	130 WATSON RD	THE BOROUGH OF FANWOOD	0.2006	0.00	0.2006	Small lot	0	0	0
33	22	15C	130 WATSON ROAD	BOROUGH OF FANWOOD	0.755	0.00	0.755	Small lot; Parking Areas	0	0	0
36	1	15C	20 TILLOTSON RD	BOROUGH OF FANWOOD	0.505	0.00	0.505	Small lot; Library	0	0	0
42	19	15C	BIRCHWOOD TERRACE	BOROUGH OF FANWOOD	0.0355	0.00	0.0355	Small lot; Right of Way	0	0	0
43	19	15C	BIRCHWD TER & WOODLD	BOROUGH OF FANWOOD	0.0468	0.00	0.0468	Small lot; Right of Way	0	0	0
44	34	15C	BIRCHWOOD TERRACE	BOROUGH OF FANWOOD	0.0181	0.00	0.0181	Small lot; Right of Way	0	0	0
44	39	15C	BIRCHWOOD TERRACE	BOROUGH OF FANWOOD	0.0479	0.00	0.0479	Small lot; Right of Way	0	0	0
48	15	1	PATERSON & STEWART	PUBLIC SERVICE ELECTRIC - GAS CO	0.7532	0.00	0.7532	Small lot; Utility Path & Gas Line ROW	0	0	0
50	22	15C	OAK COURT	BOROUGH OF FANWOOD	0.058	0.00	0.058	Small lot; Public Walk	0	0	0
50	30	1	55 NORTH AVENUE	PUBLIC SERVICE ELECTRIC - GAS CO	1.99	0.00	1.99	Utility Path & Gas Line ROW	0	0	0
51	8	1	NORTH AVE	PUBLIC SERVICE ELECTRIC - GAS CO	0.357	0.00	0.357	Small lot; Overhead Power Lines	0	0	0
52	16	1			0.03	0.00	0.03	Small lot	0	0	0
58	2	1	146 SOUTH AVE	DI BELLA AGOSTINA - GRACE	0.13	0.00	0.13	Small lot	0	0	0
63	1	15C	NORTH AVE	BOROUGH OF FANWOOD	2.522	0.00	2.522	Parking lot, historic train station, part of national register historic district	0	0	0
64	4	15C	238 SOUTH AVE	LIVINGSTON-WILBOR CORP	0.39	0.00	0.39	Small lot; Right of Way, Part of Block 64 Redevelopment Area	0.39	0.078	NA
64	5.0104	1	246 SOUTH AVENUE	FANWOOD CROSSING II URBANRENEWAL	0.428	0.00	0.428	Small lot; Part of Block 64 Redevelopment Area	0.428	0.0856	NA
64	6.01	1	SO AVE & LAGRANDE AV	FANWOOD CROSSING II URBANRENEWAL	0.344	0.00	0.344	Small lot; Part of Block 64 Redevelopment Area	0.344	0.0688	NA
64	6.02	15C	238 SOUTH AVE	BOROUGH OF FANWOOD	1.89	0.00	1.89	Part of Block 64 Redevelopment Area	1.89	0.378	NA
64	7.01	1	254 SOUTH AVENUE	250 S AVE FANWOOD URBAN RENEWAL	0.449	0.00	0.449	Small lot; Part of Block 64 Redevelopment Area	0.449	0.0898	NA
64	17	1	225 LA GRANDE AVE	STATION SQUARE AT FANWOOD LLC	0.53	0.00	0.53	Small lot; Part of Block 64 Redevelopment Area	0.53	0.106	NA
64	18	1	217 LA GRANDE AVE	STATION SQUARE AT FANWOOD LLC	0.15	0.00	0.15	Small lot; Part of Block 64 Redevelopment Area	0.15	0.03	NA
64	19	1	213 LA GRANDE AVE	STATION SQUARE AT FANWOOD LLC	0.39	0.00	0.39	Small lot; Part of Block 64 Redevelopment Area	0.39	0.078	NA
64	20	1	47 SECOND ST	STATION SQUARE AT FANWOOD LLC	0.1534	0.00	0.1534	Small lot; Part of Block 64 Redevelopment Area- Designated for Affordable Mixed Use	0.1534	0.03068	NA
64	21	15C	41 SECOND ST	BOROUGH OF FANWOOD	0.23	0.00	0.23	Small lot; Parking; Part of Block 64 Redevelopment Area	0.23	0.046	NA
66	25	1	43 LOCUST AVE	OLKUSZ JOSEPH	0.17	0.00	0.17	Small lot	0	0	0
67	4	15C	NORTH AVE	BOROUGH OF FANWOOD	0.434	0.00	0.434	Small lot; Garage	0	0	0
68	1.01	15C	NORTH AVE	BOROUGH OF FANWOOD	0.202	0.00	0.202	Small lot; Garage	0	0	0
68	6	1	336 NORTH AVENUE	HILLTOP TENNIS CLUB C/O TINERVIN	0.27	0.00	0.27	Small lot	0	0	0
68	31	15C	NORTH AVE	BOROUGH OF FANWOOD	1.7697	0.00	1.7697	Fanwood Recycling Center	0	0	0
75	2.02	1	67 WESTFIELD RD	KONSTRUCT ENTERPRISES INC	0.427	0.00	0.427	Small lot	0	0	0
77	15	1	440 LA GRANDE AVE	SOMMERICH ROBERT - INGE	0.1773	0.00	0.1773	Small lot	0	0	0
77	27	1	482 SOUTH AVENUE	OUTDOOR SYSTEMS INC	0.19	0.00	0.19	Small lot	0	0	0
77	40	15C	SHADY LANE	BOROUGH OF FANWOOD	0.01	0.00	0.01	Small lot; Right of Way	0	0	0

78	23	15C	487 TERRILL ROAD	BOROUGH OF FANWOOD	6.75	1.71	5.04	Fanwood Nature Center	0	0	0
78	29	1	55 CRAY TERRACE	MIDWAY ASSOCIATES	0.05	0.00	0.05	Small lot	0	0	0
78	42	1	CRAY TERRACE	PUBLIC SERVICE ELECTRIC - GAS CO	0.2732	0.00	0.2732	Small lot; Utility Path & Gas Line ROW	0	0	0
81	23	15C	VINTON CIRCLE	BOROUGH OF FANWOOD	0.0275	0.00	0.0275	Small lot; Right of Way	0	0	0
81	48	1			0.14	0.00	0.14	Small lot	0	0	0
81	49	1	LA GRANDE AVE	PUBLIC SERVICE ELECTRIC - GAS CO	0.33	0.00	0.33	Small lot	0	0	0
83	7	15C	80 Second Street	BOROUGH OF FANWOOD	8.02	0.00	8.02	La Grande Playground	0	0	0
94	16	15C	474 SOUTH AVENUE	BOROUGH OF FANWOOD	0.3157	0.00	0.3157	Small lot	0	0	0
99	23	1	CRAY&CHETWOOD TER	PUBLIC SERVICE ELECTRIC - GAS CO	0.5051	0.00	0.5051	Small lot; Utility Path & Gas Line ROW	0	0	0
100	12	1			0.09	0.00	0.09	Small lot	0	0	0
100	31	1	CORIELL AVE	PUBLIC SERVICE ELECTRIC - GAS CO	0.5051	0.00	0.5051	Small lot; Utility Path & Gas Line ROW	0	0	0
100	32	1	CORIELL AVENUE	PUBLIC SERVICE ELECTRIC - GAS CO	1.2971	0.00	1.2971	Utility Path & Gas Line ROW	0	0	0
116	31	15C	SHADY LANE	BOROUGH OF FANWOOD	0.0068	0.00	0.0068	Small lot; Right of Way	0	0	0
116	42	15C	ROOSEVELT AVE	BOARD OF EDUCATION	1.248	0.00	1.248	William J McGinn Elementary School	0	0	0
116	59	1	11 ROOSEVELT AVE	CURRY FRANCES WATSON	0.1148	0.00	0.1148	Small lot	0	0	0
120	4	1	13 JEFFERSON AVE	CASTRO, JERRY	0.03	0.00	0.03	Small lot	0	0	0
121	1	1	56 TRENTON AVE	MINDO JEFFREY A - CYNTHIA	0.03	0.00	0.03	Small lot	0	0	0
<b>TOTAL</b>					<b>51.588</b>	<b>1.71</b>	<b>49.878</b>		<b>4.9544</b>	<b>-</b>	<b>0</b>
<b>Consideration of Redevelopment Areas</b>											<b>10</b>




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

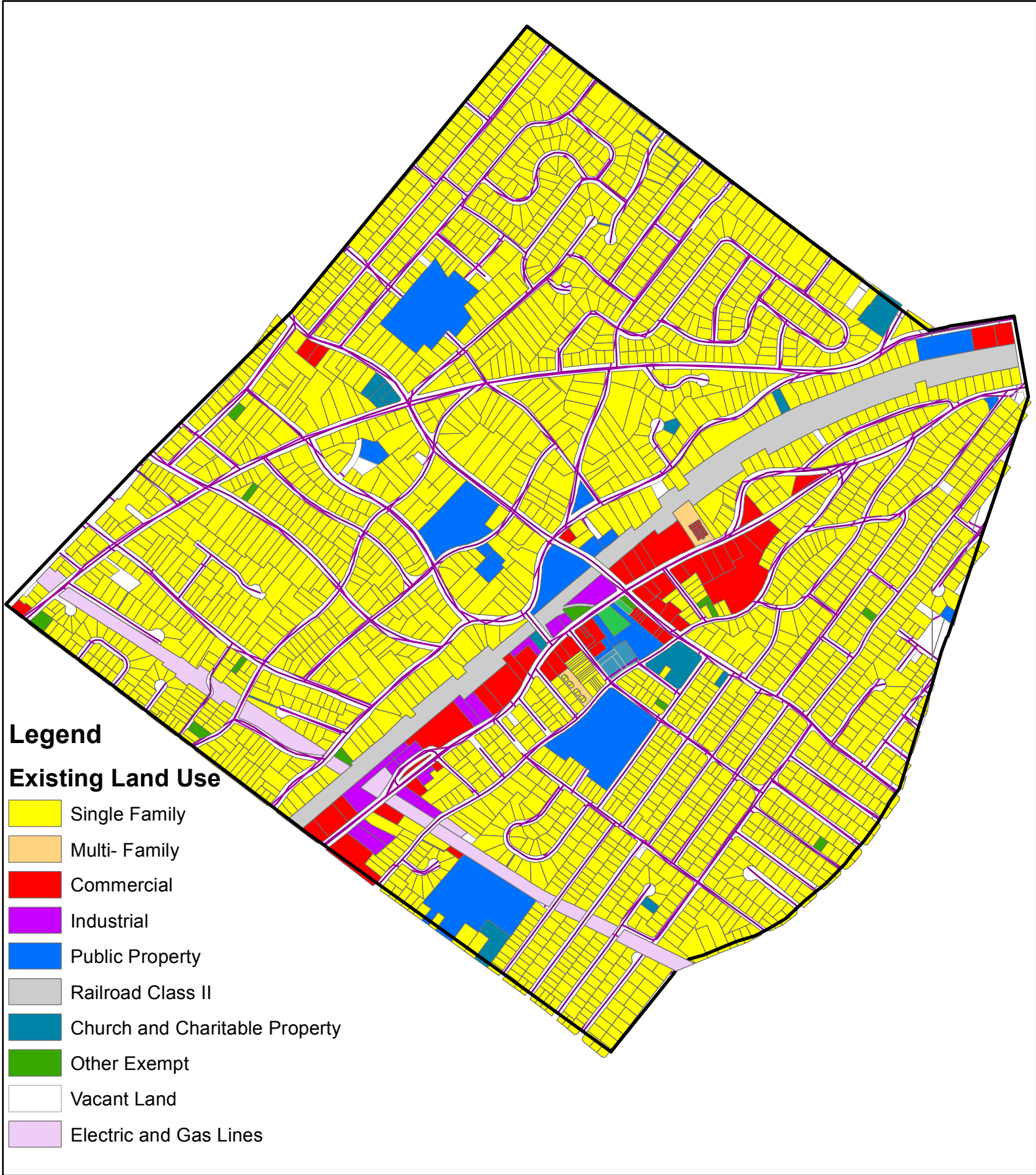
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Prepared by: CLB, October 16, 2015  
 Source: NJDEP; NJDOT; NJGIN,  
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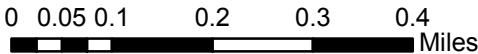
**Class 1, Class 15C, and Class 3A/3B Parcels  
Borough of Fanwood  
Union County, New Jersey**



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



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



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 Source: NJDEP; NJDOT; NJGIN  
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**Existing Land Use  
 Borough of Fanwood  
 Union County, New Jersey**



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

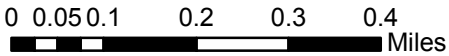


**Legend**

-  Vacant Land Adjustment Properties
-  Parcels
-  Wetlands



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



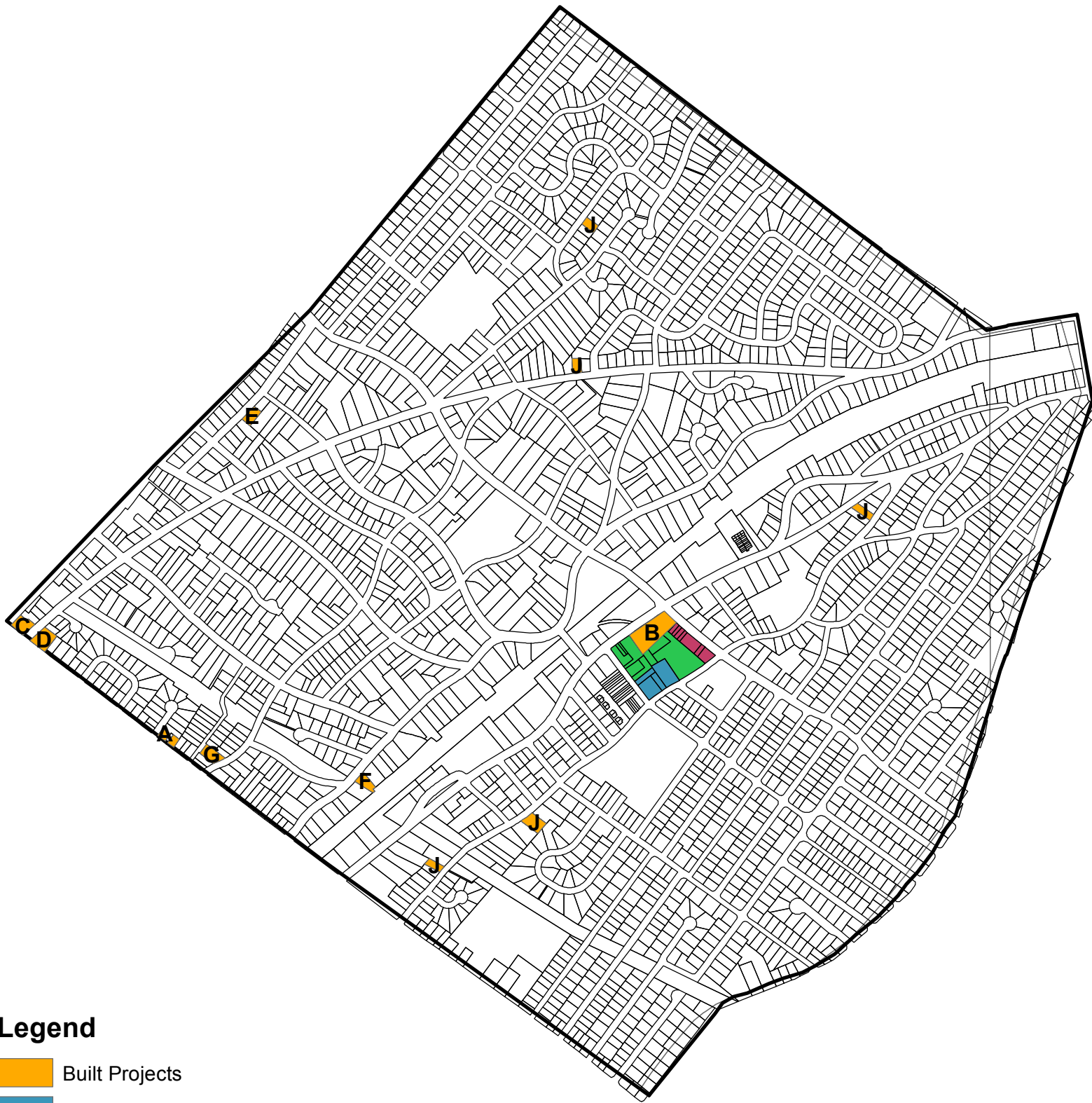
Prepared by: CLB, October 16, 2015  
 Source: NJDEP; NJDOT; NJGIN,  
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**Vacant Land Adjustment  
 Borough of Fanwood  
 Union County, New Jersey**







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

**Appendix B: Affordable Housing Sites Map**

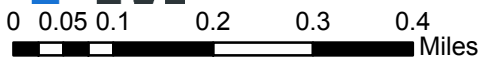


**Legend**

-  Built Projects
-  Downtown Residential District
-  Rehabilitation Infill District
-  Retail Residential District



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



Prepared by: CLB, October 16, 2015  
 Source: NJDEP; NJDOT; NJGIN  
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**Affordable Housing Projects  
 Borough of Fanwood  
 Union County, New Jersey**



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

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



TABULATION OF CREDIT ALLOCATION FOR AFFORDABLE HOUSING SITES  
Fanwood Borough, Union County, New Jersey

PRIOR ROUND	PROSPECTIVE	TOTAL PRIOR + PROSPECTIVE	UNMET NEED
<b>OBLIGATION</b> <span style="float: right;"><b>45</b></span>	<b>OBLIGATION</b> <span style="float: right;"><b>218</b></span>	<b>263</b>	<b>219</b>
RDP <span style="float: right;">8</span>	RDP <span style="float: right;">36</span>	<b>44</b>	
UNMET NEED <span style="float: right;">37</span>	UNMET NEED <span style="float: right;">182</span>	<b>219</b>	
<b>BONUSES/CAPS</b>	<b>BONUSES/CAPS</b>		
SENIOR CAP <span style="float: right;">2</span>	SENIOR CAP <span style="float: right;">9</span>	11	
RENTAL BONUSES <span style="float: right;">2</span>	RENTAL BONUSES <span style="float: right;">9</span>	11	
RENTAL OBLIGATION <span style="float: right;">2</span>	RENTAL OBLIGATION <span style="float: right;">9</span>	11	
<b>COMPLIANCE STRATEGY</b>	<b>COMPLIANCE STRATEGY</b>		<b>COMPLIANCE STRATEGY</b>
<b>INCLUSIONARY ZONING</b> <span style="float: right;"><b>4</b></span>	<b>INCLUSIONARY ZONING - REDEVEL.</b> <span style="float: right;"><b>13</b></span>	17	
SALE SITE A Cottage Way/ Terril Road <span style="float: right;">4</span>	RENTAL SITE B Fanwood Crossing 2 & 3 <span style="float: right;">4</span>		
	RENTAL SITE L Station Square <span style="float: right;">7</span>		
	RENTAL SITE M Ponzio <span style="float: right;">1</span>		<b>SURPLUS CREDITS</b> <span style="float: right;"><b>13</b></span>
	RENTAL SITE N Fanwood Crossing 1 <span style="float: right;">1</span>		From Prospective RDP <span style="float: right;">13</span>
<b>RCA UNITS</b> <span style="float: right;"><b>4</b></span>		4	
SITE H Fanwood RCA/ 169- 173 Reid Street <span style="float: right;">4</span>			
	<b>EXTENDED AFFORDABILITY CONTROLS</b> <span style="float: right;"><b>4</b></span>	4	
	SALE SITE A Cottage Way/ Terril Road <span style="float: right;">4</span>		
	<b>SUPPORTIVE AND SPECIAL NEEDS</b> <span style="float: right;"><b>23</b></span>	23	
	RENTAL SITE C Community Access Unlimited <span style="float: right;">6</span>		
	RENTAL SITE D Theodora House <span style="float: right;">5</span>		
	RENTAL SITE E Madison Group Home <span style="float: right;">3</span>		
	RENTAL SITE F North Ave Group Home <span style="float: right;">6</span>		
	RENTAL SITE G Paterson Group Home <span style="float: right;">3</span>		
<b>RENTAL BONUS CREDITS</b> <span style="float: right;"><b>0</b></span>	<b>RENTAL BONUS CREDITS</b> <span style="float: right;"><b>9</b></span>	9	<b>UNMET NEED</b> <span style="float: right;">219</span>
<b>TOTAL COMPLIANCE CREDITS</b> <span style="float: right;"><b>8</b></span>	<b>TOTAL COMPLIANCE CREDITS</b> <span style="float: right;"><b>49</b></span>	57	<b>TOTAL COMPLIANCE CREDITS</b> <span style="float: right;"><b>13</b></span>
	<b>SURPLUS CREDITS</b> <span style="float: right;"><b>13</b></span>		<b>REMAINING UNMET NEED</b> <span style="float: right;"><b>206</b></span>
			<b>(to be addressed by overlay zone)</b>
*per settlement agreement			

**Appendix D: Site Suitability Analysis Report, Downtown Fanwood Block 64  
Redevelopment Area**

**Site Suitability Analysis Report  
Proposed Affordable Housing  
on Block 64, Lots 17-22  
Station Square and Ponzio Sites  
Downtown Fanwood, Block 64 Redevelopment Area**

Prepared October 2016 for:



Fanwood Borough  
Union County, New Jersey

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

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

APPENDIX B: Site Suitability Map



## **INTRODUCTION**

Fanwood Borough has reviewed the Downtown Fanwood, Block 64 Redevelopment Area as a potential site for the development of affordable housing in accordance with the recommendations of the Fanwood Borough Housing Plan Element and Fair Share Plan. Specifically, the focus of this site suitability analysis is in reference to Block 64, Lots 17-20, also referred to as the Station Square site, and Block 64, Lots 21-22, also referred to as the Ponzio Site. The Downtown Fanwood / Block 64 Redevelopment Area contains a total land area of approximately 6.5 acres, and is mapped in Appendix B. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires that sites designated to produce affordable housing shall be available, approvable, developable and suitable according to the following criteria:

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

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

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

## **SITE SUITABILITY ANALYSIS**

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

### **Location on the State Plan Policy Map**

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



### **Special Planning Areas**

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

### **Wetlands**

There are no mapped wetlands on the proposed site.

### **Flood Hazards**

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

### **Category 1 Waterways**

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

### **Steep Slopes**

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality. As a result, the Borough has considered steep slopes in its analysis of the subject property. An analysis of elevation data based on the Digital Elevation Model (DEM) from the United States Geological Survey (USGS) reveals that there are no portions of the tract constrained by steep slopes.

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

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places that are mapped in Appendix B. It is noted, however, that the Fanwood train station property, located to the north across South Avenue from the Block 64 Redevelopment Area, is a mapped historic property.

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

### **Availability of Infrastructure**

The entire Downtown Fanwood / Block 64 Redevelopment Area has frontage on South Avenue, Martine Avenue, La Grande Avenue, and Second Street, all of which are public and improved roadways. Specifically, the Station Square and Ponzio sites front on La Grande Avenue and Second Street, respectively. In addition, the entire Redevelopment Area is located within the public water and sewer service area of the Middlesex Water Company. Sewer and water lines can be extended to service the site.



### **Presence of Known Contaminated Sites**

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based 2014 Known Contaminated Sites List of the NJDEP identifies the known contaminated sites located near the Redevelopment Area. It is noted that all sites anticipated for affordable housing will be remediated to residential standards.

### **Access to Appropriate Streets**

The proposed site has frontage and direct access to La Grande Avenue and Second Street, which are public and improved roadways.

### **Residential Site Improvement Standards**

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

### **Site Availability**

The properties at this site are privately owned. There are no title problems or encumbrances known to the Borough that would preclude the use of the subject site for affordable housing. A title search is needed to conclusively determine that there are no title impediments to development of the site for affordable housing. The Borough anticipates that the properties will be redeveloped by their current or future owners as an affordable housing site in accordance with the Fanwood Borough Housing Element and Fair Share Plan.

### **Approvable Site**

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

### **ZONING AND LAND USE**

The Block 64 area comprises the entirety of the Downtown Fanwood / Block 64 Redevelopment Area. Other portions of the Redevelopment Area have previously been developed with affordable housing units. The Fanwood Borough Planning Board has further amended the Master Plan Housing Plan Element and Fair Share Plan to recommend the Station Square and Ponzio sites within the Redevelopment Area for redevelopment for affordable housing. Fanwood Borough has also prepared a redevelopment plan for this site to implement the recommendations of the Fanwood Borough Housing Plan Element and Fair Share Plan for the site's future use for affordable housing.



*Site Suitability Analysis ~ Block 64, Lots 17-22  
Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)  
Fanwood Borough*

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## **SUMMARY AND CONCLUSION**

The Downtown Fanwood / Block 64 Redevelopment Area is located within State Planning Area 1 and contains approximately 6.5 acres. The sites contain no mapped wetlands, flood hazard areas, Category 1 waterways, steep slopes, or known historic districts or sites. The sites will be made available and are approvable, developable, and suitable for affordable housing development. Further, the sites are located within a public water and sewer service area, and sewer and water lines can be extended to service the sites. Finally, the subject sites have frontage and access on public and improved roadways.

Based on the above, the Downtown Fanwood / Block 64 Redevelopment Area (and therefore the Station Square and Ponzio Sites, located on Block 64, Lots 17-22) meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.





*Site Suitability Analysis ~ Block 64, Lots 17-22*

*Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)*

*Fanwood Borough*

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



*Site Suitability Analysis ~ Block 64, Lots 17-22*

*Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)*

*Fanwood Borough*

---

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

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



*Site Suitability Analysis ~ Block 64, Lots 17-22*

*Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)*

*Fanwood Borough*

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

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



*Site Suitability Analysis ~ Block 64, Lots 17-22  
Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)  
Fanwood Borough*

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## **APPENDIX B: Site Suitability Map**



*Site Suitability Analysis ~ Block 64, Lots 17-22*

*Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)*

*Fanwood Borough*

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



*Site Suitability Analysis ~ Block 64, Lots 17-22*

*Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)*

*Fanwood Borough*

---

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

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



*Site Suitability Analysis ~ Block 64, Lots 17-22*

*Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)*

*Fanwood Borough*

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

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

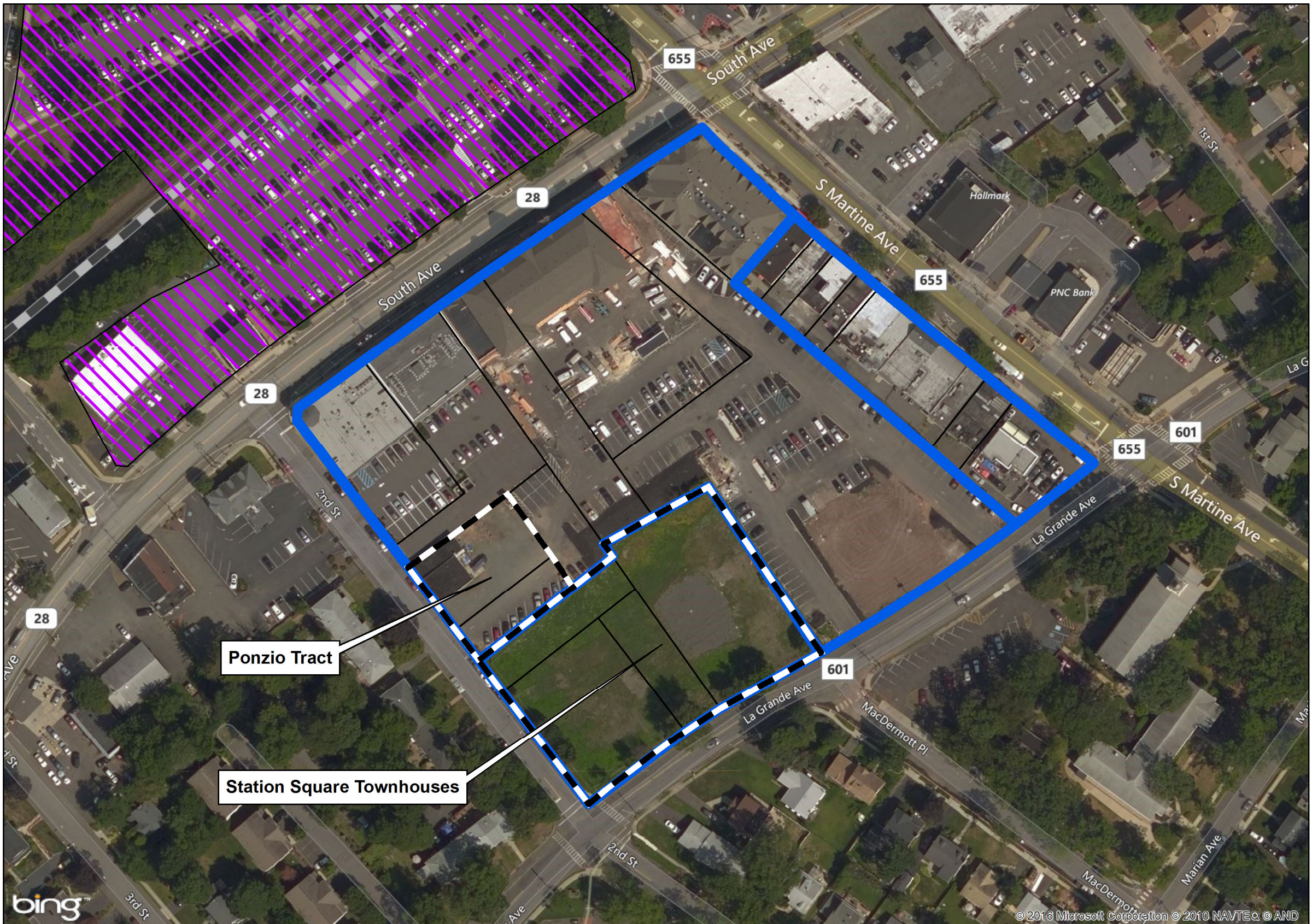


*Site Suitability Analysis ~ Block 64, Lots 17-22  
Station Square and Ponzio Sites (Downtown Fanwood, Block 64 Redevelopment Area)  
Fanwood Borough*

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## **APPENDIX B: Site Suitability Map**





<b>Total Area:</b> 6.5 Acres
<b>Total Encumbered Area:</b> 0.0 Acres
<b>Wetland Area:</b> 0.0 Acres
<b>Floodplain Area:</b> 0.0 Acres
<b>Stream Corridor Area (Non-C1):</b> 0.0 Acres
<b>Stream Corridor Area (C1):</b> 0.0 Acres
<b>State Planning Area:</b> Metropolitan (PA 1)
<b>Zone District:</b> Block 64 Redevelopment Area
<b>Sewer Service Area:</b> Yes
<b>Special Planning Areas:</b> None
<b>Historic Site:</b> No

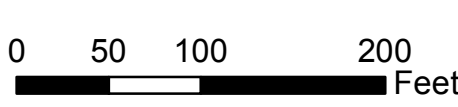
  

	Proposed Affordable Housing
	Downtown Redevelopment Area
	Property Boundary
	Historic Properties


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

**Affordable Housing Suitability: Downtown Fanwood / Block 64 Redevelopment Area**  
**Station Square Site (Block 64, Lots 17-20) & Ponzio Site (Block 64, Lots 21-22)**  
**Fanwood Borough, Union County, New Jersey**

Prepared by: JAC, May 11, 2016  
 Source: NJDEP, FEMA, Union County GIS, Fanwood Borough, NJOSG, T&M Associates  
 H:\FNPL\00020\GIS\Projects\Site Suitability 2016 Block 64.mxd



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

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

TABULATION OF CREDIT ALLOCATION FOR AFFORDABLE HOUSING SITES  
Fanwood Borough, Union County, New Jersey

	REQ'D	PROPOSED	Very Low											
			Total Units	Moderate	Low	Very Low Other	Very Low Family	Total Very Low	Total Low/Very Low	Age Restricted	Not Age Restricted	Constructed		
PRIOR ROUND OBLIGATION	45		Site A	Cottage Way/ Terrill Road	4	2	2	0	0	0	2	0	4	4
PROSPECTIVE NEED OBLIGATION	218		Site B	Fanwood Crossing 2 & 3	4	4	0	0	0	0	0	0	4	4
TOTAL OBLIGATION	263		Site C	Community Access Unlimited	6	6	0	0	0	0	0	0	6	6
PRIOR ROUND RDP	8		Site D	Theodora House/204 Terrill Road	5	0	0	5	0	5	5	0	5	5
PROSPECTIVE ROUND RDP	36		Site E	Madison Group Home/ 56 Madison	3	0	0	3	0	3	3	0	3	3
TOTAL RDP	44		Site F	North Ave Group Home/ 60 North	6	0	0	6	0	6	6	0	6	6
UNMET NEED	219		Site G	Paterson Group Home/ 11 Paterson	3	0	0	3	0	3	3	0	3	3
			Site H	Fanwood RCA/ 169- 173 Reid Street	4	2	2	0	0	0	2	0	4	4
OVERALL BONUSES/CAPS			Site I	Extension of Affordability Controls	4	2	2	0	0	0	2	0	4	4
SENIOR CAP	11	0	Site L	Station Square	7	4	1	0	2	2	3	0	7	0
RENTAL BONUSES	11	9	Site M	Ponzio	1	0	1	0	0	0	1	0	1	0
RENTAL OBLIGATION	11	36	Site N	Payments in Lieu of Construction	1	0	0	0	1	1	1	0	1	0
LOW INCOME MINIMUM	22	28												
VERY LOW INCOME MINIMUM	6	20												
VERY LOW INCOME FAMILY MINIMUM	3	3												
				Overall Total	48	20	8	17	3	20	28	0	48	39
				Prior Round Total	8	4	4	0	0	0	4	0	8	8
				Prospective Need Total	40	16	4	17	3	20	24	0	40	31
					Total Units	Moderate	Low	Very Low Other	Very Low Family	Total Very Low	Total Low/Very Low	Age Restricted	Not Age Restricted	Constructed
PRIOR ROUND BONUSES/CAPS														
SENIOR CAP	2	0												
RENTAL BONUSES	2	0												
RENTAL OBLIGATION	2	0												
LOW INCOME MINIMUM~	4	0												
VERY LOW INCOME MINIMUM	N/A	0												
VERY LOW INCOME FAMILY MINIMUM	N/A	0												
PROSPECTIVE NEED BONUSES/CAPS														
SENIOR CAP	9	0												
RENTAL BONUSES	9	9												
RENTAL OBLIGATION	9	36												
LOW INCOME MINIMUM**	18	24												
VERY LOW INCOME MINIMUM	5	20												
VERY LOW INCOME FAMILY MINIMUM	3	3												