
M A S T E R P L A N

**MOUNT LAUREL TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**

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Prepared By:

**LOUIS GLASS ASSOCIATES
9 Union Avenue
Bala Cynwyd, PA 19004**

**Louis S. Glass, P.P., AICP, #1514
Harry W. McVey, P.P., #3458**

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Report**

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MOUNT LAUREL TOWNSHIP

MASTER PLAN

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CHAPTER A

INTRODUCTION, REGIONAL SETTING AND REEXAMINATION REPORT

INTRODUCTION

Mount Laurel Township is strategically located in one of the fastest growing areas in the Greater Philadelphia region. Several limited access and state highways intersect in the township, which have acted as a catalyst attracting both industrial and residential development. In 1950 the township had a population of only 2,817 people. By 1960 the population had almost doubled to 5,249, which made Mount Laurel the 15th largest municipality in the county among 40 municipalities in total. Growth continued through the 1960's and 1970's and by 1980, the U.S. Census listed the township's population at 17,614. It then ranked as the 8th largest township in the county. As of 2000, the population was 40,221, making it the second largest municipality in the county.

It is projected that at full residential buildout the population will be about 42,544. This is a considerable reduction from previous estimates, with the decline in buildout projections mostly attributed to the township's strong open space acquisition program. Other factors contributing to the decline in residential buildout projections include mandatory on-site open space requirements, maximum allowable coverage requirements, and that all residential lots have full useable rear yards without any infringements or reductions in area.

However, the absolute residential and non residential growth to the year 2000 brought with it increased demands for township services, such as utilities, road improvements, schools, and fire and police protection. In addition, much open space and agricultural lands were lost through the development process. During this recent development period, there also has been an increased awareness of the importance of ecologically sensitive lands, and for the need to preserve natural features. Wetlands legislation has helped to preserve vacant land in the township, as will the township's recent initiative to purchase open space land for permanent preservation.

In accordance with state law, the township is now updating the year 2000 Master Plan. This new plan sets forth the township's basic strategy for coordinating existing homes, commerce, open space, natural features and vacant land with future development so as to achieve a balance and unified community. Opportunities are provided for all types of development in the future, but within a township-wide

framework that recognizes the advantages and limitations that are available in different locations. The ecological system has also been closely identified so that stream corridors and flood plains can be preserved in the future.

The Master Plan is developed in accordance with the New Jersey Municipal Land Use Law. This law strengthens the master planning process by specifying subject matter and by mandating close coordination between the plan and the zoning ordinance. The township's updated Master Plan implements the law's objectives in these regards by providing for many of the plan elements enumerated in the act. This master plan will therefore serve as the basic guideline for directing and coordinating the future development patterns of the township. It is a realistic plan that enables growth and development to continue within a sensible framework that harmonizes the interests of the residential and non-residential components of the township, both present and future.

REGIONAL SETTING

Map A-1 indicates the geographical position of Mount Laurel Township in relation to Philadelphia and the South Jersey area. The highway patterns shown on the map are particularly important for development often occurs in linear patterns along major highways. Route 38, between Camden and Mount Holly, traverses the northern part of the township while Route 73 bisects the western part of the township. Route 70, in nearby Cherry Hill Township, also influences development in this suburban area. The township is also traversed by two limited access highways, the New Jersey Turnpike and Interstate 295. Interchange 4 of the turnpike is located in the township at the juncture of Route 73, and there are three interchanges of I-295 within the municipality.

The regional areas west of Mount Laurel are urbanized, while the areas to the east are rapidly being developed. While Mount Laurel is in the center of urban development, the growth rate will decline in the future because of the lack of developable land.

REEXAMINATION REPORT

The major problems and objectives relating to land development in Mount Laurel at the time of the adoption of the last reexamination report six years ago are set forth in the introductory paragraphs of each chapter within this Master Plan reexamination report. The extent to which these problems and objectives have been reduced or have been increased subsequent to the last reexamination report are also reviewed as appropriate in each introductory paragraph of each chapter within this Master Plan reexamination report. The significant changes in the assumptions, policies and objectives which formed the basis for the previous Master Plan have been reviewed in each of the chapters including Density and Distribution of Population and Planned Uses (Chapter P), Housing Conditions (Chapter Q), Circulation (Chapter S), Conservation and Natural Resources (Chapter U), Energy Conservation (Chapter V), Recreation and Open Space (Chapter R), and State, County and Municipal Policy Objectives (Chapter O). Lastly, each chapter contains

specific changes to the Master Plan and includes an analysis of the underlying objective policies and standards with respect to the subject matter covered in the chapter.

Generally, in the year 2000 the major problems were: rapid population growth; diminishing open space lands; increased traffic volumes; and the need for increased municipal services and school facilities. The objectives in 2000 were to increase the amount of open space to be permanently preserved, and to balance rapid growth with services and infrastructure.

The 2006 master plan anticipates a significant reduction in population growth due, in part, to the fact that most of the township's easily developable lands are developed. The township's policy of acquiring significant areas of remaining undeveloped lands for open space preservation should decrease land available for development. It should be noted that these preserved lands will serve the open space and recreational needs of the current population.



**REGIONAL
LOCATION**

A-1

CHAPTER B

EXISTING LAND USE

INTRODUCTION

The existing land use patterns found throughout any municipality are the result of natural and man-made forces acting on the land over long periods of time. Natural forces encompass such elements as topography, water resources, forests, and soil capabilities. Man-made elements include transportation facilities, utilities, and land use regulations. All of these factors have been present in varying degrees in shaping the character and land use patterns that are discernable today throughout the township.

In Mount Laurel Township, the general development patterns largely reflect the influences of natural features and the locations of transportation systems. Developments on the western side of the township are a continuation of housing developments that first extended through adjacent Cherry Hill Township. Growth in this part of Mount Laurel is also the result of the intersecting of major highway systems and interchanges along Route 73. At this time the western side of the township is about as developed as the eastern side of the township. The center of the township has also gone through a development phase, although at a less intense density, because of large areas of wetlands. At this point of time there is little residential land available for development, and future residential activity is expected to drop off significantly. Industrial and commercial areas along major highways will continue to be developed where vacant land is available.

The purpose of this portion of the study is to identify the current patterns of land development existing in the township since developed areas have an influence on how the remaining vacant areas may be utilized in the future. Developed areas indicate trends in land utilization and point to possible limitations and opportunities for the township to consider as it charts a comprehensive land use plan for the entire municipality. This study therefore establishes the foundation for conceptualizing the ultimate land use patterns that may be appropriate for achieving the township's objectives.

GENERAL LAND USE PATTERNS (MAP B-1)

Map B-1 at the end of this section graphically depicts the generalized land use patterns existing in the township. The map was compiled from field studies performed over the past few years, and updated in 2006. As noted above, the map clearly illustrates the concentration of development at the eastern and western ends of the township, with the center having less tense development because of wetland areas.

On the western side of the township, the largest concentration of housing developments are located next to Church Street, which connects Moorestown Township with Evesham Township. Approximately eleven separate housing developments have been built in this vicinity. On the eastern side of the township most of the housing development is contained within the Larchmont Planned Unit Development project and a few other smaller single-family projects. The bottom center of the township has been filled in with several medium scale housing projects.

The second category shown on Map B-1 is commercial activities. The township has a unique commercial development pattern in that almost all the commercial operations are adjacent to Route 73 and Route 38. In the past, all commercial facilities were oriented to regional highway patterns rather than local convenience goods and services. However, in the past decade, this pattern has changed as the township's population reached a level that supported locally oriented retail services. There now are several smaller convenience shopping centers located throughout the township, and two neighborhood shopping centers with food supermarkets are available near Route 38 and Ark Road. Neighborhood convenience retail areas have been developed at both ends of Larchmont Boulevard, and a convenience center has been built at the intersection of Union Mill Road and Elbo Lane.

Industrial uses are found along Route 38, and along Route 73. Interchanges of the New Jersey Turnpike and Interstate 295 connect with Route 73 only a few thousand feet apart, which creates an ideal setting for industrial park activities. These industrial parks, which are examined in detail in another chapter, extend along the entire length of Fellowship Road and along Route 73 into Evesham Township. Another interchange of I-295 at Route 38 has created a secondary area attractive to industrial uses and office operations, and in recent years several such facilities have been built in this area of the township.

Parks, recreation and school facilities are also shown on Map B-1. Some of these facilities at the western end of the township are located within or adjacent to residential neighborhoods. At the other end of the township, new facilities have been built as part of the Master Plan of the Larchmont P.U.D., including the Hartford Lower Middle School located at the intersection of Hartford Road and Hainesport Mount Laurel Road. Not associated with any large-scale residential neighborhoods are the Hillside Elementary School and the Middle School, located adjacent to each other at the corner of Moorestown-Mt. Laurel Road and Mt. Laurel-Hainesport Road. Significant amounts of land area at both schools are available for recreation activities. And, of course, the Laurel Acres Park between

Church Street and Union Mill Road, with almost 100 acres, is the predominant park facility in the western side of the township.

The last category shown on the map is open space and agriculture. These areas are located in the center of the township and are mostly wetlands. The amount of land devoted to agriculture has steadily diminished over the past decades to the point where it no longer is a significant land use activity in the township. In 1988, approximately 15% or 2,146 acres of the township were vacant or in farmland, not counting open space and recreation areas. The amount of agricultural land has now diminished to about 2% of the township area. However, the township now has 1,071 acres of township-owned open space and recreation facilities including school recreation areas. It, therefore, seems reasonable to expect that after full development of the township there will be about 10% to 15% of land area permanently devoted to open space and recreation.



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CHAPTER C

PLANNED UNIT DEVELOPMENTS

INTRODUCTION

Planned Unit Development is a land utilization concept that permits mixed uses in a flexible arrangement on a specific tract of land. The concept gained popularity in the 1960's as a reaction against the rigid rectangular street and lot patterns that were developed so often in the 1950's. The concept is based on the premise that typical zoning regulations inhibit creative land use designs, and that the substitution of flexible control standards would result in better designed communities. Developments built under the P.U.D. concept also relied on the premise that, with a variety of mixed uses developed on a large scale, each project would be self-contained economically as well as physically. The prototype developments of Reston, Virginia and Columbia, Maryland are examples that provide credibility to the P.U.D. concept.

As a result, a number of communities adopted P.U.D. regulations in the late 1960's. Within a two-year period from 1968 to 1970, Mount Laurel Township approved plans for four (4) P.U.D. developments comprising 1,775 acres and which were projected to yield over 10,000 housing units of all types. These approvals were extraordinary considering that the total number of units in the township in 1970 amounted to only 2,920 dwellings. By giving planning approvals to four P.U.D.'s with projected populations of over 35,000 people, on only 12-1/2% of the municipal land area, the township compromised its ability to provide, in the future, for all types of development elsewhere throughout the community.

This section, therefore, has been included in the plan to measure the impact that the P.U.D.'s have had on the township. One of the original P.U.D.'s known as Cross Keys was converted to an industrial park, and subsequently two other senior citizen retirement P.U.D. projects were approved, known as Holiday Village and Holiday Village East.

All of Birchfield P.U.D., Larchmont P.U.D., Ramblewood P.U.D., Holiday Village East, and Holiday Village are complete. All of the project locations are illustrated on the following map.

APPROVED UNITS AND ACRES

The following tables have been prepared for all five P.U.D.'s as of February 2000, and include all amendments made from the original plans. Table C-1 shows the allocation of acres by each type of unit for each P.U.D. The data indicates that various types of housing units are permitted along with commercial activities. In terms of acres, Larchmont is the largest development with 1,016 acres. Two of the other projects are less than 200 acres each, while the Ramblewood Village project is situated on 251 acres. Land planned for single-family houses totals 533 acres, and for multi-family houses 553 acres has been planned. Open space totals 645 acres, some of which has been donated to the township for active and passive recreation uses which can be used by all township residents.

TABLE C-1

P.U.D. ACRES BY PROJECT AND USE

FEBRUARY 2006

***Codes**

- L** = Larchmont
- B** = Birchfield
- R** = Ramblewood
- HVE** = Holiday Village East
- HV** = Holiday Village

	*L	B	R	HVE	HV	Total
Single Family	212.1	79.6	53.3	72.1	116.6	533.7
Townhouses & Apts	379.4	19.4	84.5	58.6	11.1	533.0
Open Space	322.0	73.7	93.1	105.8	51.3	645.9
Total	1,015.8	179.6	251.4	236.5	179.0	1,862.3

Source: Consultant's Calculations

The next table indicates the number and types of units built in each project. Table C-2 shows that 9,448 units have been built in all five P.U.D.'s. Of that total, 24% are single-family dwellings and the other 76% are townhouses and apartments. About 60% of all the P.U.D. units have been built in the Larchmont development. Overall gross densities for all these projects is about 5 units per acre.

TABLE C-2

P.U.D. UNITS BY PROJECT AND TYPE

FEBRUARY 2006

***Codes**

- L** = Larchmont
- B** = Birchfield
- R** = Ramblewood
- HVE** = Holiday Village East
- HV** = Holiday Village

	*L	B	R	HVE	HV	Total
Single Family	689	261	150	566	582	2,247
Townhouses & Apts	4,988	546	1,073	458	136	7,201
	5,677	807	1,223	1,023	718	9,448
Source: Consultant's Calculations						

OPEN SPACE – RECREATION FACILITIES

A major component of the Planned Unit Development projects is the provision for extensive open space areas and active recreation facilities. A detailed listing and evaluation of these facilities is provided in the Park and Recreation section of the plan. The following table illustrates how extensive these features are in all of the developments.

The P.U.D.'s have generated 645 acres of open space that can be used for active recreational facilities or passive areas. The acreage figures do not include other open space areas directly associated with buildings, such as yards. Larchmont, which contains 60% of the units in these P.U.D's will generate 50% of the active open space acreage. This table also indicates that these P.U.D.'s provide 42 tennis courts, 9 pools, 17 ballfields, and 10 basketball courts, among other facilities, for the benefit of the residents. These facilities have been built by the developers in proportion to the number of people living in each project. Upon completion, the facilities are dedicated to the township, or deeded over to a homeowners association. It is quite obvious, from these schedules of facilities and acreage, that Mount Laurel is able to provide opportunities for many types of recreational activities throughout the municipality.

TABLE C-3

OPEN SPACE AND RECREATION FACILITIES

***Codes**

- L = Larchmont**
- B = Birchfield**
- R = Ramblewood**
- HVE = Holiday Village East**
- HV = Holiday Village**

	*L	B	R	HVE	HV	Total
Tennis Courts	24	4	8	4	2	42
Playgrounds	1	-	-	-	-	1
Pools	2	1	4	1	1	9
Basketball	7	1	2	-	-	10
Ballfields	7	2	1	-	-	10
Football/Soccer	6	1	-	-	-	7
Tot Lots	6	4	4	-	-	14
Paved Hockey	1	-	-	-	-	1
Open Space Acres For Passive-Active Use	322	73	93	106	51	645
Source: Consultant's Calculations						

COMMERCIAL CENTERS

Only two of the P.U.D.'s are designed with commercial facilities. These are the Larchmont P.U.D. and the Ramblewood P.U.D. However, the other three P.U.D.'s are all contiguous to the Towne Square Shopping Center. This shopping center land area is contiguous to the Birchfield P.U.D., Holiday Village, and Holiday Village East. Although not part of any P.U.D., the shopping center was specifically zoned for this purpose because of its location and proximity to a large number of P.U.D. residents.

The Ramblewood P.U.D. has a completed neighborhood shopping center on Church Street, but this P.U.D., because of its location, is also very close to other shopping centers that are not within the P.U.D. The only P.U.D. that has constructed large scale retail facilities is the Larchmont P.U.D. and all five of these neighborhood shopping centers are complete: The

Larchmont Shopping Center, the Larchmont Commons Shopping Center, the two centers located at both ends of Larchmont Boulevard, and the shopping center where Larchmont Boulevard intersects with Route 38.

Overall, the amount of shopping center locations is in proportion to the P.U.D. residential components and concentrations, even though some of these residents are served by commercial facilities actually located outside of the P.U.D. boundaries.

BIRCHFIELD

MOORESTOWN

TOWNSHIP

ROUTE 295
NEW JERSEY TURNPIKE

NEW JERSEY TURNPIKE

BIRCHFIELD

SOBIN BRANCH

EVESHAM

FINNHAM

MAINESPORT

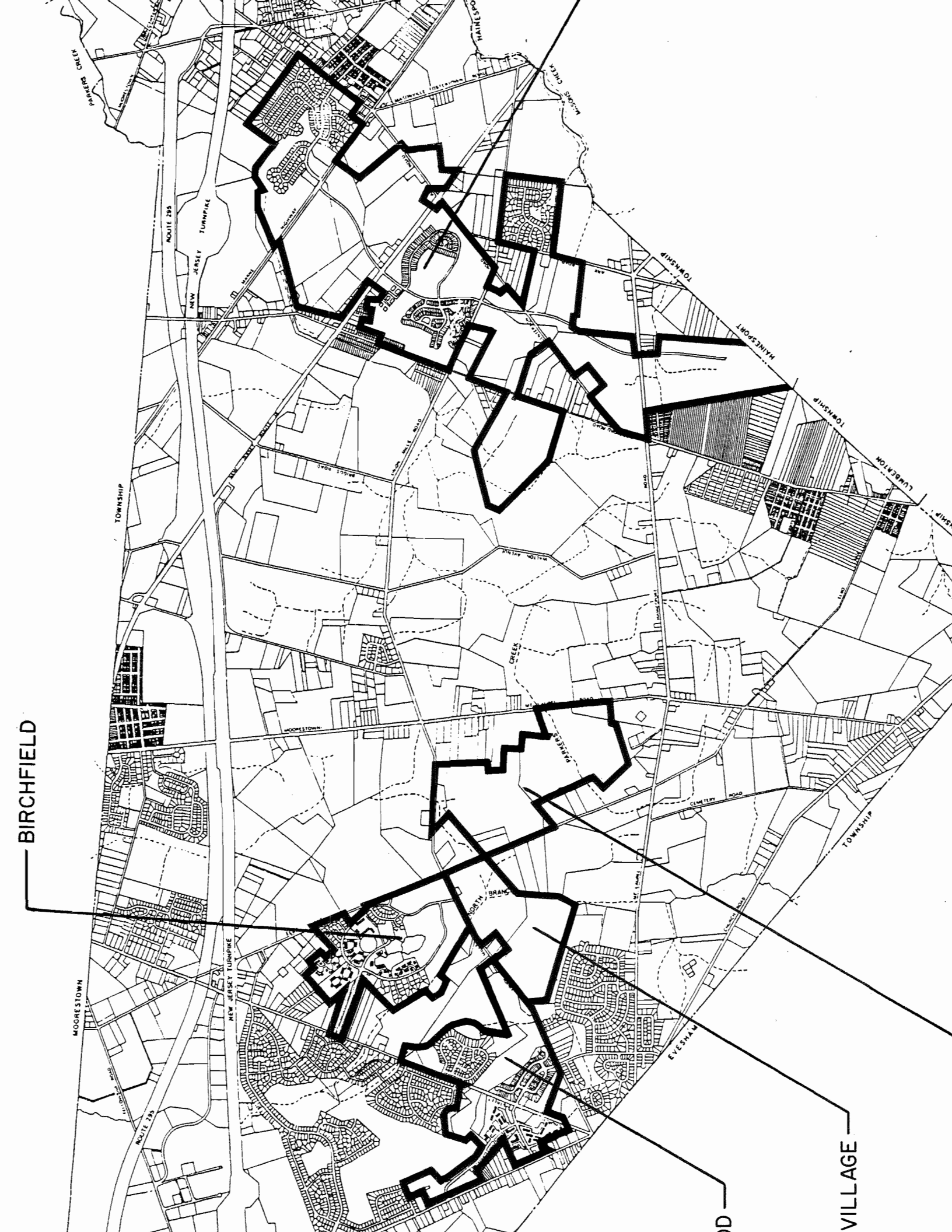
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TOWNSHIP

LUNSFORD

VILLAGE

DD



CHAPTER D

NATURAL FEATURES

INTRODUCTION

The natural features of the township are vitally important to the future development of the municipality. Physical features such as drainage, soil conditions, and water tables are particularly significant in determining the location and intensity of future developments. If development is permitted without consideration of natural features, the environment of the community can be adversely affected. Natural features are therefore influential in determining the location of buildings, utility systems and road patterns.

The purpose of this study is to identify poor soil areas and other natural features, and to graphically locate these findings throughout the township. An understanding as to the location of soils inappropriate for onsite septic systems is a major component in guiding the intensity to which land should be permitted to develop in the future.

DEPTH TO SEASONAL HIGH WATER TABLE (MAP D-1)

The water table is the depth below the ground level at which water will be found. This depth varies throughout the year, mostly in response to the amount of rainfall and surface drainage conditions. Rain water will either permeate through the soil, or move over the surface of the land to drainage and stream courses. The latter effect occurs more frequently when the water table is close to the surface. A high water table, therefore, is not conducive to the use of septic systems.

All material in this section is adopted from the Natural Resource Inventory, prepared in 1977 by the Environmental Commission.

Depth to Seasonal High Water Table (continued)

As Map D-1 indicates, there are many areas in the township which have 0 to 1 foot depth to the seasonal high water table. Most often the high water table occurs in the spring because of melting snow and frequent rainfalls. This means that in many areas of the township water forms ponds on the surface, and is unable to permeate through the soil. The water also is often unable to run off into stream systems because of the extreme flatness of topography found in the center of the township.

A close examination of Map D-1 reveals that the 0 to 1 foot water table areas occupies more ground area in the center of the township than anywhere else in the municipality. Most of the 1 to 5 foot water table depths are found adjacent to the 0-1 foot areas, and the over 5 foot water table areas are mostly located at the far eastern and western ends of the township. The current development pattern of the township reflects the physical constraints imposed on development by high water tables. In the absence of solutions to correct the water table situation, it is advised that all high water table areas be designated for low intensity development, or preferably be retained as farmland and open space areas.

MAJOR WOODED AREAS (MAP D-2)

Map D-2 indicates the major stands of trees remaining in the township. The wooded areas are not abundant, because most forests have been removed for development or farming operations. Some wooded areas are associated with the major stream systems located in the township, while the remainder are mostly located near the center of the municipality. Efforts should be made to retain these wooded areas where feasible and to possibly link them together to form a contiguous open space throughout the entire township.

SOIL DRAINAGE (MAP D-3)

As Map D-1 indicates, much of the soil in Mount Laurel is poorly drained. This may result from the soil composition or the presence of an impermeable substratum of glauconite clay called marl which is widely spread throughout the township. There are virtually no areas with excessively well drained soils. Again, most of the poorest drained soils are located in the center of the municipality which is associated with Parker's Creek, other tributary stream systems, and the lack of topographical variations. Well drained soils are found mostly in the eastern and western sides of the township.

DEVELOPMENT SUITABILITY (MAPS D-4, D-5, D-6)

The individual factors in the previous natural features maps have been combined to reveal the various degrees of suitability that the land has for development. Map D-4 illustrates that the center of the township is very detrimental for development with septic tanks because of drainage problems, high water tables and poor soil types. A considerable amount of township land is rated severe, while most of the land is categorized as moderate for the use with septic tanks. Only portions of the eastern and western sides of the township have slight limitations for use with septic tanks. It is apparent that the center of the township should not be intensely developed unless community sewage facilities are available.

Map D-5 reflects the previous information with the addition of the severe category from Map D-4 to reflect how intensely all areas could be developed with septic tank systems. The darker the shading the less desirable an area is for development with septic tanks. The map indicates that not much of the township is suitable for development with septic tanks because of the mobility of the soil to absorb or dispense surface water.

Since the township has a community sewage system serving parts of the eastern and western ends of the township, Map D-6 has been constructed to indicate the suitability of land for development with sewers. The use of community sewers makes more land available for development, but large portions of the township still remain marginally suitable because of other factors associated with poor drainage

systems. This means that while development can proceed with sewers, solutions must be provided to correct the abnormal ground water problems that are evident in the township.

OPEN SPACE SUITABILITY (MAP D-7)

The last map in this section depicts those areas which merit preservation as open space. These areas include floodplains, forests, and high quality farmlands. Efforts should be made to encourage the preservation of these areas where feasible, and to utilize these assets as the basis for a contiguous open space system traversing the entire township.



FOOT
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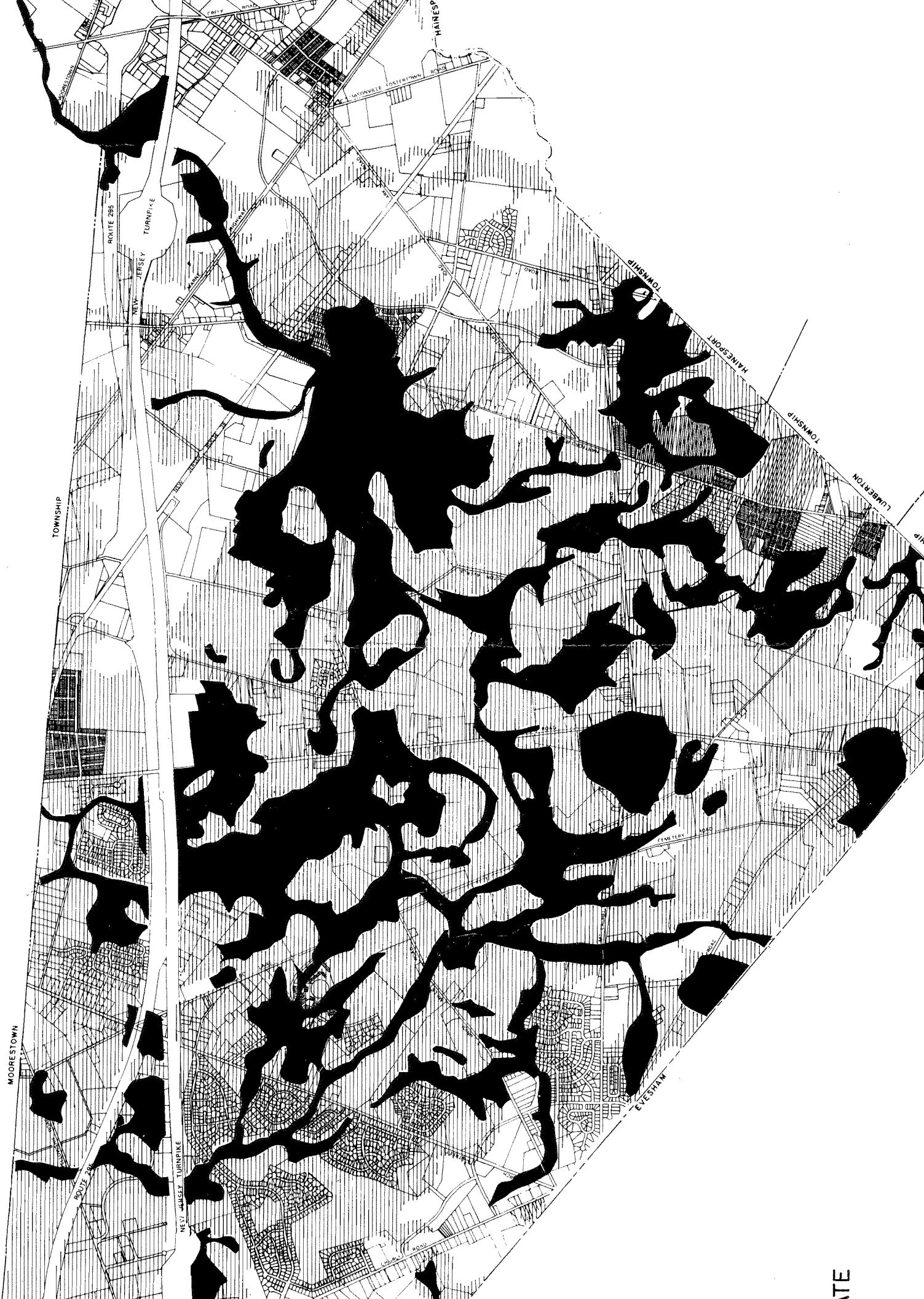
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CHAPTER E

POPULATION

POPULATION SUMMARY

The following tables detail the population changes that have occurred in every Burlington County municipality over the past several decades. In 1930, Mount Laurel Township had a population of 1,929 which ranked 15th out of 40 municipalities. Even by 1960, the township population was only 5,249, and it did not even rank within the five largest municipalities in the county. But by 1970, the population more than doubled from the previous decade. By 1980 the population increased by 6,393, and by 1990 another 12,656 people moved into the township. As of 1990, Mount Laurel was ranked the fourth largest municipality in the county. According to the year 2000 Census, Mount Laurel is the second largest municipality in the county, behind Evesham Township.

This pattern of population growth can be attributed to excellent highway systems linking the township to Philadelphia and major employment centers throughout South Jersey; availability of developable land and a utility infrastructure. However, based on current land usage, development, and patterns, of land availability, and zoning, it is believed that the population growth has peaked and will stabilize at about 42,544 people. As noted in Chapter F, Dwelling Unit And Population Capacities, the projected population at full residential buildout has dropped from a high of 67,139 to the present estimate of 42,544.

<u>Year of Projections</u>	<u>Population At Full Development</u>
1979	67,139
1982	67,139
1988	56,835
1994	47,269
2000	46,308
2006	42,544

This decrease in ultimate population can be attributed to the following factors:

- The township's acquisition of vacant buildable residential land as part of the open space program.
- Higher design standards for stormwater management systems
- Protection of environmentally sensitive lands
- Completion of almost all major residential subdivisions, with little vacant land remaining that is zoned and available for residential development.

STATE AND COUNTY POPULATION PATTERNS

Table E-1 traces the growth of Burlington County and the state from 1910 to 2000. From a population of almost five million in 1950, the state's population increased by 2,332,835 or 48% to over seven million residents by 1970. But from 1970 to 1990 the state's population growth decreased dramatically. From 1970 to 1990 the state's population grew by only 193,711 and from 1980 to 1990 by only 365,365. In percentage terms the state grew by 5% during the last decade. However, from 1990 to 2000 the states population growth again surged, with an increase of 684,162 during the decade.

By comparison Burlington County continues a strong population growth pattern. From 1980 to 1990 the county grew by 9% of the entire population increase in the State of New Jersey. As the fifth column in this table indicates, Burlington County has been steadily increasing its share of the state population since 1910.

TABLE E-1

BURLINGTON COUNTY'S SHARE OF STATE POPULATION					
Year	State Population	% Change	Burlington County Population	Burlington County As % of State	% Change
2000	8,414,350	8.6	423,394	5.0	7.2
1990	7,730,188	5.0	395,066	5.1	9.0
1980	7,364,823	2.7	362,542	4.9	12.2
1970	7,171,112	18.2	323,132	4.5	43.9
1960	6,066,782	25.5	224,499	3.7	65.2
1950	4,835,329	16.2	135,910	2.8	39.2
1940	4,160,165	3.0	97,013	2.3	3.7
1930	4,041,334	2.8	93,541	2.3	3.7
1920	3,155,900	2.4	81,770	2.6	2.3
1910	2,537,167	--	66,465	2.6	--

Source: 2000 U.S. Census Consultant's Calculation

MUNICIPAL POPULATION PATTERNS

Table E-2 shows the population changes from 1930 to 2000 for all 40 Burlington County municipalities. From a population of 1,929 in 1930 Mount Laurel Township grew to 40,221 people by 2000, making it the second largest municipality in the county, and 9 ½% of the county's population resides in Mount Laurel Township.

Tables E-2 and E-3 indicate that the 12,656 population increase from 1980 to 1990 was the second largest absolute population increase in the county, after Evesham Township. For the year 2000, Mount Laurel's ten year population increase was 9,951. In the next decade, the township's growth will diminish considerably, eventually reaching a plateau of about 46,000 people because the township will soon reach full residential build out.

Table E-4 further illustrates the absolute and percentage growth of the township and county through the past seven decades. Note that the township's 12,656 population gain from 1980 to 1990 represents 39% of the entire county's population growth for that decade. However, the township's growth from 1990 to 2000 is only 69% of the previous decade, and it is projected that the absolute growth will drop significantly in the next decade.

Table E-5 represents the ranking of municipalities in the county by population size from 1960 to 2000. From 1960 to 1980 Mount Laurel was not one of the five largest municipalities in the county. It was the significant growth from 1980 to 1990 that placed the township fourth among all municipalities in the county, and second by the year 2000.

However, as pointed out previously, this population growth trend for the township will diminish in the future because of reduced residential land availability. The township has seen the last great population growth surge, and in the future it is expected that the amount of population growth will be reduced significantly.

For statistical purposes, Table E-6 is included to show the population densities of the township compared to the county from 1930 to 2000.

AGE COMPOSITION

With the more than doubling of population between the years 1970 and 2000, it is to be expected that the number of people in all age groups would increase accordingly. Table E-7 notes the absolute change in population contained in the four age groups listed. The increase in the school-age group reflects the number of new homes occupied by young working families. Interestingly, the senior citizen age group –65-plus – almost doubled from 3,049 in 1980 to 5,905 in 2000. This is due to the completion of a major senior citizen project in the Township and the general aging of the population. Therefore, Mount Laurel Township has a mix of residents across all age groups that reflect the building of new homes, both for families and age-restricted senior housing.

TABLE E-2

MUNICIPAL POPULATION COMPARISONS

MUNICIPALITY	1930	1940	1950	1960	1970	1980	1990	2000
Bass River Twp.	700	599	688	737	815	1,344	1,580	1,510
Beverly City	2,864	2,691	3,084	3,400	3,105	2,919	2,973	2,661
Bordentown City	4,405	4,223	5,497	4,974	4,490	4,441	4,341	3,969
Bordentown Township	818	1,095	2,033	5,936	7,303	7,170	7,683	8,380
Burlington City	10,844	10,905	12,051	12,687	12,010	10,246	9,835	9,736
Burlington Township	2,587	2,520	3,441	6,291	10,621	11,527	12,454	20,294
Chesterfield Township	1,269	1,766	2,020	2,519	3,190	3,867	5,152	5,955
Cinnaminson Township	2,277	2,504	3,144	8,302	16,962	16,072	14,583	14,595
Delanco Township	2,349	2,383	2,805	4,011	4,157	3,730	3,316	3,237
Delran Township	2,015	1,926	2,447	5,327	10,065	14,811	13,178	15,536
Eastampton Township	503	498	692	1,402	2,284	3,814	4,962	6,202
Edgewater Park Twp.	1,243	1,171	1,279	2,866	74,112	9,273	8,388	7,864
Evesham Township	1,694	1,655	2,121	4,548	13,477	21,508	35,309	42,275
Fieldsboro Borough	493	537	589	583	615	597	579	522
Florence Township	7,824	7,229	7,455	8,127	8,560	9,084	10,266	10,746
Hainesport Township	984	858	1,793	3,271	2,990	3,236	3,249	4,126
Lamberton Township	905	1,007	1,325	2,833	3,945	5,236	6,705	10,461
Mansfield Township	1,705	1,642	1,907	2,084	2,597	2,523	3,874	5,090
Maple Shade Township	5,117	5,535	6,560	12,947	16,464	20,525	19,211	19,079
Medford Lakes Boro *	NA	137	461	2,876	4,792	4,958	4,462	4,173
Medford Township	2,021	2,237	2,836	4,844	8,292	17,622	20,526	22,253
Moorestown Township	7,247	7,749	9,123	12,497	15,577	15,596	16,116	19,017
Mount Holly Township	6,573	6,892	8,206	13,271	12,713	10,818	10,639	10,728
Mount Laurel Twp.	1,929	2,189	2,817	5,249	11,221	17,614	30,270	40,221
New Hanover Twp.	646	983	18,168	28,528	27,410	14,258	9,546	9,744

MUNICIPALITY	1930	1940	1950	1960	1970	1980	1990	2000
North Hanover Twp.	675	731	1,155	2,796	9,858	9,050	9,994	7,347
Palmyra Borough	4,968	5,178	5,802	7,036	6,969	7,085	7,056	7,091
Pemberton Borough	783	906	1,194	1,250	1,344	1,109	1,367	1,210
Pemberton Township	1,929	2,386	4,751	13,726	19,754	29,720	31,342	28,691
Riverside Township	7,061	7,072	7,199	8,474	8,591	7,941	7,974	7,911
Riverton Borough	2,483	2,354	2,761	3,324	3,412	3,068	2,775	2,759
Shamong Township	475	505	712	774	1,318	4,537	5,765	6,462
Southampton Twp.	1,637	1,813	2,341	3,166	4,982	8,808	10,202	10,388
Springfield Township	1,326	1,299	1,562	1,956	2,244	2,691	3,028	3,227
Tabernacle Township	460	490	1,034	1,621	2,103	6,236	7,360	7,170
Washington Township	478	518	566	541	673	808	805	621
Westampton Township	491	573	716	1,114	2,680	3,383	6,004	7,217
Willingboro Township	613	642	852	11,861	43,386	39,912	3,843	33,008
Woodland Township	970	1,374	1,524	1,904	2,032	2,285	2,063	1,170
Wrightstown Borough	176	241	1,199	4,846	2,719	3,031	36,291	748
BURLINGTON COUNTY	93,541	97,013	135,910	224,499	323,132	362,542	362,542	423,394

Notes: NA = Not Available

* Incorporated from Medford Township, 1939

Source: N.J. Population Trends, State Data Center, July 1991
2000 U.S. Census

TABLE E-3**DELAWARE VALLEY REGIONAL PLANNING COMMISSION
POPULATION FORECASTS 2005-2015**

MUNICIPALITY	2000 POPULATION	2005 FORECAST	2015 FORECAST	2005-2015 GROWTH
Bass River Twp.	1,510	1,583	1,750	167
Beverly City	2,661	2,688	2,920	232
Bordentown City	3,969	4,031	4,280	249
Bordentown Twp	8,380	10,183	11,000	817
Burlington City	9,736	9,838	10,170	332
Burlington Twp.	20,294	22,380	23,500	1,120
Chesterfield Twp	5,955	6,085	7,470	1,385
Cinnaminson Twp	14,595	15,179	15,650	471
Delanco Twp.	3,327	3,553	4,110	557
Delran Township	15,536	16,982	16,950	-32
Eastampton Twp.	6,202	6,839	8,040	1,201
Edgewater Prk Twp	7,864	8,110	8,650	540
Evesham Twp.	42,275	47,645	48,200	575
Fieldsboro Boro	522	585	630	45
Florence Twp	10,746	11,447	13,690	2,243
Hainesport Twp	4,126	6,313	7,390	1,077
Lumberton Twp	10,461	12,673	14,370	1,697
Mansfield Twp	5,090	8,337	10,060	1,723
MapleShade Twp.	19,079	19,345	18,540	-805
Medford Township	4,173	4,218	4,440	222
Medford Lakes Boro	22,253	23,801	27,153	3,352
Moorestown Twp	19,017	20,298	21,160	862
Mount Holly Twp	10,728	10,788	11,240	452
Mount Laurel Twp	40,221	40,644	43,200	2,556
New Hanover Twp	9,744	9,430	11,030	1,600
North Hanover Twp	7,347	7,640	8,380	740
Palmyra Boro	7,091	7,878	7,600	-278
Pemberton Boro	1,210	1,263	2,550	1,287
Pemberton Twp	28,691	29,037	30,070	1,033
Riverside Twp	7,911	8,030	8,620	590
Riverton Boro	2,759	2,755	2,700	-55
Shamong Twp	6,462	6,864	7,280	416
Southampton Twp.	10,388	11,130	11,490	360
Springfield Twp	3,227	3,615	4,020	405
Tabernacle Twp	7,170	7,369	8,310	941
Washington Twp	621	643	660	17
Westampton Twp	7,217	8,277	9,590	1,313
Willingboro Twp	33,008	33,123	34,190	1,067
Woodland Twp	1,170	1,428	1,440	12
Wrightstown Boro	748	749	935	186
COUNTY TOTAL	423,394	452,771	483,448	30,672

Source: Delaware Valley Regional Planning Commission, November 2005

TABLE E-4

POPULATION GROWTH 1930-2000

MOUNT LAUREL				BURLINGTON COUNTY		
Increase				Increase		
Year	Pop.	Absolute	%	Pop	Absolute	%
1930	1,929	--	--	93,541	--	--
1940	2,189	260	13%	97,013	3,472	4%
1950	2,817	628	29%	135,910	38,897	40%
1960	5,249	2,432	86%	224,499	88,589	65%
1970	11,221	5,972	113%	323,132	98,633	44%
1980	17,614	6,393	57%	362,542	39,410	12%
1990	30,270	12,656	71.5%	395,066	32,524	9%
2000	40,221	9,951	32.9%	423,394	28,328	7%

Source: U.S. Census

TABLE E-5**THE LARGEST MUNICIPALITIES**

Rank	1960	Pop.
1	New Hanover Township	28,528
2	Pemberton Township	13,726
3	Mount Holly Township	13,271
4	Maple Shade Township	12,947
5	Burlington City	12,687

Rank	1970	Pop.
1	Willingboro Township	43,386
2	New Hanover Township	27,410
3	Pemberton Township	19,754
4	Cinnaminson Township	16,962
5	Maple Shade Township	16,464

Rank	1980	Pop.
1	Willingboro Township	39,912
2	Pemberton Township	29,720
3	Evesham Township	21,508
4	Maple Shade Township	20,525
5	Medford Township	17,622

Rank	1990	Pop.
1	Willingboro Township	36,291
2	Evesham Township	35,309
3	Pemberton Township	31,342
4	Mount Laurel Township	30,270
5	Medford Township	20,526

Rank	2000	Pop.
1	Evesham Township	42,275
2	Mount Laurel Township	40,221
3	Willingboro Township	33,008
4	Pemberton Township	28,691
5	Medford Township	22,253

Source: U.S. Census

TABLE E-6

POPULATION DENSITY

	Area Sq. Miles	1930	1940	1950	1960	1970	1980	1990	2000
Mount Laurel Twp.	21.81	88.4	100.4	129.2	240.7	514.5	807.6	1,387.9	1,844
Burlington County	804.56	116.3	120.6	168.9	279.0	401.6	450.6	491.0	526
Source:	N.J. Population Trends State Data Center, July 1991 2000 US Census								

TABLE E-7

MOUNT LAUREL TOWNSHIP AGE COMPOSITION, 1970-2000

Age Group	1970	%	1980	%	1990	%	2000	%
Under 5	1,130	10	1,211	7	1,988	8	2,460	5
5-19	3,844	34	4,945	28	5,377	18	7,481	19
20-64	5,595	50	10,387	59	19,856	66	24,375	61
65+	652	6	1,071	6	3,049	10	5,905	15
Total	11,221	100	17,614	100	30,270	100	40,221	100
Source:	U.S. Census							

CHAPTER F

DWELLING UNIT AND POPULATION CAPACITIES

Prior master plans set forth projections of future population levels at full development. In summary these projections are as follows:

<u>Year of Projections</u>	<u>Population At Full Development</u>
1979	67,139
1982	67,139
1988	56,835
1994	47,269
2000	46,308

In order to update or confirm this projection, additional recalculations have been performed. Table F-1 has been tabulated showing the actual year 2000 population, the number of units that are expected to be built, and the projected population. Secondly, all of the major land development projects in the entire township have been identified and tabulated as to current and projected uses, number of dwelling units and non-residential square footage. This is shown in Table F-4 and Map F-1. In all 158 specific land development projects have been identified. Since this covers almost one hundred percent of the township, a reasonable expectation of future dwelling units and population can be projected.

Based on this data, Table F-1 projects that at full development the population of the township will be 42,544 people. While it is recognized that there are other ways to calculate population projections, the history of using this methodology has proven sufficiently accurate for purposes of this study.

Also, Table F-2 is presented to show that at full development it is projected that 48% of the units will be single family, while 52% will be multi-family units. This is an

unusually low percentage of single-family units, which is due to the number and scale of planned unit development projects constructed in the township.

By way of confirming these population projections, Table F-3 illustrates the population projections for Mount Laurel Township as set forth by the Delaware Valley Regional Planning Commission. For the year 2015 they project Mount Laurel's population to be 43,200. This is very close to the township's projection of 42,544 as the ultimate population, and establishes a population of about 43,000 people as a reasonable full buildout projection.

TABLE F-1

PROJECTED POPULATION AT FULL DEVELOPMENT		
	<u>Units</u>	<u>Population</u>
1. Est. units from 2000 to 1/1/06 30 per year x 5 years	150	
2. Infill units beyond 2006 6/year x 10 years	60	
3. Future units Table F-3	<u>754</u>	
	964	
4. People per unit	<u>X 2.41</u>	2,323
5. Year 2000 Census population		<u>40,221</u>
6. Projected Population		<u>42,544</u>

TABLE F-2

COMPOSITION OF DWELLING UNITS

	At Full Development	
	#	%
Single Family	9,065	48%
Townhouses	3,182	17%
Apartments	6,603	35%
Totals	18,850	100%

TABLE F-3

DVRPC POPULATION PROJECTIONS		
<u>2000 Census</u>	<u>2005</u>	<u>2015</u>
40,221	40,644	43,200
Source: U.S. Census, Delaware Valley Regional Planning Commission		

TABLE F-4

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006

MAP #	PROJECT NAME	TOTAL			BUILT AS OF FEB 2006			FUTURE DEVELOPMENT AFTER FEB 2006		
		UNITS	SQUARE FT.		UNITS	SQUARE FT.		UNITS	SQUARE FT.	
1	Laurel Woods	94 SF			94 SF					
2	Fellowship	151 SF			151 SF					
3	Countryside Farms	272 SF			272 SF					
4	Turnpike Ind. Park		?				?			
5	Century Corp Center		302,402				302,402 + Hotel			
6	Horizon Corp Center						789,522			423,387
7	East Gate Square		515,200 Hotel & Rest.				515,200 Hotel & Rest.			
8	East Gate I Inds Park		?				?			
9	Mount Laurel Ind Park		?				?			
10	Howco Office Center		268,555				180,933			87,622
11	Original Ramblewood	365 SF			365 SF					
12	Ramblewood Pennybridge	197 SF			197 SF					
13	Holiday on the Ocean	140 SF			140 SF					

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL		BUILT AS OF FEB 2006	FUTURE DEVELOPMENT AFTER FEB 2006
14	Ramblewood Penn Oak	193 SF		193 SF	
15	O'Brien Parcel	12 SF		12 SF	
16	Ramblewood, Sec 57	154 Apts		154 Apts	
17	Ramblewood, Sec 58	114 Apts		114 Apts	
18	Ramblewood Apts.	628 Apts		628 Apts	
19	Ramblewood Tree Hses I & II	112 Apts		112 Apts	
20	Commerce Parkway Industrial Park		?		
21	Amberfield	89 SF		89 SF	
22	Cambridge Estates	43 SF		43 SF	
23	Hunters Crossing	167 SF		167 SF	
24	Michaelsons Gate	85 SF		85 SF	
25	Canterbury Farms	185 SF		185 SF	
26	B & G Industrial Park		Twp.		Twp.
27	Stonegate	199 SF 175 T.H. 480 Apt		199 SF 175 T.H. 480 Apts.	
28	Union Mill Farms	125 SF 91 T.H.		125 SF 91 T.H.	
29	Birchfield PUD	242 SF 291 T.H. 328 Apts		242 SF 291 T.H. 328 Apts	

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL		BUILT AS OF FEB 2006		FUTURE DEVELOPMENT AFTER FEB 2006
30	Ramblewood Mill Run	142 SF	142 SF	142 SF		
31	Innisfree	154 T.H.	154 T.H.	154 T.H.		
32	Holiday Village	515 SF 136 Apts	515 SF 136 Apts	515 SF 136 Apts		
33	Willowmere	95 SF	95 SF	95 SF		
34	Laurel Ridings	105 SF	105 SF	105 SF		
35	Ramblewood Farms	455 SF	455 SF	455 SF		
36	Holiday Village East	565 SF 138 T.H. 416 Apts	565 SF 138 T.H. 416 Apts	565 SF 138 T.H. 416 Apts		
37	Fox Run	57 SF	57 SF	57 FSF		
38	Spring Valley	273 SF	273 SF	273 SF		
39	Ravenscliffe	51 SF	51 SF	49 SF	2 SF	
40	Wild Flowers	21 SF	21 SF	21 SWF		
41	Laurel Corp Center I		?		?	113,244
42	Centerton Square		780,300 + Hotel		780,300	Hotel
43	Cambridge Crossing Industrial Park		223,545		223,545	
44	Burl Co Comm College		?			B.C. College

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL		BUILT AS OF FEB 2006	FUTURE DEVEL AFTER FEB 2006
45	Bishops Gate		1,677,447	1,597,547	79,900
46	Laurel Knoll	57 SF		57 SF	
47	Laurel Knoll East	30 SF		30 SF	
48	Mill Stream West	29 SF		29 SF	
49	Mill Stream	62 WF		62 SF	
50	Larchmont Village IIA	158 T.H.		158 T.H.	
		192 Apts		192 Apts	
51	Riding Group	106 SF		106 SF	
52	Tricia Meadows	456 SF		456 SF	
53	Laurel Ponds I & II	62 SF		62 SF	
54	KDS Realty	122 SF		122 SF	
55	Rancocas Pointe	82 SF		15 SF	
		242 T.H.		242 T.H.	67 SF
56	Whitesell Ind Park		47,000	47,000	133,000
			505,000	372,000	
57	Timbercrest	251 SF		251 SF	
58	Rancocas Woods	481 SF		481 SF	
59	Masonville	Single Fam		?	
60	Peachtree Estates	23 SF		23 SF	
61	Larchmont Village IV	286 SF		286 SF	

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL		BUILT AS OF FEB 2006	FUTURE DEVEL AFTER FEB 2006
62	Larchmont Center Section 1-10	212 T.H. 1,140 Apts		212 T.H. 1,140 Apts	
63	Larchmont Center, Section 11 & 13	532 Apts		532 Apts	
64 & 65	Larchmont Manor	304 T.H.		304 T.H.	
66	Larchmont Center, Section 14	439 Apts		439 Apts	
67	Whitesell Shopping Center		?	?	
68	Hovtech Ind Park		530,353	332,950	197,393
69	Larchmont Shopping Center		?	?	
70	Larchmont Village, Section 1	88 Apts		88 Apts	
71	Larchmont Village, Section 3	136 Dup		136 Dup	
72	Larchmont Village, Section 4	110 Dup		110 Dup	
73	Larchmont Village, Section 9	208 Apts		208 Apts	
74	Larchmont Village, Section 5	78 Apts		78 Apts	
75	Larchmont Village, Section 2	174 T.H.		174 T.H.	
76	Larchmont Village, Section 6	65 T.H.		65 T.H.	
77	Larchmont Village, IIB	128 T.H.		128 SF	

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL		BUILT AS OF FEB 2006		FUTURE DEVELOPMENT AFTER FEB 2006
78	Village of Masons Creek	36 SF 190 T.H. 360 Apts.	36 SF 190 T.H. 360 Apts.	36 SF 190 T.H. 360 Apts.		
79	Larchmont II, Sec 6	28 Quad	28 Quad	28 Quad		
80	Larchmont II, Sec. 1-5 & 12	150 SF	150 SF	150 SF		
81	Larchmont Village II, Section 20-22	179 T.H.	179 T.H.	179 T.H.		
82	Larchmont Moore Tract	32 SF	32 SF	32 SF		
83	Larchmont Village II, Sec 14	125 SF	125 SF	125 SF		
84	Larchmont Village II, Sec 11	99 T.H.	99 T.H.	99 T.H.		
85	Laurelton	42 SF	42 SF	42 SF		
86	Larchmont Village II, Sec 13	176 Apts	176 Apts	176 Apts		
87	Larchmont Village III	356 T.H. 440 Apts	356 T.H. 440 Apts	356 T.H. 440 Apts		
88	Larchmont Village I Sec 10A	40 Dup	40 Dup	40 Dup		
89	Land Bank Jerrick Ct	8 SF	8 SF	8 SF		
90	Hickory Knoll I	15 SF	15 SF	15 SF		
91	Stoney Hill	26 SF	26 SF	26 SF		
92	Pheasantmere	35 SF	35 SF	35 SF		
93	Heather Glen	21 SF	21 SF	21 SF		
94	Hovtech Ind		254,826			254,826

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL	BUILT AS OF FEB 2006	FUTURE DEVEL AFTER FEB 2006
95	Grany Inc	13 SF		13 SF
96	Mesticelli	7 SF	7 SF	
97	Caglioni-Wellesley	11 SF	11 SF	
98	Fox Run	11 SF	11 SF	
99	Hickory Knoll II	16 SF	16 SF	
100	GRBC Devel	12 SF	12 SF	
101	Autumnwood	17 SF	17 SF	
102	Fair Share Housing	23 SF		23 SF
103	L. Tucker	4,796	4,796	
104	Mt. Laurel School	?		
105	Towne Square	76,800	76,800	
106	Wawa	5,733		5,733
107	Juliette Way	9 SF		9 SF
108	Jocan Inc.	70 SF	70 SF	
109	Ridings East	33 SF	33 SF	
110	Loft Tract	101 SF	101 SF	
111	Camelot Ct.	7 SF	7 SF	
112	ML Twp	Recr		Recr
113	Bishops Gate	(see 45)		(SEE 45)
114	DeChristo	7 SF		7 SF

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

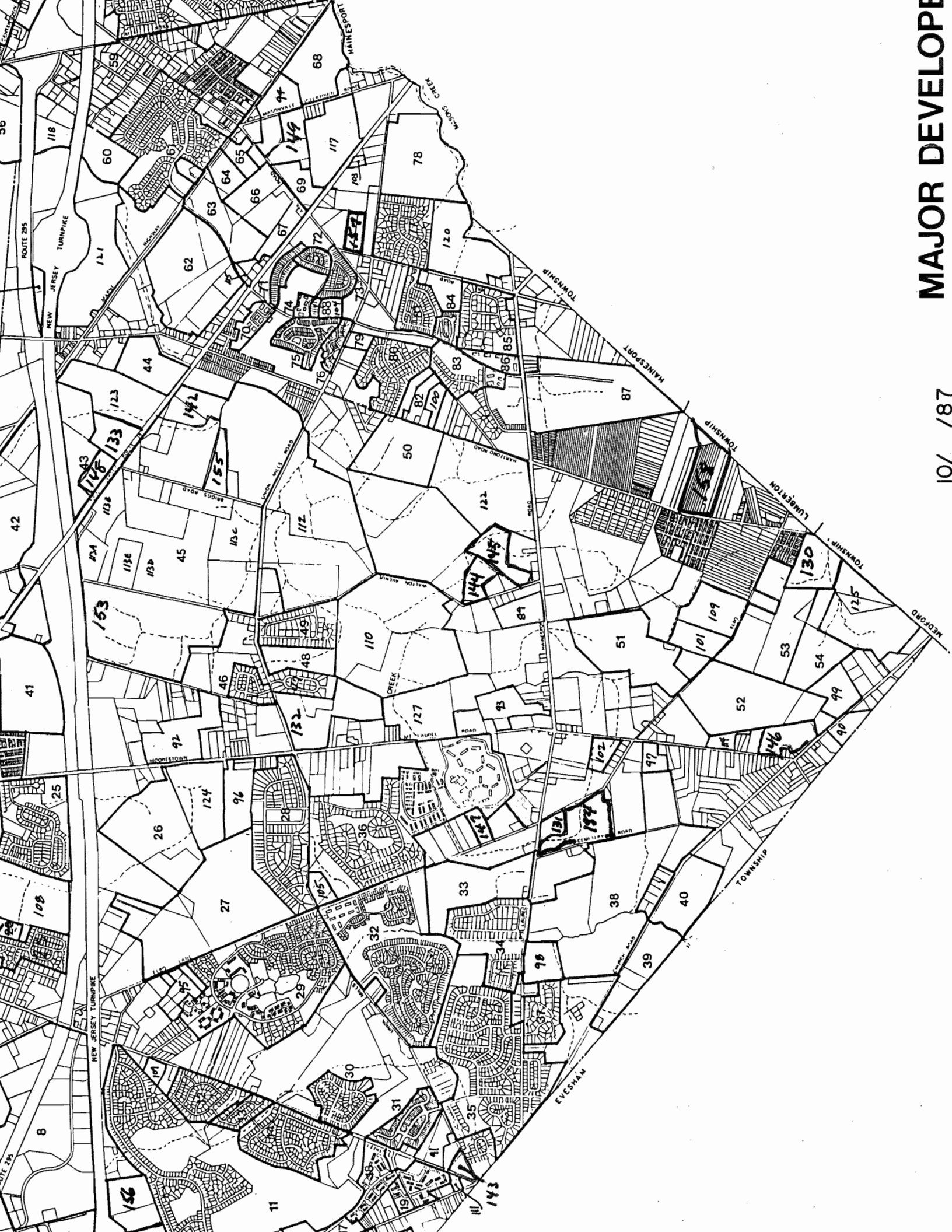
		TOTAL		BUILT AS OF FEB 2006		FUTURE DEVELOPMENT AFTER FEB 2006	
115	United Jersey Bank S.C.		28,000		28,000		
116	RKA Assoc	8 SF				8 SF	
117	Saltzman		467,398				467,398
118	D.H. Yoon		Golf				Golf
119	Bob Evans Farms		5,962		5,962		
120	Laurelton II	130 SF			130 SF		
121	Vacant		905,612				905,612
122	Evansco	Twp				Twp	
123	Burl Co Comm College						B.C. College
124	Weiland Tract	86 T.H.			86 T.H.		
125	Saratoga Farms	131 SF			131 SF		
126	Bridgeway		263,538				263,538
127	Fair Share Housing	140 T.H.			140 T.H.		
128	Encampagne	14 SF			14 SF		
129	N. Wellington t.	17 SF			17 SF		
130	Hartford Woods	23 SF			23 SF		
131	Adath Emanuel		31,836				31,836
132	Piarulli Tract	73 SF			73 WF		
133	Burl Co Maint Fac		44,500		44,500		

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL	BUILT AS OF FEB 2006	FUTURE DEVELOPMENT AFTER FEB 2006
134	Laurel Creek Clubhouse	30,000	30,000	
135	Doubletree Hotel		Hotel	
136	Office Park	?	?	
137	Raddison Hotel		Hotel	
138	Ramada Hotel		Hotel	
139	Hotel-Office Complex		Hotel-Office	
140	Travelogue Hotel		Hotel	
141	Marriott Hotel			Hotel
142	Gameday Recr	12,000	12,000	
143	Excel Learning	14,673	14,673	
144	Kyle Court	30 SF	30 SF	
145	Hafer Tract	22 SF	22 SF	
146	Paddock Run	36 SF	36 SF	
147	Krysta Court	12 SF	12 SF	
148	Zagara's S.C.	129,350	108,636	20,714
149	Fshd Seniors	184 Apts		184 Apts
150	Marriott Courtyard		Hotel	
150	Marriott Fairfield		Hotel	
150	Townplace Suites		Hotel	
151	Hampton Inn		Hotel	
151	Extended Stay Amer		Hotel	

MAJOR DEVELOPED AREAS AND AREAS UNDER DEVELOPMENT AS OF FEBRUARY 2006 (continued)

		TOTAL	BUILT AS OF FEB 2006	FUTURE DEVEL AFTER FEB 2006
151	Summerfield Suites		Hotel	
151	Candlewood Hotel		Hotel	
151	Microtel Hotel		Hotel	
151	Studio Plus Hotel		Hotel	
151	Summer Suites		Hotel	
152	Linwood Ind Park	538,000		538,000
153	Bishops Gate South	793,900		793,900
154	Mount Laurel Gardens	38 SF	38	
155	Stevens Ind	37,098	37,098	
156	Rogers Walk	272 Apts		272 Apts
157	J. Stewart	114 Apts		114 Apts
158	Foxcroft Estates	55 SF		55 SF
			Subtotal	184 SF
			Subtotal	570 Apt
			GRAND TOTAL	754
				4,284,267



CHAPTER G
EXISTING ZONING

The following map illustrates the zoning districts in effect during the current period. In total the township has 5 residential districts, the Planned Unit Development district, the Planned Adult Retirement Community district, 2 industrial zones, 2 business zones, a Major Commercial district, 2 office zones, the flood plain district and an office-residential district. All 16 districts are summarized in the following table.

TABLE G-1
SUMMARY OF ZONING DISTRICTS

District	Basic Use	Minimum Lot Size
R-1	Single Family	9,375 sq. ft. (1/5 acre)
R-1D	Single Family	10,000 sq. ft. (1/4 acre)
R-2	Single Family	11,000 sq. ft. (1/4 acre)
R-3	Single Family	20,000 sq. ft. (1/2 acre)
R-8	Single Family	2 acres per dwelling
P.U.D.	Multi-family	5 units per acre
P.A.R.C. (R-4)	Multi-family	5 units per acre
N.C.	Neigh. Comm.	15,000 sq. ft.
B	Business	15,000 sq. ft.
MCD	Commercial	50 acres
O-1	Office	2 acres
O-2	Office	2 acres
O-3	Office-Residential	1 acre
I	Industrial	40,000 sq. ft.
SRI	Industrial	40,000 sq. ft.
FP	Flood Plain	--
Source: Mount Laurel Zoning Ordinance 2006		

The R-1 through R-3 districts are the basic zones for single-family development, although the P.U.D.'s and the P.A.R.C. also permit residential development. The densities that can be achieved from the stated single-family lot sizes range from 3.9 to 1.2 units per are. Most of the R-1 development is on the western side of the township, and consists of the neighborhoods of Laurelwood, Countryside, and Ramblewood.

Hunter's Crossing and Canterbury Greene in the north central part of the township are also zoned R-1. In the eastern end of the township only the Timbercrest development is within R-1 zone. The adjacent Rancocas Woods development is the only development zoned R-2. The R-1D zone is located at the western end of Mount Laurel-Hainesport Road, and contains the development of Ramblewood Farms. The largest single-family lot zone, R-3 comprises the remaining center portion of the township. However, most of this zone has been approved for a multi-family housing project with low and moderate income housing in fulfillment of the township's fair share obligation. The P.U.D. zones and locations are explained in another section of this report, while the P.A.R.C. zone is located at the intersection of Union Mill Road and Elbo Lane.

There are six Neighborhood Commercial locations in the township. Two exist along Marne Highway in the Masonville and Rancocas sections, and both contain existing commercial uses. Another Neighborhood Commercial zone has been created at the intersection of Hartford Road and Hainesport-Mount Laurel Road as recommended by a prior Master Plan. However, this site and the contiguous ninety acres have been purchased by the township for permanent open space, and this NC zone will not be developed. The fourth Neighborhood Commercial zone is at the corner of Elbo Lane and Union Mill Roads, and has been developed as the Towne Square Shopping Center.

The fifth Neighborhood Commercial zone is located at the intersections of Church Street and Church Road, while the last area is located along the eastern side of Church Road north of Fellowship Road.

The B-Business zone is oriented to highway traffic, and all of these zones are located along major highways. The largest areas for this zone are along Route 73 and along Fellowship Road between Route 73 and Church Road. The Route 73 area is almost completely developed, while along Fellowship Road existing residential units are either being replaced by new business construction or are being converted to offices.

The next major B-Business zone is located at the intersection of Hartford Road and

Route 38. Increased traffic volumes in the past few years within this area has resulted in almost complete utilization of this area for commercial uses. There is also a B-Business zone located at the corner of Church Street and Ramblewood Parkway where a small neighborhood retail center exists, and another small zone is located at the northwest corner of Marter Avenue and Route 38, which also is completely developed.

In recent years, the Major Commercial District has been expanded replacing industrially zoned land to allow the development of retail centers. The largest area for this zone is near the intersection of Marter Avenue and Route 38, which has been developed as the Centerton Square Shopping Center. Another tract of land at the intersection of Centerton Road and Creek Road has been zoned from Industrial to MCD to permit a master planned office project. The area behind the Moorestown Mall has been designated MCD to permit the construction of the East Gate Square Shopping enter and adjacent office uses.

The Industrial zone allows for the development of general types of industrial activities. A large portion of this zone is centered around the New Jersey Turnpike and Interstate 295 interchanges. The Industrial zone also extends along both sides of these two limited access highways through the length of the township. Lands on both sides of Route 38 are also zoned Industrial. The Specially Restricted Industrial zone is limited to specified industrial activities. One tract of land zoned SRI is located adjacent to the New Jersey Turnpike and Route 73, while the other is next to Pleasant Valley Avenue.

In recent years the township has created the office O-1 and office O-2 districts to meet specific needs. Both zones have a two-acre minimum lot size, compared to slightly less than one acre for the industrial zone. However, the O-1 zone permits buildings to a height of 60 feet, whereas buildings in the O-2 zone are limited to a height of 24 feet. The latter zone is used for office structures located near residential areas because of the height compatibility.

The O-3 Office Residential zone was created to allow the conversion of homes located too close to highways to professional offices. There are strong architectural controls to ensure compatibility with nearby residential structures. This zone designation is located along Marne Highway in the Rancocas section of the township.

Several years ago, the township also created a new commercial zone called The Business Development Overlay Zone. This zone is applicable only to Route 38 and Route 73, and the objective is to encourage unified commercial and service facilities by combining smaller fragmented lots. Along Route 73 this overlay zone is applicable for a depth of 600 feet while along Route 38 the depth is 1,000 feet.

The last zone, Flood Plain, is a conservation district intended to preserve stream channels in the township. It covers the south branch of the Pennsauken Creek, Parkers Creek, and Rancocas Creek.



ZONING DISTRICTS

- R-1 RESIDENCE
- R-2 RESIDENCE
- R-3 RESIDENCE
- R-10 RESIDENCE
- NC NEIGHBORHOOD COMMERCIAL
- B BUSINESS
- SRI SPECIALLY RESTRICTED INDUS
- I INDUSTRY

CHAPTER H
INDUSTRIAL PARKS

An important part of the planning program is the assessment of the economic environment of the township and the extent of employment opportunities that are available. Compared to other parts of the region, Mount Laurel has an extensive industrial base, which generates a large number of jobs in the industrial, commercial, and service sectors. One of the principle reasons for this industrial base is Mount Laurel Township's location in relationship to major transportation routes, including the locations of Interstate 295 and the New Jersey Turnpike interchanges within the municipality.

The following map shows the location of 17 industrial sites and parks, most of which are fully built out. There are also numerous other scattered individual sites which are not shown on the map. The names of the 17 industrial parks are as follows:

<u>No.</u>	<u>Industrial Area</u>
1	Commerce Parkway
2	Horizon Corporate Center
3	Turnpike Industrial Park
4	Century Corporate Center
5	Howco Office Park
6	Mount Laurel Industrial Park
7	Fellowship West
8	Eastgate Square and Center
9	Eastgate Industrial Park I
10	Bishops Gate
11	Laurel Corporate Center I
12	Laurel Corporate Center II
13	Cambridge Crossing
14	Trofe Industrial Park
15	Laurel Creek
16	Hovteck Park
17	ARI Site

The importance of industrial parks in Mount Laurel Township is illustrated by Table H-1, which sets forth the Year 2000 Employment Figures and the year 2015 employment forecast for every municipality in Burlington County. As of 2000, the five municipalities with the largest employment base were as follows:

<u>No.</u>	<u>Township</u>	<u>Employment</u>
1	Mount Laurel	27,976
2	Moorestown	22,596
3	Evesham	19,124
4	New Hanover	13,744
5	Mount Holly	11,151

In 2000, Mount Laurel contained 14% of all the jobs in the county. By the year 2015 the DVRPC expects the township employment base to increase by 2,191 people, which would still rank the township first among all municipalities in the county. This large employment base is a major land use component of the township.

TABLE H-1

DELAWARE VALLEY REGIONAL PLANNING COMMISSION
 BURLINGTON COUNTY EMPLOYMENT FORECAST 2000-2015

MUNICIPALITY NAME	2000 EMPLOYMENT	2015 JOBS GROWTH
Bass River Twp.	783	39
Beverly City	685	26
Bordentown City	2103	39
Bordentown Twp.	6163	194
Burlington City	5625	-41
Burlington Twp	10,271	1,009
Chesterfield Twp	978	76
Cinnaminson Twp	8,217	56
Delanco Twp	1,418	-31
Delran Twp	5,136	-68
Eastampton Twp	685	698
Edgewater Park Twp	1,907	-22
Evesham Twp	19,124	1,703
Fieldsboro Boro	147	-1
Florence Twp	4,011	1,144
Hainesport Twp	1,956	1,058
Lumberton Twp	2,054	1,007
Mansfield Twp	1,321	331
Maple Shade Twp	6,163	-133
Medford Twp	10,564	31
Medford Lakes Boro	1,076	1,515
Moorestown Twp	22,596	1,849
Mount Holly Twp	11,151	-366
Mount Laurel Twp	27,976	2,191
New Hanover Twp	13,744	543
North Hanover Twp	587	114
Palmyra Boro	2,054	-20
Pemberton Boro	831	44
Pemberton Twp	7630	354
Riverside Twp	3,277	-54
Riverton Boro	1,418	-40
Shamong Twp	1,027	240
Southampton Twp	3,032	347
Springfield Twp	880	315
Tabernacle Twp	1,125	181
Washington Twp	538	79
Westampton Twp	3,081	1,214
Willingboro Twp	6,945	362
Woodland Twp	1,467	37
Wrightstown Twp	2,788	242
TOTAL	202,535	16,284
Source: DVRPC, Sept. 2004 & Nov. 2005		



15

16

17

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5

MOORESTOWN

TOWNSHIP

ROUTE 285

NEW JERSEY TURNPIKE

NEW JERSEY TURNPIKE

SUNNYSIDE BRANCH

SUNNYSIDE CREEK

MOORE CREEK

EYESHAW

CLIMBER ROAD

WATER

WATER

WATER

WATER

HAINESPORT

TOWNSHIP

LUBBERTON

TOWNSHIP

CHAPTER I

HOUSING CHARACTERISTICS

This chapter of the plan examines some of the 1990 and 2000 Census data regarding households and housing units in the township.

Table I-1 provides some general background information about housing and residents from 1970 through 2000. The most striking statistic in this Table is the downward trend of persons per household through the four decades. In 1970, each household in Mount Laurel averaged 3.87 people. By 1980 this had dropped to 3.18, and by 1990 the figure was down to 2.53 people per household. The figure of 2.41 people per household in 2000 is the lowest number yet recorded. This decrease is consistent with nationwide trends, although the steepness of decline is more pronounced in Mount Laurel Township. This is probably due to the increasing number of age restricted units being built in the township. For instance, in 1970 the number of persons per household was less throughout the county compared to Mount Laurel, 3.48 vs. 3.87 people per household. By 1990, the county figure was 2.79 compared to 2.53 for Mount Laurel. However, it is expected that the number of people per household will level off, since most units are occupied by two or more people. The next census will probably show a persons per household figure for Mount Laurel comparable to the 2000 figure.

The next Table I-2, compares housing units with households from 1970 to 2000. A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. By comparison, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. As expected, most housing units are occupied by households rather than unrelated people. Although Mt. Laurel added 4,550 housing units and 4,726 households between 1990 to 2000 these absolute increases are expected to decrease significantly in the future because of the unavailability to the development community of buildable land.

Table I-3 compares owner-occupied with renter-occupied units from 1980 to 2000. During this period owner-occupied units increased from 82% to 84%, while renter occupied units decreased from 18% to 16%. This includes all types of units, including single-family units, condominiums and fee simple townhouses.

Table I-4 illustrates that the percentage of single family units within the total housing inventory decreased from 84% in 1990 to 74% in 2000. This is due to the surge in multi-family construction that took place during those ten years.

TABLE I-1

HOUSEHOLDS, 1970-2000

Mount Laurel Township				
	1970	1980	1990	2000
Total Persons	11,221	17,614	30,270	40,221
Persons in Households	11,008	17,278	29,953	39,852
Persons in Group Quarters	213	336	317	369
Persons Per Household	3.87	3.18	2.53	2.41
Number of Households	2,845	3,429	11,844	16,570
Source: U.S. Census				

TABLE I-2

HOUSING UNITS AND HOUSEHOLDS

MOUNT LAUREL TOWNSHIP, 1970-2000

Housing Units				Households			
1970	1980	1990	2000	1970	1980	1990	2000
2,930	5,718	12,613	17,163	2,845	5,429	11,844	16,570
Source: US Census							

TABLE I-3

OWNER-RENTER OCCUPIED UNITS

MOUNT LAUREL TOWNSHIP, 1980-2000

<u>1980</u>	<u>Units</u>	<u>%</u>
Owner Occupied	4,465	82%
Renter Occupied	964	18%
Total	5,429	100%
<u>1990</u>		
Owner Occupied	9,700	82%
Renter Occupied	2,144	18%
Total	11,844	100%
<u>2000</u>		
Owner Occupied	13,861	84%
Renter Occupied	2,709	16%
Total	16,570	100%
Note: 1980, 1990 and 2000 total housing units do not include 284, 769, and 593 vacant units respectively.		

TABLE I-4

COMPOSITION OF DWELLING UNITS – 1990 & 2000

	1990		2000	
	No.	%	No.	%
Single Family	7,697	84%	12,533	74%
Multi-Family	1,426	16%	4,310	26%
Total	9,123	100%	16,843	100%
Note: Figures do not include 324 mobile homes and 253 “other” houses in 1990, and 312 mobile homes and 8 other houses in 2000.				
Source: U.S. Census				

CHAPTER J
COMMUNITY FACILITIES

INTRODUCTION

The land and buildings which comprise community facilities are essential components of the township, and are very important in determining the quality of urban life. Mount Laurel Township has an adequate amount of facilities for a township that has reached a population level of about 42,000 people. The emphasis in the future should be on the placement of recreation facilities on the open space land that has been acquired during the past five to ten years. This will assure that the quality of life remains high in the community.

This chapter identifies all of the community facilities located in the township except recreation facilities and those owned by private organizations. Recreation facilities are very extensive and, therefore, another section has been devoted exclusively to the analysis of this particular community facility component. Private clubs and churches have been omitted because they do not serve all of the residents of the township, although they can be considered as community facilities.

The following map shows the types and locations of community facilities in the township, excluding recreational sites. At the present time, nine of the nineteen facilities shown are schools, which includes a school administration building. Since 1979, the township's community facilities have been increased by adding the Emergency Squad buildings in Masonville and on Church Street. A new senior citizen building was completed in 2004 and is located at the municipal complex on Moorestown Mt. Laurel Road.

Also, the PAWS site, which is an animal protective and nature facility, is located in a reconstructed historical building on Hainesport Mt. Laurel Road. They also occupy two additional buildings, a dairy barn and a new learning center. The Hartford Lower Middle School was completed in 1998, and the Springville Elementary School on Hartford Road was completed in 2004.

HISTORICAL SITES

The historical heritage of the township is important and historical building and sites should be preserved for the benefit of future generations. Through the efforts of the Mount Laurel Historical Society, seventeen facilities located in the township have been identified as to historical significance. The following map indicates that many historical sites are clustered around the intersection of Mount Laurel-Moorestown and Mount Laurel-Hainesport Roads, which was an early settlement in the region.

A recent addition to the list of historical sites is number 17, the Alice Paul house, also known as “Paulsdale.” Alice Paul was a leader in the movement to achieve equal rights for women. In 1916 she founded the National Women’s Party, and she is the author of the Equal Rights Amendment and the non-discrimination clause of the 1964 Civil Rights Act. Her house on Hooton Road is an 1840 Greek revival-style farmhouse, which has been placed on the New Jersey Register of Historical Places.

SENIOR CITIZEN CENTER

MASON

POST

HARTFORD SCHOOL

SPRINGVILLE SCH

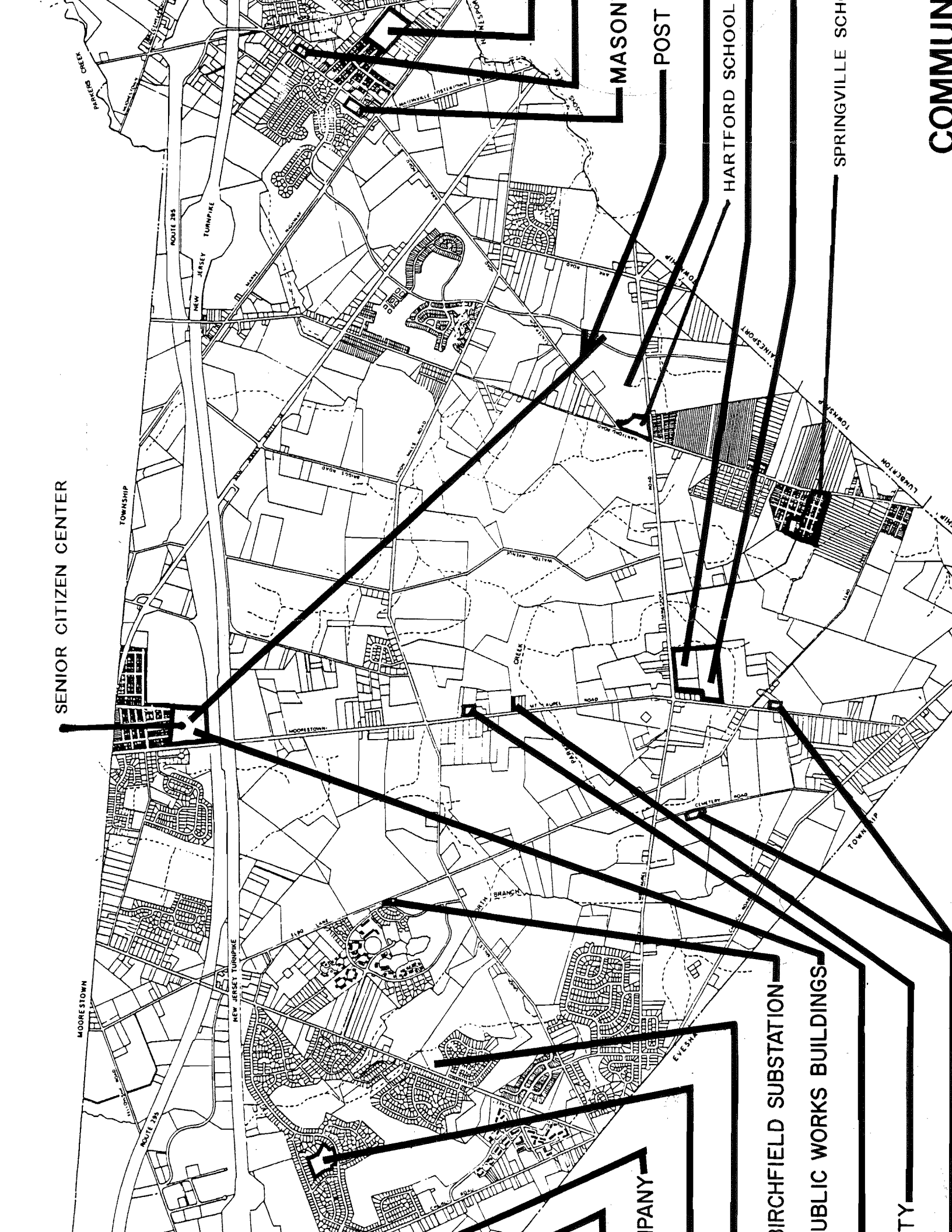
COMMUN

PANY

HIRCHFIELD SUBSTATION

BUBLIC WORKS BUILDINGS

TY





ASTERY
 RY
 G HOUSE
 OUSE
 USE
 E
 HOUSE
 RM

CHAPTER K
HIGHWAY CIRCULATION

I. INTRODUCTION

Located within Burlington County in southern New Jersey, Mount Laurel Township has many major roadways traversing through it. The major roadways include the New Jersey Turnpike, I-295, NJ Route 38, NJ Route 73 and various County roads. At one time, almost all of the roads in Mount Laurel were narrow and poorly improved dirt roads. Many were farm roads that followed the terrain. The roadways were slowly improved with gravel as development occurred in the Township. Now, many years later, these older roadways have been paved.

With the recent development within Mount Laurel Township, as well as development in adjacent municipalities, many streets and roads within and around growth areas were further widened and improved to serve the increasing volumes of vehicular traffic. However, in some cases the improvements merely widened roads without solving basic problems such as inadequate intersection geometry, winding roads with curves that do not meet current design standards or poor sight distances due to hilly terrain. Some roadways were only widened in the immediate vicinity of developments. This resulted in roadways having varying widths and varying shoulder widths that create unsafe roadways. Many of the roads in the center of the township still remain narrow and some also have restrictive curves or right of way limitations that restrict easy improvement. These roadways should only be used for low volumes of traffic. The identification of problem areas caused by narrow roads, poorly improved or unimproved streets, and hazardous intersections is necessary for the future planning of the township's highway circulation system. The problem areas identified will be reduced over a period of time as the township continues to develop and further intersection and road improvements are accomplished.

Based upon a combination of data obtained from field surveys, interviews with Township officials, a review of the previous Township Highway Plan and the Burlington County Highway Master Plan, it is apparent that traffic problems throughout all areas of the township are extensive and are not confined to any one area. Traffic problems are felt to be one of the most important issues facing the township because of the recent intensive growth. Virtually all roads and intersections are being impacted by greatly increased vehicular volumes. Increased vehicular volumes from both regional and local areas require that the township and county eventually upgrade almost every major street and intersection in the township where this has not already been accomplished.

II. BURLINGTON COUNTY HIGHWAY MASTER PLAN - RIGHT-OF-WAY

In 1987, the County published a Highway Master Plan which set forth the proposed right-of-ways for all county roads. This Master Plan was updated in 1991. The Plan also shows certain municipal roads that should be upgraded to function as connectors between key county roads.

There are three categories of right-of-ways, plus the interstate highway, the New Jersey Turnpike, and the four lane arterial state highways. The latter category includes Route 38 and Route 73. Route 38 was improved to a four-lane highway several years ago. The improvement included jug handles and intersection improvements.

The category which includes 86-foot wide right-of-ways is to provide for roads that carry relatively large volumes of traffic and serve as connectors to arterial highways. This category includes most of the roads in the township because most of these roads are under county jurisdiction. Therefore, the plan recommends continuing the 86-foot right-of-way designation for the few township roads that form links between the county system. This will provide continuity and consistency for most of the highway system throughout the township.

The 66 foot wide right-of-way category includes eight streets in the township. This reduced right-of-way category is for streets where it is anticipated that there will be lower traffic volumes, or where development has occurred that precludes obtaining a wider right-of-way.

The last right-of-way category covers a 100 to 120 foot right-of-way, which is applicable only to Moorestown Centerton Road in the northeast corner of the township. The county is requiring this unusual width because of anticipated development in Moorestown Township and the fact that an interchange of I-295 is located at this point. Table K-1 outlines the right-of-way associated with the County Routes within the Township.

III. MAJOR ROADWAY IMPROVEMENTS

As indicated previously, Mount Laurel Township due to its location has many major roadways within its borders. Problems with some of these roadways include narrow width, poor alignment and poor and failing capacity. Proposed roadway improvements could include one or more of the following elements:

- ◆ roadway widening
- ◆ realignment of the roadway
- ◆ resurfacing
- ◆ grading
- ◆ drainage improvements
- ◆ re-striping.

The roadways identified for improvement to meet future traffic conditions are listed below and shown in Figure K-1.

State Controlled Roadway Improvements

SR-1 I-295 Resurfacing

SR-2 Route 73 Widening

SR-3 Route 38 Corridor Study

County Controlled Roadway Improvements

CR-1 Marne Highway Improvements (CR 537)

CR-2 Fellowship Road Improvements (CR 673)

CR-3 Church Street Improvements (CR 607)

CR-4 Church Road Improvements (CR 616)

CR-5 Hainesport-Mt Laurel Road Improvements (CR 674)

Township Controlled Roadway Improvements

TR-1 Walton Avenue Improvement

TR-2 Union Mill Road Improvements

TR-3 Marter Avenue Loop Roadway

TR-4 Gaither Drive

TR-5 Ark Road

TR-6 Briggs Road

A description of the deficient roadways and the proposed improvements follows:

A. State Controlled Roadway Improvements

SR-1 I-295 Resurfacing

I-295 is a segment of the national interstate highway system. I-295 extends between the Delaware Memorial Bridge and US Route 1. The roadway allows motorists traveling on I-95 to bypass Philadelphia and Pennsylvania on their travels between Maine and Florida. Since I-295 is an interstate highway, access to the roadway is controlled and available only at interchanges located at major roadways that intersect the interstate. Approximately 7.86 miles of I-295 lies within Mt. Laurel Township. The roadway has a posted 65 MPH speed limit through the Township. Within Mt. Laurel Township, there are three interchanges. These interchanges are located at NJ Route 73, (Exit 36), NJ Route 38 (Exit 40) and Creek Road (Exit 43). I-295 requires resurfacing and safety improvements throughout the Township.

SR-2 Route 73 Widening

NJ Route 73 is classified as an Urban Principal Arterial extending 28+ miles between the Black Horse Pike in Folsom Borough, Atlantic County to Tacony-Palmyra Bridge in Palmyra Borough, Burlington County. Approximately 2.1 miles of NJ Route 73 lies within Mt. Laurel Township. With the exception of two roadway sections, where the roadway is a five lane divided highway, NJ Route 73 is a four lane divided highway. The roadway is a five lane divided highway (3 lanes northbound and 2 lanes southbound) between Ramblewood Parkway /Church Road and Howard Boulevard, and between the NJ Turnpike northbound exit ramp and the I-295 northbound exit ramp. NJ Route 73 maintains a 50 MPH speed limit through the Township. It is proposed to widen Route 73 through the Township by adding an additional lane in each direction to provide 3 travel lanes in each direction.

SR-3 Route 38 Corridor Study

NJ Route 38 is classified as an Urban Principal Arterial extending 19 miles between US Route 30 at the Airport Circle in Camden, Camden County to NJ Route 206 in Southampton Township, Burlington County. Approximately 3.65 miles of NJ Route 38 lies within Mt. Laurel Township. Between the Moorestown Township and Mt. Laurel Township border and the eastern ramps of I-295, NJ Route 38 is a four lane divided highway, (0.9+ miles). The roadway widens to a six lane divided highway after the I-295 ramps, and remains this way for 2.7 miles, just before the Mt. Laurel Township/Hainesport Township border, where the roadway becomes a four lane divided highway again. NJ Route 38 maintains a 50 MPH speed limit through the Township. A corridor study is underway on Route 38 with additional studies for implementing full connections of the ramps at Route 38 and I-295.

B. County Controlled Roadways

CR-1 Marne Highway Improvements (CR 537)

Marne Highway, (County Route 537) is an inter-county roadway extending between Delaware Street in the City of Camden and NJ Route 29 in West Long Branch, Monmouth County. The roadway is 67.91 miles long, with 2.86 miles traversing through Mt. Laurel Township. The roadway is classified as an urban minor arterial on the Federal Aid system. It is a paved two lane roadway with an east/west alignment. Within the Township, it has a posted speed limit of 45 MPH or 50 MPH speed limit, depending upon location. The roadway is approximately 24 feet in width with shoulders varying between 6 and 8 feet in width.

Safety improvements are required along the roadway including lane widening and the provision of shoulders of constant width. In conjunction with the Briggs Road

Extension, there will be a requirement to widen Marne Highway in the vicinity of Briggs Road and Hartford Road.

CR-2 Fellowship Road Improvements (CR 673)

Fellowship Road, County Route 673, is classified as an urban minor arterial on the Federal Aid system. It is a paved four lane roadway with a north/south alignment. The roadway is currently marked for two travel lanes in each direction with turning lanes at intersections for left turns. Fellowship Road has a posted speed limit of 45 MPH.

Safety improvements are required along the roadway including lane widening and the provision of the center left turn lane throughout the roadway's length. In addition, it is expected that this roadway will have an interconnected traffic signal network.

CR-3 Church Street Improvements (CR 607)

Church Street, (County Route 607) is classified as an urban minor arterial on the Federal Aid system. It is a paved five lane roadway with a north/south alignment. The roadway is currently marked for two travel lanes in each direction with a center lane reserved for left turns, between Church Road and Academy Drive. Continuing north, past Academy Drive, the center left turn lane drops out and the roadway becomes a four lane roadway with two lanes in each direction. Left turn lanes are provided at some of the intersections. Church Street has a posted speed limit of 45 MPH.

Safety improvements are required along the roadway including lane widening and the provision of the center left turn lane throughout the roadway's length. In addition, it is expected that this roadway will have an interconnected traffic signal network.

CR-4 Church Road Improvements (CR 616)

Church Road, (County Route 616) is classified as an urban minor arterial on the Federal Aid system. The number of travel lanes on the roadway varies depending upon location. Between the Maple Shade/Mount Laurel Township border to Fellowship Road, Church Road consists of two travel lanes, with a center lane reserved for vehicles turning left from either direction. Between Fellowship Road and the Horizon Corporate Center, the roadway consists of only two travel lanes. There is no center lane reserved for left turns.

The roadway widens to three lanes between the Horizon Corporate Center and NJ Route 73. The lanes in this area consist of two southbound lanes, one northbound and a painted island that allows left turning vehicles shelter from oncoming traffic.

South of NJ Route 73, the roadway narrows down to two travel lanes again until Academy Drive. At Academy Drive, the roadway widens out to five lanes, two northbound lanes, two southbound lanes and a center lane reserved for vehicles turning left from either direction. At Hainesport-Mt. Laurel Road, the roadway narrows down to two travel lanes again.

Safety improvements are required along the roadway including lane widening to a consistent cross section and the provision of shoulders of constant width. In addition, it is expected that various signalized intersections will be improved and will be interconnected in a continuous manner with computerization.

CR-5 Hainesport-Mt Laurel Road Improvements (CR 674)

Hainesport-Mt. Laurel Road, CR 674, is classified as a rural major collector, between Elbo Road and Hartford Road. The remainder of the roadway is classified as an urban minor arterial. Hainesport-Mt. Laurel Road consists of five travel lanes between Church Street and Academy Drive, two eastbound travel lanes, two westbound travel

lanes and a center lane reserved for vehicles turning left from either direction. It narrows to three lanes at Academy Drive until Fox Run, where it becomes a two lane roadway. The shoulder area has been widened to 15+ feet, where residential developments have been constructed along the roadway. The posted speed limit on Hainesport-Mt. Laurel Road is 45 MPH.

Safety improvements are required along the roadway including lane widening, construction of a consistent cross section and the provision of shoulders of constant width.

C. Township Controlled Roadway Improvements

TR-1 Walton Avenue Improvement

Walton Avenue is programmed for paving, reconstruction and geometric improvements between Union Mill Road and Hainesport Mount Laurel Road. The roadway will remain at its present width but dangerous curves will be redesigned.

TR-2 Union Mill Road Improvements

Union Mill Road is to be improved between Elbo Lane and Marter Avenue and between Hartford Road and Larchmont Boulevard. Between Elbo Lane and Moorestown -Mt. Laurel Road, Union Mill Road will be widened to provide three lanes, two 11 feet wide travel lanes and a 12 feet wide center left turn lane, from which left turns can be made from either direction. The two remaining sections of Union Mill Road will be widened to provide two-12 feet wide travel lanes and two-8 feet wide shoulders.

TR-3 Marter Avenue Loop Roadway

It is proposed to create a cul-de-sac on Marter Avenue north of Union Mill Road so that Marter Avenue will no longer connect to the industrial complexes to the north in Bishop's Gate from Union Mill Road. In addition, Marter Avenue will be turned into a loop roadway reconnecting to Walton Avenue in the industrial district. A cul-de-sac is to be implemented immediately to alleviate cut through traffic presently going through residential areas. The loop roadway will be completed in later stages.

TR-4 Gaither Drive

Gaither Drive, between Church Street and Fellowship Road, will be reconstructed and resurfaced.

TR-5 Ark Road

Ark Road, between Oakhurst and the Hainesport/Mt. Laurel Township border, will be reconstructed and resurfaced.

TR-6 Briggs Road

Briggs Road is slated to be widened to 40 feet between Union Mill Road and NJ Route 38. North of NJ Route 38, Briggs Road will be extended to connect with Marne Highway.

IV. INTERSECTION IMPROVEMENTS

There are numerous intersections within the Township that have been identified by township officials, field surveys, the previous Township Master Plan, the Burlington County Master Plan, 1987, last revised 1991 or in various traffic studies as in need for improvement. These intersections have been identified as having geometric problems or

capacity problems either today or by 2010, the Circulation Element's study year . The problems at these intersections can be improved by any of the following techniques:

- ◆ signal timing
- ◆ lane creation
- ◆ intersection widening
- ◆ drainage improvements
- ◆ re-striping
- ◆ grading

The intersections identified for improvement to meet future traffic conditions are shown in Figure K-2. The various intersections identified follow:

State and State Intersections

SI-1 Interstate Route 295 and Route 73

State and County Intersections

SI-2. New Jersey Route 73 & Church Road

SI-3. New Jersey Route 73 & Fellowship Road

SI-4. New Jersey Route 38 & Hartford Road

State, County and Township Intersections

SI-5. New Jersey Route 38 & Marter Avenue

SI-6 . New Jersey Route 38 & Ark Road

State and Township Intersections

SI-7. New Jersey Route 73 & Atrium Way

SI-8. New Jersey Route 38 & Briggs Road

SI-9. Marter Avenue & Midlantic Drive

County and County Intersections

CI-1. Moorestown-Mount Laurel Road & Hainesport-Mount Laurel Road

CI-2. Moorestown-Mount Laurel Road & Elbo Lane

CI-3. Moorestown-Mount Laurel Road & Church Road

CI-4. Hartford Road & Marne Highway

CI-5. Hartford Road & Burlington County College Drive

CI-6. Hartford Road & Hainesport-Mount Laurel Road

CI-7. Hartford Road & Elbo Lane

CI-8. Marne Highway & Masonville-Centerton Road

CI-9. Elbo Lane & Hainesport Mount-Laurel Road

CI-10. Church Road & Fellowship Road

CI-11. Church Road & Springdale Road

County and Township Intersections

CI-12. Church Street & Hooten Road

CI-13. Church Street & Pleasant Valley Drive

CI-14. Church Street & Gaither Drive

CI-15. Church Street & Texas Avenue / Elbo Lane / Ramblewood Parkway

CI-16. Church Street & Academy Drive

- CI-17. Church Street & Church Road & Union Mill Road
- CI-18. Moorestown-Mount Laurel Road & Hooten Road
- CI-19. Moorestown-Mount Laurel Road & Union Mill Road
- CI-20. Hartford Road & Union Mill Road
- CI-21. Creek Road & Moorestown-Centeron Road
- CI-22. Creek Road & Masonville-Centeron Road
- CI-23. Marne Highway & Creek Road
- CI-24. Hainesport-Mount Laurel Road & Academy Drive
- CI-25. Hainesport-Mount Laurel Road & Walton Avenue
- CI-26. Hainesport-Mount Laurel Road & Larchmont Boulevard
- CI-27. Hainesport-Mount Laurel Road & Ark Road
- CI-28. Elbo Lane & Union Mill Road
- CI-29. Church Road & Waverly Avenue
- CI-30. Church Road & Arbor Way
- CI-31. Fellowship Road & Pleasant Valley
- CI-32. Church Road & Tam-O'Shanter Road

Township and Township Intersections

- TI-1. Union Mill Road & Academy Drive
- TI-2. Union Mill Road & Walton Avenue

TI-3. Union Mill Road & Briggs Road

TI-4. Union Mill Road & Larchmont Boulevard

TI-5. Union Mill Road & Ark Road

A description of these problem intersections as they exist today and recommended improvements where available follows:

State and State Intersections

SI-1 Interstate Route 295 and Route 73

The ramp from southbound I 295 to westbound Route 73 was eliminated. There is a study to reinstall this ramp.

State and County Intersections

SI-2. New Jersey Route 73 & Church Road

It is necessary to improve the intersection of Church Road and Route 73. The congestion at this intersection causes cut through traffic to utilize residential streets in the area. Backups on Route 73 cause problems to the businesses and residents of the Township. Additional through lanes, and modifications to the County and Township roadway approaches are required.

SI-3. New Jersey Route 73 & Fellowship Road

The intersection of Route 73 and Fellowship Road requires additional capacity improvements. Turning lanes, jug-handle improvements and modifications to signal timings are all required. In addition, there is a need to interconnect the traffic signals in the area with a interactive computer system.

SI-4. New Jersey Route 38 & Hartford Road

The intersection of Route 38 and Hartford Road requires modification to the signal timing and phasing. Capacity improvements will be required in the future. In addition, there is a need to interconnect the traffic signals in the area with an interactive computer system.

State, County and Township Intersections

SI-5. New Jersey Route 38 & Marter Avenue

The intersection of Route 38 and Marter Avenue is presently suffering from severe capacity restraints. The near side jug-handle for westbound Route 38 traffic is constantly failing. Additional growth expected in the area will spur the requirement for additional lanes on all approaches to this intersection. A far sided jug-handle would be recommended if wetlands allow this configuration. In addition, there is a need to interconnect the traffic signals in the area with an interactive computer system.

SI-6 . New Jersey Route 38 & Ark Road

The intersection of Route 38 and Ark Road requires modification to the signal timing and phasing. Capacity improvements will be required in the future. In addition, there is a need to interconnect the traffic signals in the area with an interactive computer system.

State and Township Intersections

SI-7. New Jersey Route 73 & Atrium Way

The intersection of Route 73 and Atrium Way requires modification to the signal timing and phasing. Capacity improvements will be required in the future. Additional lanes will be required on Route 73. A jug handle will be required for left turns from Route 73. In

addition, there is a need to interconnect the traffic signals in the area with an interactive computer system.

SI-8. New Jersey Route 38 & Briggs Road

The intersection of Route 38 and Briggs Road requires modification to the signal timing and phasing. Capacity improvements will be required in the future. Additional lanes will be required on Route 38 and on Briggs Road. In addition, there is a need to interconnect the traffic signals in the area with an interactive computer system.

SI-9. Marter Avenue & Midlantic Drive

The intersection of Marter Avenue and Midlantic Drive will need minor geometric improvements and possible signalization as traffic volumes increase in the future. Signalization will be required in conjunction with proposed commercial development in the immediate area and north of Route 38.

County and County Intersections

CI-1. Moorestown-Mount Laurel Road & Hainesport-Mount Laurel Road

The intersection of Moorestown Mount Laurel Road and Hainesport Mount Laurel Road will require modifications to the intersection approaches in the future as traffic volumes grow.

CI-2. Moorestown-Mount Laurel Road & Elbo Lane

The intersection of Moorestown Mount Laurel Road and Elbo Lane will require modifications to the intersection approaches in the future as traffic volumes grow.

CI-3. Moorestown-Mount Laurel Road & Church Road

The intersection of Moorestown Mount Laurel Road and Church Road will require modifications to the intersection approaches in the future as traffic volumes grow. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-4. Hartford Road & Marne Highway

The intersection of Hartford Road and Marne Highway will require modifications to the intersection approaches in the future as traffic volumes grow. In addition, there will be a requirement for additional lanes on Marne Highway to accommodate the additional traffic that is anticipated in this intersection when the Briggs Road Extension is completed.

CI-5. Hartford Road & Burlington County College Drive

Traffic studies done for the Burlington County College indicate that a traffic signal should be installed at the intersection of the Burlington County College Drive and Hartford Road. As the college is expanded to its ultimate capacity, this signal will become a necessity.

CI-6. Hartford Road & Hainesport-Mount Laurel Road

The intersection of Hartford Road and Hainesport Mount Laurel Road will require modifications to the intersection approaches in the future as traffic volumes grow.

CI-7. Hartford Road & Elbo Lane

The intersection of Hartford Road and Elbo Lane will require modifications to the intersection approaches in the future as traffic volumes grow.

CI-8. Marne Highway & Masonville-Centerton Road

The intersection of Marne Highway and Masonville Centerton Road will require modifications to the intersection approaches in the future as traffic volumes grow.

CI-9. Elbo Lane & Hainesport Mount-Laurel Road

The intersection of Hainesport-Mt. Laurel Road with Elbo Lane is a signalized intersection. This intersection is a fully actuated signal operating on a two-phase cycle. All four approaches consist of a left turn lane and a combination through/right turn lane.

CI-10. Church Road & Fellowship Road

This intersection is signalized. Southbound Church Road consists of three travel lanes, a left turn lane, a through lane and a combination through/right turn lane. Northbound Church Road consists of four travel lanes, a left turn lane, two through lanes and a right turn lane. Westbound Fellowship Road consists of three travel lanes, a left turn lane, one through lane and a right turn lane. And, eastbound Fellowship Road consists of two travel lanes, a left turn lane and a combination through/right turn lane. The traffic signal is fully actuated operating on a four-phase cycle. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-11. Church Road & Springdale Road

This three legged intersection is signalized. Southbound Church Road consists of a through lane and a right turn lane. Northbound Church Road consists of a through lane and a left turn lane. Springdale Road consists of a left turn lane and a right turn lane. The traffic signal is fully actuated operating with a three-phase cycle. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

County and Township Intersections

CI-12. Church Street & Hooten Road

The intersection of Church Street and Hooten Road will require intersection improvements and signalization in the future as traffic volumes increase. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-13. Church Street & Pleasant Valley Drive

The intersection of Church Street and Pleasant Valley Drive will require geometric improvements as traffic volumes increase in the future. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-14. Church Street & Gaither Drive

The intersection of Church Street and Gaither Drive will require geometric improvements as traffic volumes increase in the future. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-15. Church Street & Texas Avenue / Elbo Lane / Ramblewood Parkway

The intersection of Church Street and Texas Avenue, Elbo Lane and Ramblewood Parkway will require significant improvements in the future. This would include additional lanes, reconfiguration of approach lanes, and possible realignments of side roadways. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-16. Church Street & Academy Drive

This intersection is a four leg intersection. Northbound and southbound Church Street consists of a left turn lane, a separate through lane and a combination through-right lane. Westbound Academy Road consists of a left turn lane and a combination through-right lane. Eastbound Academy Road consists of three lanes; a left turn lane, a through lane and a right turn lane. The intersection is signalized and the signal operates on a two phase 68 second cycle. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-17. Church Street & Church Road & Union Mill Road

This intersection is a five legged intersection, however, it operates as a four-way intersection, since Union Mill Road is a one-way outbound roadway. Two of the intersection's four approaches consist of a left turn lane, a separate through lane and a combination through-right lane. The intersection's other two approaches on Church Road consist of a left turn lane, two through lanes and a separate right turn lane. The intersection is signalized and the signal operates on a three phase variable cycle. In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-18. Moorestown-Mount Laurel Road & Hooten Road

Moorestown Mount Laurel Road and Hooten Road will require signalization in the future as traffic volumes grow in the region.

CI-19. Moorestown-Mount Laurel Road & Union Mill Road

This intersection will require geometric improvements in the future to handle traffic growth in the corridor.

CI-20. Hartford Road & Union Mill Road

This intersection will require geometric improvements in the future to handle traffic growth in the corridor.

CI-21. Creek Road & Moorestown-Centerton Road

This intersection will require geometric improvements in the future to handle traffic growth in the corridor.

CI-22. Creek Road & Masonville-Centerton Road

This intersection will require geometric improvements in the future to handle traffic growth in the corridor.

CI-23. Marne Highway & Creek Road

This intersection will require geometric improvements in the future to handle traffic growth in the corridor.

CI-24. Hainesport-Mount Laurel Road & Academy Drive

This intersection will require geometric improvements in the future to handle traffic growth in the corridor. A traffic signal may also be required.

CI-25. Hainesport-Mount Laurel Road & Walton Avenue

This intersection will require geometric improvements in the future to handle traffic growth in the corridor. Some right of way may be required to improve sight distances to the north from Walton Avenue.

CI-26. Hainesport-Mount Laurel Road & Larchmont Boulevard

This intersection will require geometric improvements in the future to handle traffic growth in the corridor. In addition, traffic signalization may be required and will have to be investigated as volumes increase.

CI-27. Hainesport-Mount Laurel Road & Ark Road

This intersection will require geometric improvements in the future to handle traffic growth in the corridor and to take into account geometric improvements needed at this time.

CI-28. Elbo Lane & Union Mill Road

This intersection will require geometric improvements in the future to handle traffic growth in the corridor.

CI-29. Church Road & Waverly Avenue

This intersection is an unsignalized 'T' intersection. Church Road consists of three lanes, one travel lane in each direction with a center lane for traffic turning left from either direction. Waverly Avenue extends between NJ Route 73 and Church Road. Its approach with Church Road is controlled by a STOP sign. There is a sight distance problem looking south from Waverly Avenue toward Fellowship Road. This problem is caused by the I-295 bridge that crosses Church Road.

In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-30. Church Road & Arbor Way

Church Road and Arbor Way today is an unsignalized intersection. It will be signalized in the future by Horizon Corporate Center when traffic volumes at the office park warrant it. Southbound Church Road consists of two travel lanes and northbound Church Road consists of one through lane and a left turn slot located within a painted island that allows left turning vehicles shelter from oncoming traffic. Arbor Way is wide enough to allow traffic to form two egress lanes, a left turn lane and a right turn lane.

In addition, it should be noted that in the future, it will be necessary to provide a computerized interconnected traffic signal system.

CI-31. Fellowship Road & Pleasant Valley

This intersection will require geometric improvements in the future to handle traffic growth in the corridor. Additional commercial development is proposed in the immediate vicinity and traffic signal modifications will be required.

CI-32. Church Road & Tam-O'Shanter Road

Traffic presently backs up on Church Road from Route 73. Motorists then take a more circuitous trip to avoid the congestion by driving through the residential developments in the area. It is necessary to provide traffic calming measures in the residential areas to prevent cut through traffic and create a safer environment for the residents of the Township.

Township Intersections

TI-1. Union Mill Road & Academy Drive

This intersection is a four leg unsignalized intersection. All four approaches are wide enough to allow motorists to form three lanes if needed, thus allowing a left turn

lane, a through lane and a right turn lane. Academy Road is the controlled street at the intersection. Striping and geometric improvements will be required.

TI-2. Union Mill Road & Walton Avenue

Geometric improvements are required at this intersection. In addition, as development occurs to the north in the Industrial areas, traffic signalization may be required.

TI-3. Union Mill Road & Briggs Road

The intersection of Union Mill Road and Briggs Road will require significant geometric improvements as well as signalization.

TI-4. Union Mill Road & Larchmont Boulevard

The intersection off Union Mill Road and Larchmont Boulevard will need minor geometric improvements and possible signalization as traffic volumes increase in the future.

TI-5. Union Mill Road & Ark Road

The intersection of Union Mill Road and Ark Road will need minor geometric improvements and signalization immediately as this intersection has sight distance problems to the north and various geometric irregularities that require alleviation. The Township is presently in the process of signalizing this intersection.

V. FAIR SHARE REQUIREMENTS FOR OFF TRACT IMPROVEMENTS

Fair share cost allocations will be required from developers for all projects, subdivisions as well as site plans, that generate over 25 pm peak hour trips. The assessments for off tract improvements are based upon the circulation plan element of the

Master Plan. The Municipal Land Use Law, (MLUL) states that the circulation element shall establish fair and reasonable standards to determine the fair share assessment required of each developer, applicant or owner within a related and common area. This assessment will defray the costs of roadway improvements located outside the property limits of the subdivision or development but are required due to the intensity of the development or subdivision.

The Mt. Laurel Land Development Ordinance includes provisions for off-tract improvements for roads in sections 154-28(revised) and 138-39. Section 154-28 is applicable to planned developments, (PUD) and Section 138-39 is applicable to site plans and subdivisions. These ordinance sections provide a formula for the calculation of the pro rata share required of a developer, applicant or owner based upon standards for Traffic Impact Studies contained within this Master Plan Element.

VI. TRAFFIC IMPACT STUDIES

A traffic study will be required for all developments within Mount Laurel Township that generate 25 or more PM peak hour trips. If a traffic study is required of an applicant, it will be necessary to provide the various data as outlined below. The traffic study should address the various traffic generating characteristics of the proposed use and the interface of traffic from the proposed use, and the existing uses in the area to assure that there will not be a degradation in the level of service in the area or any leg of a signalized intersection operating at a level of service D or worse, so that there will not be any traffic hazards created in the area as a result of the traffic that is generated by the development. The traffic study should address the various concerns noted below using the standards outlined.

Level of Service

It must be shown that the public traffic arteries have adequate capacities to accommodate the traffic to be generated by the proposed project at an acceptable level of service, D or better *on all roads and for each approach on all signalized intersection approaches calculated separately* and that safe, convenient and adequate circulation and parking is provided for the sites. For unsignalized intersections, levels of service E and F may be acceptable if queue analyses and gap analyses are performed to assure adequate stacking and gaps in the traffic to safely accommodate the proposed increases in traffic.

Traffic Volumes

Existing 24 hour traffic counts are to be summarized by hour and by direction and peak hour trips by movement on all critical arterials and intersections affected by the proposed development. All traffic volumes utilized in the traffic report must be taken within 12 months preceding the date of the application.

Future Background Traffic Volumes

Future traffic volumes will be achieved by multiplying the peak hour traffic volumes by the NJDOT's *Access Permit Annual Background Growth Rate Table*. These factored traffic volumes will be surcharged with traffic volumes expected to be generated by impending development. Impending development would include traffic from developments that are expected to be completed in the immediate vicinity. This would include projects presently approved by the Township, projects in adjacent municipalities and projects that are presently in the planning process that are expected to be approved, in the near future.

Traffic Generation

Future traffic expected to be generated by the proposed development will be calculated by utilizing the latest copy of the Institute of Transportation Engineers (ITE) text Trip Generation. The values developed by using the Trip Generation method will be verified by typical counts when requested by the Township to verify the Trip Generation methodology results. If trip generation data is required by the Township because the trip generation data methodology is not accurate due to local conditions or an inadequate data base in the Trip Generation text, the traffic data counts required to verify trip generation data will be provided in the ITE format, for submission to the ITE. Traffic generation will include the amount of traffic to be generated for the projected 24 hour time period and during the AM, PM and Saturday peak hours by the proposed project.

Future Build Traffic Volumes

Future background traffic volumes will be surcharged by adding the traffic volumes that are anticipated to be generated by the proposed development to the future background traffic volumes.

Traffic Analyses

- a. Capacity Analyses. Roadways and intersections will be analyzed using a capacity analysis. The capacity analyses will utilize the latest approved Highway Capacity Programs. Traffic will be analyzed for the existing traffic conditions, future background traffic and future build traffic conditions. Traffic analyses will optimize traffic signals. Thus the existing traffic conditions will show traffic conditions as they exist and with optimization of traffic signal timing. The future background traffic conditions will require the optimization of the traffic signal timings prior to the addition of the proposed traffic from the proposed development. After

the addition of the future background traffic and the optimization of the traffic on the roadways, future traffic will be added and the traffic signal timings will be optimized for a final product.

- b. Accident Analyses. Accident data of critical intersections and roadways affected will be analyzed.
- c. Speed and Delay Analyses. Speed and delay analyses of critical roadways will be provided.
- d. Gap Analyses. Gap studies of critical intersections will be provided and where levels of service F are anticipated at unsignalized intersections.
- e. Safety Analyses. Analyses will be made of all entrances and exits to determine if left turn lanes are warranted in accordance with Highway Research Record 211. If no left turn is warranted, the shoulder area must be improved to allow vehicles to pass left turning vehicles on the right. In addition, deceleration and acceleration lanes will be analyzed to determine if they are needed in accordance with transportation guidelines.
- f. Off-Tract Contributions. The applicant's traffic consultant will provide a trip distribution that will distribute traffic to the surrounding roadway system. All intersections that have over 25 pm peak hour trips will be tabulated and listed with the amount of traffic from the proposed development and the total build traffic at that location. The applicant's engineer should show the percent of the pm traffic. The applicant's traffic will be of the future build traffic at each intersection by approach. If improvements are required on one approach of an intersection only as a result of a significant impact by the development defined as an approach where the majority of the traffic on the approach (defined as more than 50%

of the total future build traffic) caused the need for the proposed improvement on that approach to maintain an adequate level of service, the applicant's pro-rata share of the intersection improvement shall be calculated by using the cost of the improvement and multiplied by a factor consisting of the applicant's traffic volume for that leg of the intersection alone divided by the traffic volume at buildout for that leg of the intersection alone.

VI. TRAFFIC CALMING

Numerous techniques for traffic calming are appropriate for consideration in Mt. Laurel. Traffic calming is the management of traffic to improve safety, circulation, and quality of life for both pedestrians and vehicles. Traffic calming, which can be applied to streets in both residential and business areas, consists of physical modification of the street to divert non-local traffic and to control the behavior of drivers using the street, particularly to lower vehicle speed. The objective is to achieve a traffic behavior pattern that is compatible with other street activities. Traffic calming devices are typically installed as part of an area-wide scheme rather than on a single street to avoid shifting the problem from one street to another.

An important part of designing traffic calming devices is blending them into the streetscape so they become a part of the street and not an advertisement of a problem. Another essential component of any traffic calming scheme is encouraging public participation to obtain local support of the plans.

Street Character

Traffic calming generally refers to measures which make it physically difficult for the car to travel at high speed. This can be done through the use of:

- ◆ landscape features,
- ◆ various surface treatments on the roadway,
- ◆ alternative parking schemes, and
- ◆ by putting "jogs" in the alignment of the road.

Despite the additional costs of these features, calmed streets can be designed for almost no extra cost. A narrow street with landscape features, surface materials, jogs, and different parking schemes would cost approximately the same as a wide conventional street found in suburbs today.

Home Property

Lot size and the size of houses have increased steadily in Mt. Laurel since the 1980's. "Large", however, is now becoming less and less affordable. The trend appears that more houses will be built in Mt. Laurel on smaller lots, as the result of clustering and preservation of open space. Areas with large properties consume considerably more land and raw materials for construction and infrastructure systems.

Street and the Home Property

There are various improvements that can be made to create traffic calming in a residential development. A description of these measures follows:

Reduced residential street width: Makes them safer by reducing speed, and more pedestrian-friendly, according to the New Jersey RSIS. Purchase price of the home is also reduced.

"Calmed" streets: By landscape features, permeable paving materials, selected parking bays, and the use of slight jogs in the roadway alignment, traffic speeds can be significantly reduced.

Front-yard depth: Reduced front yards makes the street environment more neighborly and secure. Off-street parking, however, is a major need which is typically better met on the individual's property. Setbacks should be established at approximated 20' from the garage to accommodate 1 vehicle, and 35-40 feet for 2 vehicles stacked. A double driveway would accommodate 2 vehicles if the garage is setback 20 feet. This is typically sufficient for 2 or 3 bedroom townhouses; however, a large single family non-senior home may require off-street parking for 3 or 4 vehicles. A double driveway with a 35-40 foot setback from the garage would be appropriate.

Traffic Calming Techniques

The reduction, restriction or slowing of vehicular traffic would be the goal. This could include street narrowing and reconfiguration, or introduction of interruptions of the paved surface. Vehicle use is inevitable but there are methods for slowing vehicle traffic within communities considerations:

- ◆ Use multiple connections in street design.
- ◆ Arrange through streets to ensure a minimum distance of one mile between.
- ◆ Reduce and limit speeds to 25 mph on local streets and 35 mph on collectors.

- ◆ On-street parking may be appropriate in some sections. This slows traffic and creates a buffer for pedestrian circulation.
- ◆ Limit street widths: maximum of four lanes.
- ◆ Limiting the use and occurrence of traffic signals is typically a traffic calming technique.
- ◆ Incorporate traffic calming devices to reduce vehicle speed and ensure pedestrian safety.
- ◆ Chicane/staggering.
- ◆ Gateway/threshold.
- ◆ Narrowing/throttle.
- ◆ Speed table/plateau.
- ◆ Neck down/choker.
- ◆ Separate residential and commercial as well as residential and through traffic by physical means and by eliminating cut through possibilities.

VII. RECOMMENDATIONS

The Planning Board should discuss and authorize the completion of a detailed Analyses of Roadway Accidents, Capacity Analyses for the year 2010 and Cost Estimate for the recommended improvements outlined in this Element. This could be completed on a Township-wide basis or on a project by project basis.

TABLE K-1

PROPOSED COUNTY RIGHT-OF-WAY

	<u>County Roads</u>	<u>County No.</u>	<u>Proposed R-O-W</u>
1.	Church Road	616	86 feet
2.	Fellowship Road	673	86 feet
3.	Church Street	607	86 feet
4.	Elbo Lane	612	86 feet
5.	Moorestown-Mt. Laurel Road	603	86 feet
6.	Mount Laurel-Hainesport Road	674	66 feet
7.	Ark Road	635	86 feet
8.	Masonville Fostertown Road	636	66 feet
9.	Marne Highway	637	86 feet
10.	Westfield Road	614	86 feet
11.	Creek Road (partial)	636	66-86 feet
12.	Masonville-Centerton Road	635	86 feet
13.	Hartford Road	686	86 feet
14.	Marter Ave. (partial)	615	86 feet

SOURCE: Burlington County Highway Master Plan, November 8, 1989

Burlington County Highway Master Plan Update, September 25, 1991

Appendix 1

Off Tract Contribution Calculation Sheet

Off tract contributions for traffic should be calculated as follows:

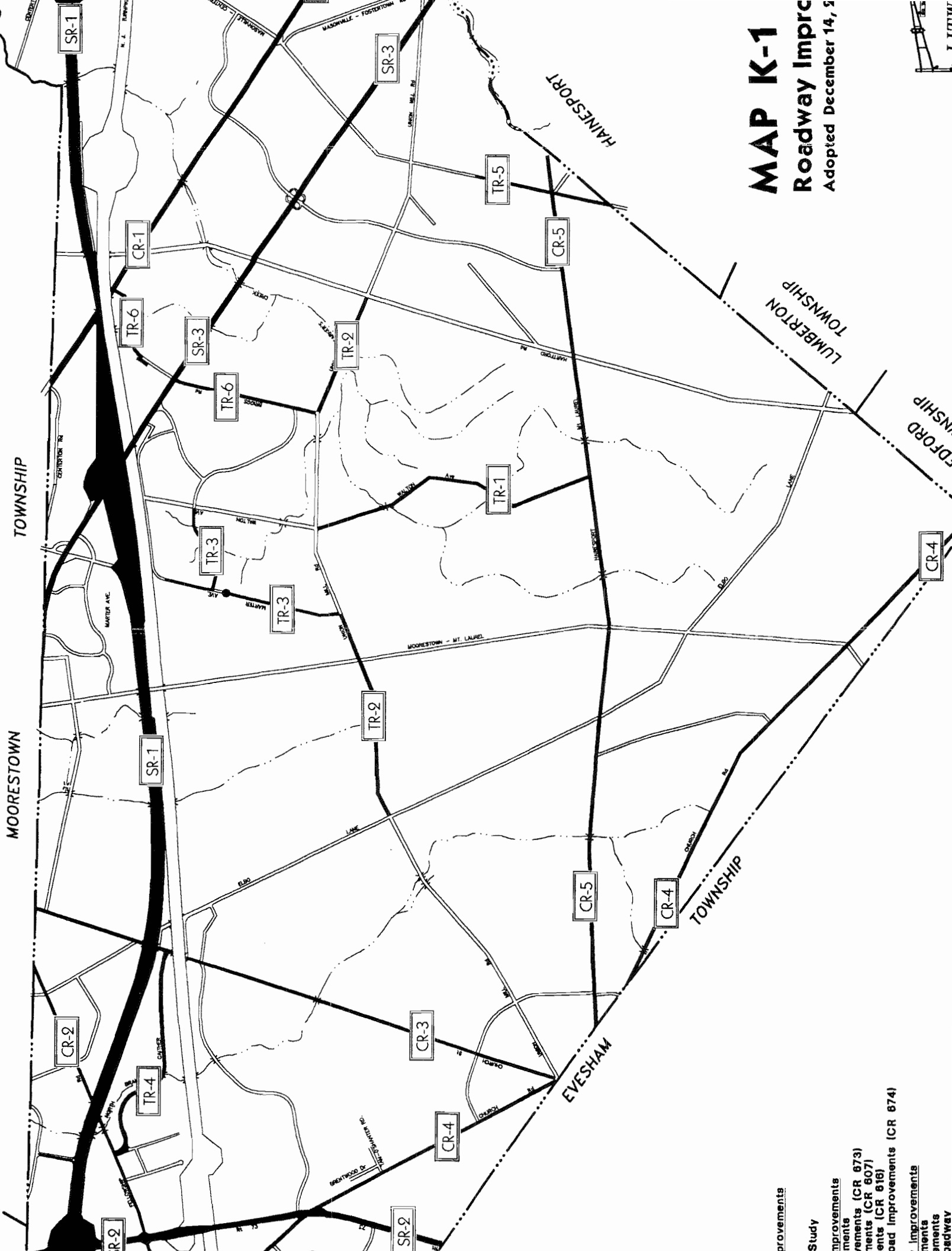
The applicant shall furnish a plan for the proposed off-tract improvements which shall include the estimated peak hour traffic generated by the proposed development and an estimate of the cost of implementing the improvement. The ratio of the peak hour traffic generated by the proposed development to the future total peak-hour traffic anticipated to impact the proposed off-tract improvement shall for the basis of the proportionate share. The proportionate share shall be computed as follows:

$$\text{Developer's Cost} = \frac{\text{Total Cost of the Off-tract Roadway Improvement}}{\text{Future Peak Hour Traffic Generated by the Development Divided by the Future Total Peak Hour Traffic.}}$$

For example, A proposed development would require a traffic improvement such as a traffic signal to be installed to mitigate the impacts of the development's traffic. The cost to design and construct a traffic signal at intersection A is estimated to cost \$150,000.00. The development is estimated to produce 500 peak hour trips through intersection A in the year of completion of the development. The total projected traffic through intersection A in the year the development is projected to be completed was estimated to be 3,000 vehicles. The developers cost would be estimated as follows:

$$\text{Developer's Cost} = \$150,000.00 \times \frac{500 \text{ peak hour development trips}}{3,000 \text{ total future pk hr trips}}$$

$$\text{Developer's Cost} = \$25,000.00.$$



MAP K-1

Roadway Imprc

Adopted December 14, 1981

MOORESTOWN TOWNSHIP

EYESHAM TOWNSHIP

HAINESPORT TOWNSHIP

LUMBERTON TOWNSHIP

SPRINGFIELD TOWNSHIP

SR-2

TR-4

CR-2

SR-1

TR-3

TR-3

TR-2

TR-1

TR-6

CR-1

SR-3

TR-5

CR-5

TR-2

TR-2

CR-5

CR-4

EYESHAM

CR-3

CR-4

SR-2

SR-1

TR-6

CR-1

TR-5

CR-5

TR-3

TR-2

TR-1

CR-2

CR-1

SR-3

SR-1

TR-6

TR-3

TR-2

TR-1

CR-5

CR-4

CR-4

Improvements

Study

Improvements

ments (CR 673)

ments (CR 607)

ments (CR 616)

oad improvements (CR 674)

Improvements

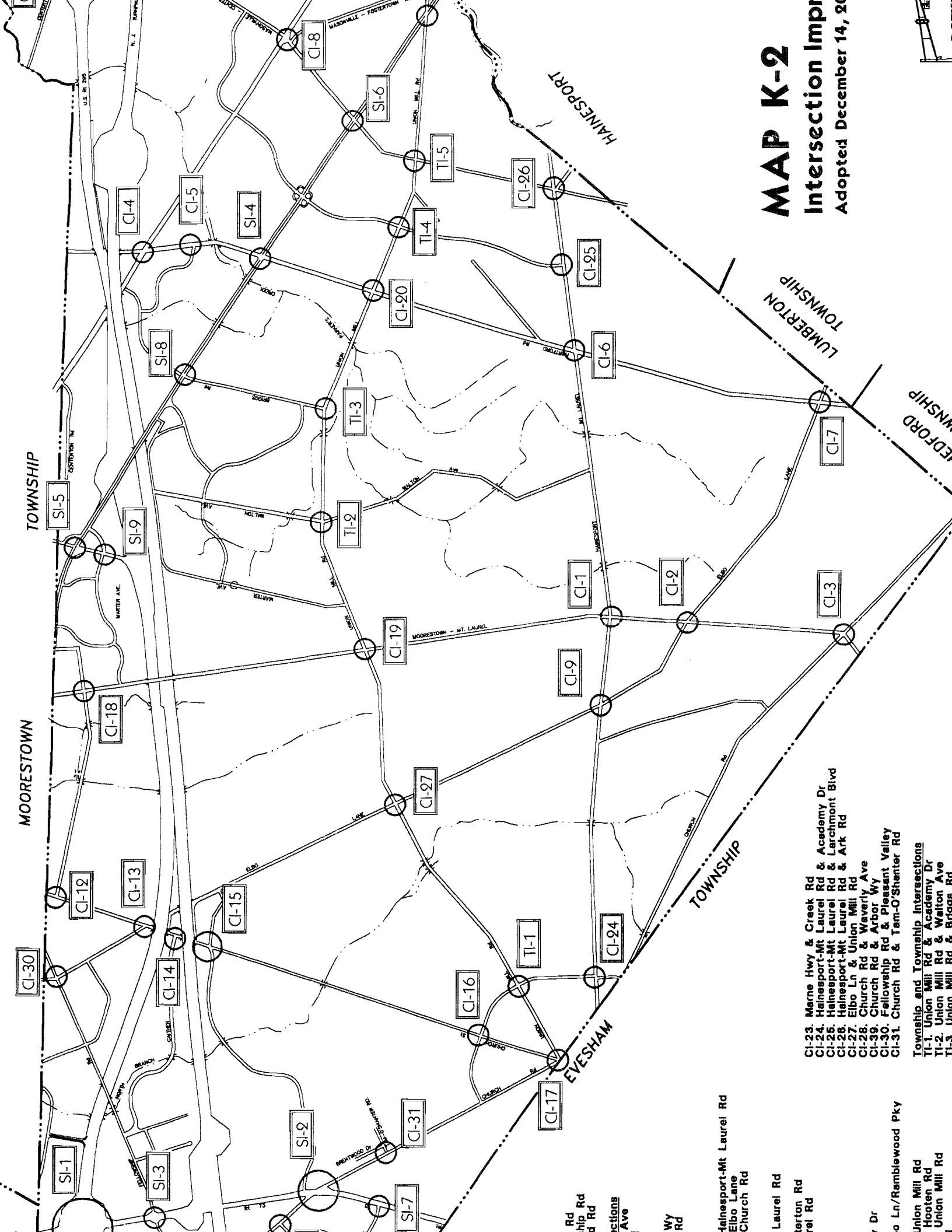
ments

ments

oadway

MAP K-2

Intersection Impr
Adopted December 14, 20



- CI-23. Marne Hwy & Creek Rd
- CI-24. Hainesport-Mt Laurel Rd & Academy Dr
- CI-25. Hainesport-Mt Laurel Rd & Larchmont Blvd
- CI-26. Hainesport-Mt Laurel Rd & Ark Rd
- CI-27. Elbo Ln & Union Mill Rd
- CI-28. Church Rd & Waverly Ave
- CI-29. Church Rd & Arbor Wy
- CI-30. Fellowship Rd & Pleasant Valley
- CI-31. Church Rd & Tam-O'Shanter Rd

- Township and Township Intersections
- TI-1. Union Mill Rd & Academy Dr
 - TI-2. Union Mill Rd & Walton Ave
 - TI-3. Union Mill Rd & Briar Rd

Rd
Ship Rd
d Rd
ctions
Ave
Wy
Rd
Hainesport-Mt Laurel Rd
Elbo Lane
Church Rd
Laurel Rd
erton Rd
rel Rd
Dr
o Ln/Ramblewood Pky
Union Mill Rd
Hooten Rd
Union Mill Rd

CHAPTER L

RECREATION – OPEN SPACE INVENTORY

INTRODUCTION

Open space, park land, and recreation facilities are an important part of the physical and social environment of Mount Laurel residents. In order to provide adequate open space and recreation facilities for all residents, the township during the past several decades has acquired many pieces of land for open space and recreation purposes. Today this inventory includes twenty-six separate parcels owned by the township, plus three additional sites used by the township but owned by State agencies. Also, the township uses school sites as part of the joint recreation program. These school sites are a vital part of the total facilities needed for the entire township. It is for this reason that school recreation sites are included in the following data identifying recreational facilities located throughout the township.

RECREATION AND OPEN SPACE ACREAGE

The following figures provide an inventory of recreation and open space acreage and facilities now existing throughout the township. All of the public recreation sites are also shown on Map L-1.

Table L-1 lists the forty-three recreation and open space areas, by size, that are publicly owned. It should be noted that the State Park in the Rancocas section of the township comprises a large amount of all public open space, but most of that park is adversely affected by water conditions and is unavailable for active recreation uses. However, it does function as passive open space which is an important amenity to the township.

In addition to the public recreation acreage, there is also 352.4 acres of private open space in the township, as illustrated in Table L-2.

The largest single piece of this open space consists of the Ramblewood Golf Course, which is 174.1 acres. The golf course consists of 27 holes, all of which adds an important open space element to the environment.

The second largest amount of private open space is in Holiday Village East, but most of this consists of wetlands and perimeter buffer areas.

The third largest area of private open space is the 53.4 acre tract of land off of Hartford Road, which is restricted to use by a conservation easement. Much of this area is in wetlands and, therefore, is permanently restricted to passive open space.

Combined with the public open space there is currently a total of 1,398 acres of open space in the township. This is 10% of the total area of the municipality.

Table L-3 indicates that, in addition to the public and private open space in the township, there are also eight schools which contain additional open space, as well as recreation facilities. Together these eight schools add another 106 acres of open space to the total township inventory.

RECREATION FACILITIES

Tables L-4, L-5, and L-6 list the actual recreation facilities that are available at township, school and private sites throughout the municipality.

Table L-1
OPEN SPACE AND RECREATION ACRES - 2002

	<u>Name</u>	<u>Acres</u>
1.	Canterbury Greene	2.0
2.	Devonshire	55.7
3.	Holiday-On-The Green	5.3
4.	Hunters Crossing	2.7
5.	Laurel Wood Park	3.9
6.	Pennybridge Park	6.0
7.	Virginia Lane	4.7
8.	Mill Run	10.7
9.	Ramblewood Farms	19.6
10.	Mt. Laurel State Park	18.2
11.	Springville Park	6.5
12.	Masonville Park	4.5
13.	Bretton Way	6.1
14.	Larchmont Village I	51.3
15.	Larchmont Village II	67.0
16.	Spenser Park and State Park	123.6
17.	Turnpike Park	2.0
18.	Timbercrest	17.8
19.	Innisfree	0.5
20.	Laurel Acres	103.0
21.	St. Davids Park	13.2
22.	Union Mill Terrace	1.9
23.	Fox Run	17.1
24.	Devonshire Dickins Lane	3.1
25.	Laurel Ridings	17.0
26.	Elbo Lane Site	6.0
27.	Trotters Crossing	153.6
28.	Evansco Tract	88.2
29.	The Lakes	3.0
30.	Country Lane	2.7
31.	Perry Drive	6.4
32.	Paws Farm	8.0
33.	Broadacre Court	27.4
34.	Hopemont Drive	7.2
35.	Millstream	7.0
36.	Horseshoe Drive	17.2
37.	Texas Avenue	2.0
38.	Union Mill Road	3.2
39.	Goodwin Tract	94.4
40.	Cuzzimano Tract	22.9
41.	Barrett Tract	11.4
42.	Hartford Road	3.6
43.	Ark Road	<u>18.0</u>
	Total	1045.6

Source: Consultant's Survey, Township Records

Table L-2

MAJOR PRIVATE RECREATION ACREAGE 2002

	<u>Name</u>	<u>Acres</u>
1.	Ramblewood Golf Course	174.1
2.	Ramblewood Village	2.0
3.	Birchfield PUD	40.1
4.	Larchmont PUD	15.1
5.	Larchmont Village IIA	53.4
6.	Larchmont Village III	16.4*
7.	Holiday Village	51.3
8.	Holiday Village East	<u>74.2</u>
	Total	352.4

***Actually is located in Hainesport and Lumberton Townships**

Source: Consultant's Survey, Township Records

Table L-3

PUBLIC SCHOOL RECREATION ACREAGE

	<u>Name</u>	<u>Acres</u>
1.	Countryside School	7.3
2.	Parkway School	5.0
3.	Fleetwood School	12.4
4.	Hillside Middle School	9.6
5.	Larchmont Elementary School	9.8
6.	Hartford Lower Middle School	16.4
7.	Harrington Middle School	24.8
8.	Hartford Elementary School	<u>21.0</u>
	Total	106.3

Table L-4
PUBLIC RECREATION FACILITIES 2002

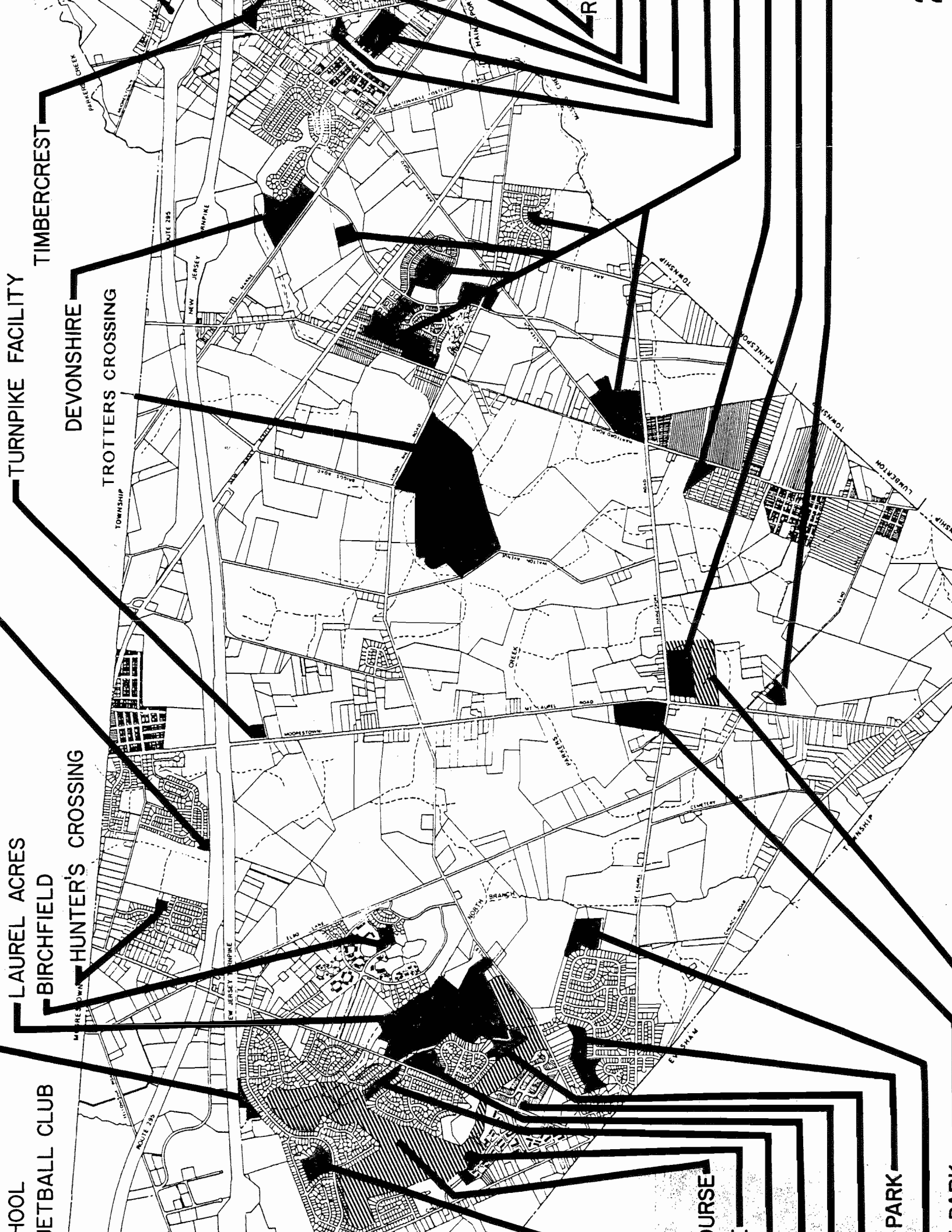
- | | | | |
|-----|--|-----|---|
| 1. | <u>Canterbury Greene</u>
2 tennis
1 basketball | 11. | <u>Masonville</u>
1 ballfield |
| 2. | <u>Devonshire</u>
2 tennis
2 ballfields
2 basketball
1 street hockey
1 picnic area
2 tot lots
2 volleyball courts | 12. | <u>Mill Run</u>
1 basketball
1 tot lot |
| 3. | <u>Hunters Crossing</u>
1 tennis
1 basketball
1 tot lot | 13. | <u>Academy Drive</u>
2 tennis
1 basketball |
| 4. | <u>Innisfree</u>
2 tennis
1 volleyball
1 picnic area | 14. | <u>Cornwallis Drive</u>
1 tot lot
1 basketball
1 ballfield |
| 5. | <u>Larchmont Bretton Way</u>
1 tot lot | 15. | <u>Spenser Park</u>
3 ballfields
1 basketball
1 football |
| 6. | <u>Larchmont Blvd. & Union Mill</u>
1 soccer field
1 lighted baseball | 16. | <u>Springville</u>
1 tot lot
1 ballfield
1 basketball |
| 7. | <u>Larchmont Blvd. & Union Mill</u>
6 lighted tennis
2 lighted basketball | 17. | <u>Timbercrest</u>
1 lighted tennis
1 ballfield
3 basketball
2 tot lots |
| 8. | <u>Larchmont Mayfair Court</u>
1 tot lot
2 tennis | 18. | <u>Turnpike Field</u>
1 lighted ballfield
1 picnic area |
| 9. | <u>Larchmont Willow Turn</u>
4 tennis
2 tot lots
2 basketball
1 ballfield | 19. | <u>Virginia Lane</u>
1 tot lot
1 basketball |
| 10. | <u>Laurel Acres</u>
1 lake
1 sledding hill
1 picnic area
4 soccer fields
1 playground
3 ballfields
1 service bldg.
1 bike path | 20. | <u>Walton Avenue</u>
1 soccerfield |

Table L-5
PUBLIC SCHOOL RECREATION FACILITIES 2002

<p>1. <u>Countryside School</u> 1 tennis 1 playground 2 ballfields</p>	<p>3. <u>Fleetwood School</u> 2 ballfields 1 playground 2 tennis</p>
<p>2. <u>Parkway School</u> 1 playground 1 basketball 1 ballfield 1 soccer field 3 mini-soccer</p>	<p>4. <u>Hillside-Middle School</u> 7 ballfields 3 soccer fields 1 playground 1 basketball 2 tennis</p>
<p>3. <u>Fleetwood School</u> 2 ballfields 1 playground 2 tennis</p>	<p>5. <u>Hartford Lower Middle School</u> 2 volleyball 1 basketball 1 football/soccer 2 ballfields/soccer 1 service bldg.</p>

Table L-6
MAJOR PRIVATE RECREATION FACILITIES 2002

<p>1. <u>Ramblewood Golf Course</u> 18 hole course 9 hole course 1 club house</p>	<p>5. <u>Other</u> Jersey WAHOO Swim Club</p>
<p>2. <u>Ramblewood Village PUD</u> 4 tennis courts 4 pools (1 complex) Recreation equipment</p>	<p>6. <u>Holiday Village</u></p>
<p>3. <u>St. Davids Park</u> 2 tennis 1 basketball 1 ballfield Recreation equipment</p>	<p>7. <u>Birchfield PUD</u> 1 pool/1 ballfield complex</p>
<p>4. <u>Larchmont PUD</u> 2 tennis 1 pool complex (open to public) 4 tennis 1 ballfield</p>	<p>8. <u>Holiday Village East</u> 1 club house/pool 2 tennis courts</p>



CHAPTER M UTILITY SYSTEMS

All of the Township's wastewater systems and the majority of the water distribution system are owned by the Mount Laurel Municipal Utilities Authority (MUA), which was established in 1965. Throughout the following years the systems have been expanded to meet the needs of a growing population.

Wastewater Collection and Treatment Systems

Two (2) wastewater treatment plants and three (3) distinct collection systems were constructed in the early 1960's and ultimately acquired by the MUA. One of these collection systems was constructed to service the Laurelwood and Countryside Farms sections of the Township. This wastewater collection system pumps the collected wastewater into Cherry Hill Township, where it is collected and ultimately treated by the Camden County Municipal Utilities Authority (CCMUA). The second system was construction in what is known as the Ramblewood section of the Township. This collection system and a wastewater treatment plant were constructed in 1962. The Ramblewood treatment plant was situated between Ramblewood Parkway and the NJ Turnpike. The original plant capacity of 375,000 gallons per day (gpd) was expanded to 500,000 gpd in 1968, when an addition was made to the plant. The Ramblewood treatment plant was decommissioned in 1987, when a regional pumping station was constructed to transfer the wastewater collected to the new regional plant known as the Hartford Road wastewater treatment plant, located on Pike Road, near Hartford Road. The third original wastewater treatment plant and associated collection system was located in the Rancocas Woods section of the Township. In 1972 the MUA purchased this plant and the associated collection system. The treatment plant had a capacity of 120,000 gpd, when purchased. In 1991 the Rancocas Woods treatment plant was demolished and a pumping station constructed to transfer the wastewater to the Hartford Road wastewater treatment plant.

In 1972 a major expansion of the wastewater collection and treatment systems in the Township was started. The expansion of the systems was initiated by the construction of a new wastewater treatment plant, known as the Hartford Road wastewater treatment plant. This new facility was located between Route 295 and the NJ Turnpike, between Hartford Road and Parkers Creek. The original capacity of the Hartford Road treatment plant was 400,000 gpd. In 1974, 1984 and 1988 additional plant expansions were constructed, which brought the total treatment plant capacity to 4,000,000 gpd. In 1997 the Hartford Road wastewater treatment plant underwent a major upgrade and expansion. These modifications increased the plant capacity to 6,000,000 gpd, which was determined to be the ultimate wastewater treatment capacity required for the Township.

As part of the 1972 plant construction work, major interceptor mains were constructed throughout the Township. These lines were designed to transfer wastewater collected in the western, central and eastern sections of the Township to the Hartford Road wastewater treatment plant. Construction of these mains started at the Ramblewood treatment plant, continued south on Elbo Lane to Union Mill Road, then along Union Mill Road to the intersection of Hartford

Road and then along Hartford Road to the Hartford Road wastewater treatment plant. Other than the small wastewater collection system located in the western part of the Township, which is serviced by the CCMUA, the remainder of the Township's existing and future wastewater treatment requirements will be provided by the Hartford Road wastewater treatment plant. The Hartford Road wastewater treatment plant has sufficient excess capacity to service the existing and future projected wastewater flows.

Developers for various projects being constructed installed the majority of the wastewater collections systems constructed over the last 30 years. Almost all of these projects were provided with sanitary sewer facilities as opposed to septic systems. However, there are some older developments within the Township, where the wastewater generated is treated via on-site septic systems. As the Township has developed, existing systems have aged and more environmentally focused regulations have been enacted. As a result, existing developments on septic systems that have failed and which cannot be replaced have had public wastewater collection systems installed. It is expected that this pattern of replacing septic systems with public wastewater collection systems will continue on an as needed basis. It is estimated that there are currently eight (8) major areas within the Township with approximately 700 housing units and an additional 350 remotely located housing units on septic systems.

Water Distribution and Treatment Systems

Similar to the wastewater system, there were originally two (2) water treatment plants and three (3) distinct water distribution systems constructed within the Township.

In the western section of the Township in an area roughly bounded by Route 73, Church Road, Springdale Road and the Cherry Hill and Maple Shade township lines is an area where the New Jersey American Water Company (NJAWC) owns the water distribution system. NJAWC provides water to the residents and businesses located in this area and owns and maintains the distribution system.

In conjunction with the construction of the Ramblewood wastewater treatment the Ramblewood water treatment plant was also constructed. Two wells known as well Nos. 1 and 2 were also installed with the Ramblewood water treatment plant. These wells have since been sealed and a new well known as well No. 6 has been constructed. Well No. 6 has a capacity of approximately 1,200 gallons per minute (gpm), however the treatment plant has a somewhat less capacity of approximately 600 gpm.

The other water treatment plant located in the Township was also located in the Rancocas Woods area. This plant had a nominal capacity to service approximately 320 homes. Due to poor water quality this plant was decommissioned in the early 1970's when a water main interconnection was constructed with the Mount Holly Water Company.

In 1972 the MUA started a major expansion of the water system similar to that undertaken on the wastewater system. This expansion included the construction of two (2) new wells and a new water treatment plant, all located on Elbo Lane. To distribute the water new transmission mains were also constructed. These mains provided an interconnection between the new Elbo Lane water treatment plant and the existing Ramblewood water treatment plant and distribution system. The transmission mains were also extended into the eastern portions of the Township, where they provided water for major development projects that were just starting to be constructed in those areas. This water system was ultimately extended to the service the Rancocas Woods area and the Mount Holly Water Company water supply to the area was discontinued.

The Elbo Lane water treatment plant was supplied water from two (2) wells known as well Nos. 3 and 4. These wells and water treatment plant are still in service and each well has a capacity of approximately 1,250 gpm. In 1987 a third well known as well No. 7 was constructed on Elbo Lane to supply water to the Elbo Lane water treatment plant. Although this well has a capacity of 1,200 to 1,400 gpm, its use has been somewhat limited due to the high iron concentrations in the ground water. To summarize, the capacity of the MUA's existing wells, not including well No.7 is as follows:

	<u>Gallons per Minute</u>
Well No. 3	1,250
Well No. 4	1,250
Well No. 6	1,200

The MUA also has water storage tanks located throughout the Township, which provide water for emergencies and aid in satisfying peak water demands. The MUA has two (2) ground storage tanks and booster pumping stations. The tanks and pumping stations are located on Church Street adjacent to the MUA's administrative offices and on Ark Road. Each tank has a storage capacity of 1,000,000 gallons. The MUA also has two (2) elevated water storage tanks. One tank is located on Commerce Parkway and has a capacity of 1,000,000 gallons and the other tank is located on Fostertown Road and has a capacity of 500,000 gallons.

In addition to the ground water supply facilities, the MUA also purchases supplemental water via interconnections with neighboring water purveyors. The MUA has three (3) non-emergency interconnections with the NJAWC and one (1) non-emergency interconnection with the Willingboro Municipal Utilities Authority.

In order to ensure that the MUA's customers are provided with a safe and reliable supply of water and one which will meet all known and anticipated environmental regulations, the MUA is in the process of replacing both the Elbo Lane and Ramblewood water treatment plants with a new plant, also located on Elbo Lane. The MUA started construction on this new plant in the summer of 2005 and it is anticipated that construction will be complete in 2007. The plant is designed to treat ground water pumped from well Nos. 3,4 and 6, and well No.7, on an as-needed basis.

The MUA continues to look at alternatives for supplying potable water to its customers in the most cost efficient manner, while meeting and exceeding all applicable drinking water regulations. Since the quantity of ground water that the MUA is allowed to withdraw is fixed by state regulations and this amount is not anticipated to increase, the MUA plans on satisfying its future water demands from a number of existing and potential sources. Should the MUA desire, it could satisfy its future water demands through additional purchases of water from the NJAWC. However, this may not be the most cost effective means of satisfying the anticipated future demands, therefore the MUA is investigating various alternative water supply plans. These plans range from building a new surface water treatment plant for treating water pumped from the Rancocas Creek to treating raw wastewater or the effluent currently discharged for the Hartford Road wastewater treatment to a very high level and using that highly treated water to supplement current and future irrigation demands throughout the Township. Supplementing and replacing irrigation demands would free up potable water supplies for consumptive uses. By using one of their existing sources or by implementing one or more of the alternative plans under consideration, the MUA will be able to safely and reliably satisfy the anticipated future water demands of the Township.

Storm Drainage Utility Service Plan

The Storm Drainage Utility Service Plan addresses the requirements of the Municipal Land Use Law regarding drainage as specified in c.40:55D-28 (5). This plan provides an overview of various drainage studies, reports, documents and information currently available for examining stormwater response in Mount Laurel. Area watersheds have been mapped and analyzed, and the Township's efforts to preserve and protect flood plains, and to maintain or improve water quality have been described.

The Storm Drainage Utility Service Plan is intended to be used as a basis for requiring off-tract improvements for land development as may be necessary to insure the adequate response of the drainage systems and maintenance of water quality.

Various studies, reports, documents and other sources of drainage information listed below were examined during the preparation of the drainage plan.

A. North Branch Pennsauken Creek and Tributary

1. Flood Plain information, North Branch of the Pennsauken Creek, Burlington County. Prepared for: Burlington County Planning Board and New Jersey Department of Environmental Protection. Prepared by: Corps of Engineers, U.S. Army, Philadelphia District, December, 1970.
2. Flood Plain Study. Prepared by: Richard A. Alaimo Association of Engineers, October 4, 1971.
3. Investigation of Flooding. Prepared by Richard A. Alaimo Association of Engineers, October, 1971.
4. Flood Plain Study, Ramblewood Village. Prepared by: Richard A. Alaimo Association of Engineers, October, 1971.
5. Flood Plain Study, Strawbridge Lake Tributary. Prepared by: Richard A. Alaimo Association of Engineers, October, 1971.
6. Proposed Extension of Flood Plain Study. Prepared by: Richard A. Alaimo Association of Engineers.

B. South Branch Pennsauken Creek

1. Flood Plain Information, South Branch of the Pennsauken Creek, Burlington and Camden Counties. Prepared for: Burlington County Planning Board and the New Jersey Department of Conservation and Economic Development. Prepared by: Corps. of Engineers, U.S. Army, Philadelphia District, July, 1969.

C. Parkers Creek

1. Flood Plain Information Report on Parkers Creek, Township of Mount Laurel, Burlington County, New Jersey. Prepared by: Planning Board of the Township of Mount Laurel by M. Paul Austin Engineering Associates, dated October, 1970, revised January 31, 1971. (NOTE: This report includes 26 plan and profile sheets of Parkers Creek).
2. Parkers Creek Annual Field Inspection Reports.
3. Parkers Creek Watershed Project. Prepared by: U.S. Department of Agriculture, Soil Conservation Service, May, 1969.

4. Parkers Creek Flood Plain, N.J.S.H. 38 Encroachment, February, 1971.
Prepared by: Richard A. Alaimo Association of Engineers.

D. Masons Creek / Rancocas Creek

1. Flood Plain Information Report on Rancocas Creek, Burlington County.
Prepared for: Burlington County Planning Board. Prepared by: Corps of Engineers, U.S. Army, Philadelphia District, April, 1967.

E. Additional Studies

1. Flood Insurance Study, Township of Mount Laurel. National Flood Insurance Program, Federal Emergency Management Agency. Mount Laurel is a participating community in the National Flood Insurance Program.
2. Mount Laurel Township – National Resource Inventory, 1977. Prepared by: Mount Laurel Environmental Commission.
3. Drainage Study – Laurel and Glenn Avenues. Prepared by: Richard A. Alaimo Associates, April, 1974.

F. Record Plans

1. These include a large scale map and detail sheets which show the location and size of the Mount Laurel Township storm drainage facilities. Prepared by: Richard A. Alaimo Associates.

G. Topographic Maps Prepared by U.S. Geological Survey

1. Mount Holly and Moorestown Quadrangles

H. Municipal Ordinances

1. Mount Laurel Township Chapters 124 and 138: Site Plan Review and Subdivisions of Land. These municipal ordinances regulate the review and approval of site plans and subdivisions including related stormwater management systems. These ordinances address plan details related to drainage, storm drainage computations, impact requirements, storm drainage system design, open channel design, detention basin design, soil erosion and sediment control, specifications for storm improvements, and methods of construction.

It should be noted that the State of New Jersey has adopted the Residential Site Improvement Standards, which impacts the design requirements set forth in Chapters 124 and 138.

2. Mount Laurel Township Municipal Stormwater Management Plan and Model Stormwater Control Ordinance are currently being completed. The plan and ordinance address current techniques for accommodating stormwater quality and quantity and recharge as impacted by new development, and are intended to be an integral part of the Mount Laurel Township Master Plan. Chapter Y has been added to the Master Plan to address the MSWMP requirements.

I. Existing Watersheds

The lands of Mount Laurel Township are located within five watersheds. These watersheds include the South Branch Pennsauken Creek, North Branch Pennsauken Creek, North Branch Pennsauken Creek Tributary, Parkers Creek and Masons Creek. Each respective watershed is delineated on May M-1, the Drainage Utility Plan.

1. The South Branch Pennsauken Creek, which lies along the western edge of the Township, drains approximately eight (8) percent of the Township.
2. The North Branch Pennsauken Creek transverses the western portion of the Township, draining twenty-five (25) percent of township lands.
3. The North Branch Pennsauken Creek Tributary drains approximately fifteen (15) percent of Mount Laurel's north central area and discharges into Strawbridge Lake, located in Moorestown Township.
4. Parkers Creek, the largest of all Mount Laurel's watersheds, drains approximately thirty-seven (37) percent of the Township. Located generally in the west central portion of the Township, Parkers Creek has been the subject of extensive flood plain studies.
5. The Masons Creek watershed area drains fifteen (15) percent of Township lands.

These watersheds have been delineated and examined with respect to their areas to key locations in Mount Laurel. The drainage sub areas were calculated in order to determine the amount of land draining to key locations in the Township.

Drainage area information and their resulting flow at stream crossings of township, county and state roads, and at township boundaries is valuable for determining the impact of drainage at key locations in the township. Drainage areas and their resulting flow at stream crossings of township, county and state roads, and at township boundaries are also valuable for determining the need for off-tract improvements. These key locations have been labeled on the Drainage Utility Plan. The drainage areas to these locations are also provided on the plan, and are categorized by their respective watershed.

J. Flood Plain Preservation

The Township of Mount Laurel has undertaken a number of steps to preserve the integrity of the flood plain within its municipal boundaries. These include the following:

1. Numerous flood plain studies have been undertaken at township expense in order to protect against creek and tributary encroachments.
2. The Township has worked closely with the New Jersey Department of Environmental Protection with regard to its stream encroachment requirements.
3. The Township has become part of the National Flood Insurance Program and worked closely with state and federal agencies to implement the program.
4. The Township and the Planning Board have undertaken a number of steps to regulate land use and development.
5. The Township has worked closely with the U.S. Army Corps of Engineers in their flood plain information studies of the Pennsauken and Rancocas Creeks.
6. The Township has adopted flood plain ordinances restricting land use along all of their streams.

K. Off-Tract Improvements

Pursuant to Article 6 of the Municipal Land Use Law, it is Mount Laurel Township's intention to require off-tract improvements for storm drainage or other facilities when determined necessary for proposed site plans or subdivisions. Applicants may be required to make off-tract improvements or pay a pro-rata share of the cost of providing necessary drainage facilities, or other improvements.



--- WATER
 A --- DRAIN

IS	DRAINAGE AREA TO KEY LOCATIONS
	4736 ac
	4832 ac
	4160 ac
	2272 ac
	736 ac
	2080 ac
	1664 ac
	2304 ac
	288 ac
	832 ac
	5509 ac
	4864 ac
	4544 ac
	4256 ac
	1792 ac

CHAPTER N
THE MASTER PLAN

The framework for achieving the stated objectives and for insuring controlled development within the township is the Master Plan. As the township faces development problems and pressures, the Master Plan will assist in achieving the primary objective of maintaining and improving the environment and living conditions with the municipality.

Each planning proposal is a reflection of an overall concept to guide the future development of the township. This concept is to locate the largest concentrations of development at both ends of the township, with lesser densities of housing located throughout the center of the township where soils are poorer and wetlands are prevalent. The housing element also addresses the provision for low and moderate income housing in accordance with court consent orders.

The land use element, which expresses this general concept is, therefore, one of the most important sections of the Master Plan. It specifies the types of land uses that are encouraged to be maintained or developed during the next several decades in order to achieve the objectives relating to land utilization.

In this regard, the Master Plan includes proposals covering the use of land, housing development patterns and standards, open space, conservation and recreation development, circulation patterns, and the provision for community facilities and services. Together, these proposals constitute a guide to be followed when specific land use development or redevelopment plans are being considered. Therefore, every effort has been made to provide for all types of reasonable residential, commercial and industrial uses in the appropriate locations. The recommendations enumerated below reflect the goals and objectives set forth for the township, and specifically implement the policies and standards established in the Master Plan.

CHAPTER O

PLANNING ASSUMPTIONS, GOALS AND OBJECTIVES, POLICIES

The previous sections of the Master Plan analyzed the features that contribute to the plan by providing the framework for future development patterns. These studies also clarified existing conditions in the township, and set forth the problems and limitations affecting the municipality. From these studies it is possible to list the assumptions that will affect future development.

Therefore, listed below are a series of land use assumptions which essentially attempt to forecast the trend of development in the township. These assumptions then form the basis for creating the goals and policies which guide the development of land use for all areas of the township.

A. PLANNING ASSUMPTIONS

1. Housing development will diminish considerably because there are no longer any large vacant tracts zoned residential available for development, and because of the township's open space acquisition policy.
2. Planned acquisition of open space will reduce development pressures while increasing the quality of life.
3. Mount Laurel Township's population grew from 5,249 in 1960 to about 40,221 in 2000, making the township one of the fastest growing municipalities in the state during that period. However, for the past few years the population growth has dramatically slowed. This has been caused by a combination of open space acquisition, undevelopable land constrained by environmental standards regarding wetlands and stormwater quality, and the past utilization of most of the unrestrained land zoned for residential development. At this time, the township is almost at full residential development, and it is expected that the ultimate population level will be about 42,544.
4. Mount Laurel Township will continue to be a desirable place to live and work because of the municipalities' excellent proximity to Philadelphia and the South Jersey region.

5. **Access to regional transportation systems, including the N.J. Turnpike, I-295, Route 73 and Route 38 will enhance the desirability of living in the township.**
6. **Office and industrial building projects will continue to be built because of the location of regional highway systems and interchanges located in the township. The township will probably remain one of the more important employment centers in the greater Philadelphia region.**
7. **A significant inventory of houses of all varieties will be available in the moderate and middle income ranges.**
8. **The housing stock is in excellent condition due to the fact that most of the homes are recently built.**
9. **All new multi-family units will be located in the Planned Unit Development and Planned Adult Retirement Community projects, except for projects that are designed to satisfy the low and moderate-income housing program.**
10. **All of the units identified for low and moderate-income families in the Fair Share Plan will be built and occupied by qualified families.**
11. **Large areas in the center of the township will be preserved as permanent open space because of the concentration of wetlands in this area and the township's open space acquisition program.**
12. **Traffic congestion is and will be a major problem due to development throughout the region.**
13. **The township's recreation facilities, acreage and passive open space will continue to expand as a result of the policy to actively acquire open space.**
14. **The utility infrastructure system will be upgraded to meet new standards.**
15. **The state imposed stormwater management standards will enhance and protect natural resources.**
16. **Ecologically sensitive lands will continue to be recognized and preserved in future land development in the township.**

B. GOALS AND OBJECTIVES

An important element in the development of the Master Plan is the establishment of goals and objectives. The goals and objectives serve the purpose of setting guidelines for the selection of land use categories to be used throughout the township. The goals enumerated in this section have evolved from the background analysis reports, and from the staff's understanding of residents concerns as to how the community should develop in the future. These goals and objectives are therefore a statement as to the preferred living and working patterns that are desired within the community, recognizing the limitations and opportunities that interact on the municipality from the physical, legal, and sociological spheres.

In broad terms these statements seek to determine the best management strategies and development control mechanisms for the township. The selection of these goals will permit the township to anticipate population demands, to direct the location of population concentrations, to provide development guidelines for the preservation of open space, wetlands and flood plains, and to assure direction for community facilities in order to achieve a coordinated and balanced community.

- 1. To preserve and enhance the character and living quality for all residents in all parts of the township.**
- 2. To recognize the natural constraints preventing development in certain areas, such as flood plains, wetlands, streams, natural amenity areas, high water tables, and erosion-prone land, and the necessity of preserving these critical areas for the benefit of all citizens.**
- 3. To guide future land development and community facilities to meet the needs of the residents while insuring that new development is compatible with existing developments.**
- 4. To provide for a variety of residential, commercial, industrial, public open space, recreational and conservation uses.**
- 5. To insure that developments are compatible with the adjacent land uses in surrounding communities, where feasible.**
- 6. To provide for a balanced economic base and a source of employment through utilization of non-residential lands.**
- 7. To provide for the efficient movement of goods and people through the township.**

8. To encourage continued efforts to coordinate regional services and conservation efforts.
9. To provide for the implementation of low and moderate-income housing.
10. To satisfactorily address the issue of increased traffic congestion.
11. To acquire more open space and recreation land as set forth in the recently updated recreation and open space program.

C. POLICIES

The policies expressed in the Master Plan are more detailed expressions of the various intentions of the plan, and are intended to provide for the implementation of the goals and objectives.

1. Residential

- a. The township should encourage a balance of low, medium and high density residential developments to provide housing choices for its residents.
- b. The township should maintain streets and related infrastructure facilities to prevent deteriorating neighborhoods.
- c. To the extent possible, the township will cooperate with the policies set forth in the State Development and Redevelopment Plan.
- d. Residential development should be reduced in intensity where natural constraints present development hazards.
- e. All residential areas should have sufficient space, privacy, and convenience to meet accepted standards of community health, safety, and welfare.
- f. Inclusionary housing for low and moderate-income families will be permitted in accordance with the Fair Share Plan to implement the township's affordable quota.

2. Commercial

- a. Highway and neighborhood commercial development should be provided in selected locations with adequate circulation facilities.

- b. Business developments along major highways should be designed with adequate space for off-highway parking; have safe ingress and egress for vehicular movements; minimize hazards to the flow of traffic; not impair the desirability of adjacent lands for other uses and reduce traffic congestion.**
- c. Existing commercial facilities should be continued along Route 73 and 38.**
- d. Commercial areas should be developed to standards which reflect the best of modern development practice. This includes reducing traffic congestion, creating more open space, and creating more buffered areas.**
- e. The business overlay zone along Routes 73 and 38 should be adjusted to reduce the intensity of development in order to promote a reduction in traffic congestion.**
- f. Buffering of adjacent land uses should be mandatory to protect residents from the effects of traffic, lighting, truck movements, noise, etc.**
- g. Commercial areas should complement the major circulation system to minimize transportation and maintenance costs.**

3. Industrial

- a. Sound industrial development should be placed in suitable locations and in accordance with proper standards of site planning.**
- b. Industrial sites should be located so that they are easily accessible to roadways having capacity sufficient to serve the employee traffic.**
- c. Industry should be developed to good modern standards with adequate sites allowing for future expansion of building, adequate off-street parking and loading facilities, proper setbacks and use of landscaped buffer areas where adjacent to other uses.**
- d. Sites should be well designed and landscaped so that they are a credit to the community.**
- e. Master-planned industrial park settings should be encouraged.**
- f. Master sign programs for each project should be designed to encourage high standards of graphics.**

4. Vehicular Circulations

- a. Commercial areas along major highways should be designed to provide for common entrances to reduce the number of highway access points.**
- b. Adequate off-tract street improvements should be made to accommodate the increased vehicular movements caused by the development of vacant land areas.**
- c. The circulation pattern should conform to the proposed land use plan and assure the development of the township in accordance with that plan.**
- d. Coordinate the township's circulation system with the regional highway network.**
- e. Eliminate large volumes of traffic from residential areas by establishing a network of collector streets.**
- f. Consider proposed street layouts in new subdivisions as a part of the overall circulation plan to assure continuous and harmonious development of the road system in accordance with the approved circulation pattern of the Master Plan.**
- g. Enforce strict compliance with zoning and subdivision regulations in all areas to preclude unnecessary points of access and egress to and from the road system. Particular attention should be given to maintaining the continued through movement of traffic along major roadways.**
- h. Enforce applicable design and construction standards to insure that future street construction in new subdivisions is of sufficient quality to minimize local maintenance costs.**
- i. Eliminate hazardous traffic areas.**

5. Community Facilities

- a. Provide for the location of schools near concentrations of population.**
- b. Coordinate the location of schools with pedestrian walkways away from major highways and with a minimal crossing of streets.**

- c. **Continue the municipal administrative complex as a community focal area.**
 - d. **Provide for additional fire protection facilities in the southeastern side of the township.**
 - e. **Encourage the preservation of historical and cultural sites.**
- 6. Open Space, Recreation, and Conservation**
- a. **Continue the acquisition of open space lands throughout the township.**
 - b. **Provide for major clustered public-municipal active recreation facilities at key locations rather than small recreation facilities scattered throughout the township.**
 - c. **Provide that all residential developments contribute to recreation facilities either through onsite facilities or through a contribution in lieu of construction onsite.**
 - d. **Provide for private open space in all developments.**
 - e. **Develop a unified contiguous open space and recreation system throughout the township based on natural features and the location of suitable sites. This includes the development of bicycle and walking paths along such open space systems.**
 - f. **Provide for a range of recreational facilities and activities for all age groups and interests.**
 - g. **Continue the utilization of all existing recreation sites, including both municipal and school facilities.**
 - h. **Encourage and continue the acquisition and development of Green Acre sites.**
 - i. **Require adequate landscaping and buffering between different adjacent land uses, and throughout all developments where appropriate.**
 - j. **Provide for the retention of woodlands and streams wherever possible.**
 - k. **Prevent development on poor soil and critical environmental areas.**

- l. Prevent development in flood hazard and wetland areas.**
- m. Provide for proper control of drainage facilities.**

CHAPTER P

LAND USE PLAN

This chapter contains proposals for all types of land uses throughout the township, which are illustrated on Map P-1. The basic land uses are grouped into the broad categories of residential, commercial and industrial land uses. The map is further delineated into recommendations for seven residential categories, four commercial categories and two industrial categories. Schools and the municipal complex are also shown.

The basic land use concept shown on the map is for higher density residential development to be located at both ends of the township, lower density residential development to be located in the center of the township, and industrial and regional commercial uses to parallel the N.J. Turnpike and I-295. This pattern reflects to the land uses already in place, and is supported by the various levels of roadway systems existing throughout the municipality.

The specific details of the recommendations for basic land uses and housing densities are enumerated below.

A. RURAL RESIDENTIAL – AGRICULTURAL (R-8 Zone)

The first land use category shown on Map P-1 is rural, which was implemented several years ago to establish a new low-density category. The rural area is located south of Union Mill Road and east of Ark Road, and the standard allows single-family developments on two-acre lot sizes. However, half of this category has been designated by the courts as an inclusionary area for low and moderate income housing. A multi-family housing project containing nineteen moderate-income housing units, has been fully constructed and implemented, and the remaining area has been constructed with single-family homes on reduced lot sizes.

B. VERY LOW DENSITY RESIDENTIAL – AGRICULTURAL (R-3 Zone)

This category is intended to be a continuation of the existing zone which permits development of single-family homes on 20,000 square-foot lots, which yields about 1.3 units per acre. Agricultural uses are also allowed in this zone.

As shown in Map P-1 most of this category is located in the center of the township and which contains environmentally sensitive lands least appropriate for intensive development. The very low-density category is an outgrowth of the natural constraints of the land identified in this area, and reinforces the concept of concentrating intensive development at both ends of the township. A few very low-density areas are shown outside the central portion of the township, along Church Road and in Masonville. For the most part, these tracts are already built to this standard of development.

C. LOW DENSITY RESIDENTIAL (R1-D Zone)

The low-density district is a special category devised to promote the preservation of open space and recreation land by use of a cluster design. Only single-family homes are permitted on 10,000 square-foot lots (2.25 units per acre) provided that fifteen to twenty-five percent of each tract is devoted to open space. The zone was initiated during one of the early development periods of the municipality, and was intended to promote better land use planning. This zone located only in the western end of the township, developed first with tract housing developments along Hainesport Road, and is almost entirely developed as the Ramblewood Farms community. Additional vacant land for development in this category was added contiguous to Ramblewood Farms in a southerly direction.

D. LOW-MEDIUM DENSITY RESIDENTIAL (R-2 Zone)

The third category of residential land is an intermediate density zone for single-family development. The overall density is 3.0 units per gross acre. This size lot and density of development has been utilized only once in the township, to construct the Rancocas Woods community. The plan does not recommend that this category be placed anywhere else in the township because the specifications and densities are too close to the low and medium density categories.

E. MEDIUM DENSITY RESIDENTIAL (R-1 Zone)

Many of the single-family homes in Mount Laurel have been built in accordance with the standards of the medium density zone, which permits homes on 9375 square-foot lots (3.5 units per acre). This includes the developed neighborhoods of Laurelwood, Countryside, Fellowship, Ramblewood, Hunt Tract Hunter's Crossing, Canterbury Greene and Timbercrest. All of these medium density developments

are located on the western side of the township, with the exception of Timbercrest and most of the single-family homes in the Larchmont P.U.D. Most of the best developable residential land in the township has been built under the R-1 zoning category, and very little vacant land with these developable qualities remains today.

However, to achieve a balance in residential densities, no additional major tracts of vacant land are recommended for placement in this zone, except for small vacant tracts of land contiguous to these developed areas. Some of these vacant parcels are located in the Fellowship neighborhood and along Hooten Road. The amount of development which has occupied in all of the medium density neighborhoods, together with development which has occurred in the planned unit development category satisfies the residential objectives and policies of the township for medium density development.

E. PLANNED UNIT DEVELOPMENT (P.U.D.) Zone

The Land Use Plan map also illustrates the location of the three planned unit development projects, which are: Larchmont P.U.D., Birchfield P.U.D., and Ramblewood P.U.D.

The P.U.D.'s contain housing which has been developed at a density of 5 to 7 units per gross acre. Since non-residential land areas are included in this calculation of density, the actual sites devoted to residential homes are effectively developed at much higher densities. These P.U.D.'s contain residential densities of 16 to 25 units per net acre in some cases.

The impact of the P.U.D.'s on the township is documented in Chapter C of this plan, which shows that these particular developments have added about 10,000 housing units in the township. Over 80% of all P.U.D. units are multi-family homes. In order to foster a balance in residential densities throughout the township, it is the intent of the Master Plan to provide areas of lower population densities around the concentrations of P.U.D. developments.

G. SENIOR CITIZEN DEVELOPMENT (P.A.R.C. Zone)

The last residential category shown on Map P-1 is the Senior Citizen Zone, or Planned Adult Retirement Community. The first project completed in this category was Holiday Village, located at the intersection of Union Mill Road and Elbo Lane. Since this project was completed, the developer has also completed a second senior citizen project across the street, known as Holiday Village East. The overall density for this zone is five units per acre, but without restrictions on lot sizes. Some neighborhood commercial activities are allowed in this category to serve the needs of the local residents. The total project essentially functions much the same as a Planned Unit Development.

H. NEIGHBORHOOD COMMERCIAL DEVELOPMENTS (NC Zone)

At the current time, there are six neighborhood commercial zones located in the township. Several of these locations were created in accordance with recommendations from the prior Master Plan. The purpose of the neighborhood commercial zone is to provide a limited range of consumer goods near residential neighborhoods to meet some of the daily commercial needs of the residents. The locations of these areas are planned to reduce vehicular traffic throughout the township.

The land area along Church Road from Maple Shade Township to Fellowship Road has been converted in recent years from residential to commercial through a series of variances. After careful evaluation, the eastern side of Church Road has been rezoned to NC-Neighborhood Commercial in response to this trend. As a result, within the past few years, the township has approved several well-designed neighborhood shopping centers along Church Road. A further evaluation of this area indicates that further rezoning is unnecessary, because the land area set aside for these commercial uses is sufficient to serve neighborhood needs.

In the prior Master Plan it was recommended that another neighborhood commercial area be established at the intersection of Union Mill Road and Elbo Lane, which was accomplished. A twelve (12) acre site has been selected at the southeast corner of the intersection, and a neighborhood shopping center called Towne Square has been constructed. The development of a unified neighborhood town center at this location now serves the daily shopping needs of thousands of residents who live within a mile or two of this site.

The other existing neighborhood commercial zones are located at the intersections of Church Road and Church Street; at the intersection of Marne Highway and Ark Road; along Creek Road near Marne Highway, and along Route 73.

RECOMMENDATION

In addition to the neighborhood shopping centers enumerated above, which occur in the NC zone, there are also established retail centers in the Planned Unit Development projects. These include the United Jersey Bank Plaza (Route 38 and Larchmont Blvd.); the Masonville Center (Larchmont Blvd. and Centerton Road); Village II Shopping Center (Academy and Church Streets); Larchmont Shopping Center (Route 38 and Ark Road); Larchmont Commons Shopping Center (Route 38); and the Wawa Shopping Center (Larchmont Blvd. and Hainesport Mount Laurel Road).

The Wawa Shopping Center is located only several thousand feet from the vacant NC zone at the northeast corner of the Hartford Road and Hainesport Mount Laurel Road intersection. Another neighborhood shopping center in this area in such close proximity to an existing shopping center is not needed, also this site is part of the Evansco Tract that has been acquired for open space. Therefore the neighborhood shopping center category is deleted and replaced by the R-3 residential zoning category.

With all of these neighborhood shopping centers in place, plus the developed shopping areas in the Planned Unit Development category coupled with potential development in the business development overlay zone, the B-Business zone and MCD zone, the entire township is sufficiently served with retail facilities. Therefore, no other new retail areas need to be considered.

I. BUSINESS DEVELOPMENT OVERLAY ZONE

This zoning overlay provision has been adopted by Ordinance 1996-12. It is applicable only to land on both sides of Route 73 and Route 38. The purpose of this zone is to encourage consolidation of small parcels, and to promote architecturally integrated retail developments. Lands for a depth of 600 feet on both sides of Route 73 and 1,000 feet on both sides of Route 38 are eligible for this overlay zone.

However, traffic congestion along Routes 38 and 73 are increasing at an alarming rate. This design concept significantly increases traffic volumes where large retail stores are included in the development mix. In order to provide a counter balance to the increase in traffic, the township should consider limiting the size of larger commercial buildings. This could be achieved by limiting the size of buildings and by limiting the land coverage. Another beneficial aspect of these proposed standards would be to increase open space, provide for better buffers, and reduce the number of vehicular trips.

J. BUSINESS COMMERCIAL DEVELOPMENTS (B-Business Zone)

The business commercial zone permits a wide variety of business uses, many of which are oriented to regional highways and traffic patterns. The type of uses allowed generally include all neighborhood retail facilities, plus larger scale shopping centers and automotive service facilities. The populations served by these uses are regional rather than local.

As a result of recommendations set forth in a prior Master Plan, the B-Business zone was extended along the northern side of Fellowship Road between Route 73 and Church Road. In recent years, several motels have

been built, and several residences have been converted to offices in the extended zone. All of the other business zones in the western side of the township remain as previously stated.

On the eastern side of the township, the business area at the intersection of Route 38 and Hartford remains without any expansion. Although Route 38 has been widened and improved throughout this area, it is recommended that no further expansion of the business zone should be adopted at this time.

Map P-1 also shows another major business area at the intersection of Ark Road and Route 38. This area is located in the Larchmont Planned Unit Development, and functions as a business commercial district. The Larchmont Shopping Center and the Larchmont Commons Shopping center are both located adjacent to each other along Route 38. Both shopping centers contain food supermarkets as well as other supporting retail facilities. Together these two shopping centers serve the entire eastern end of the township, where most of the population growth is now centered.

It should be noted that no further expansion of business commercial zones are recommended in the western side of the township because with the completion of the Centerton Square Shopping Center the need for retail facilities in that area of the township is satisfied.

K. MAJOR COMMERCIAL (MCD)

The third commercial category noted on Map P-1 is the major commercial district. This is a zone created several years ago to allow for the creation of large scale office centers with some retail uses. Minimum project size is 50 acres. Typical uses permitted include retail activities, motels, theaters, and convention-amusement centers.

Originally this zone was located behind the municipal complex on a tract of land fronting on Route 38 and Marter Avenue. This development zone is almost completed, and now contains one cafeteria as well as offices.

In 1988, the MCD zone was expanded to include a large tract of land at the intersection of Centerton Moorestown and Creek Roads.

Other tracts that have since been designated MCD include Centerton Square adjacent to Marter Avenue and Route 38, and along Nixon Drive behind the Moorestown Mall. The latter tract now contains the East Gate Square Shopping Center, which is developed except for a new hotel which is under construction.

L. INDUSTRIAL DISTRICTS (Industrial & Special Restricted Industrial Zones)

The township now has two industrial zones, and it is recommended that these zones and locations be continued without any variations. The industrial District permits both industrial uses and quasi industrial uses that are not environmentally objectionable. The Specially Restricted District is confined to industrial activities, and the minimum lot size in both districts is 40,000 square feet.

Industrial land uses are located along the regional arterial highways and interchanges. On the western side of the township, large tracts of developed industrial land are located along Route 73 and near the Interstate and Turnpike highway interchanges. The industrial zone then parallels the limited access highways to a point just past Hartford Road. Another major segment of industrial land parallels Route 38 except for the area designated for the Larchmont P.U.D.

On the western side of the township, most of the industrial land is completely developed, with the exception of the Horizon Corporate Center located along Route 73 and Springdale Road. In recent years much of the industrial development has shifted to the eastern side of the township. In response to the anticipated traffic improvements that will be necessary for the expected industrial development a Transportation Improvement District (TID) has been created for about 520 acres of undeveloped industrial ground. This TID zone is located between Marne Highway and Union Mill Road, and between Marter Avenue and Hartford Road. A more complete description of the TID is contained in the Circulation Plan.

Since the TID concept can only function on a large scale, it is recommended that the concept not be used elsewhere in the township at this time.

RECOMMENDATIONS:

**1. Horizon Corporate Center –
Planned Unit Development Zoning (PUD)**

The Horizon Corporate Center is located between Route 73 and Springdale Road. The zoning map shows this site in the PUD zone because in the 1970's this was one of several sites throughout the township that was zoned to the PUD category. Originally the Horizon Corporate Center property was zoned Industrial.

Subsequently, the PUD zoning ordinance was repealed, and it was then determined that the Horizon Corporate Center property could be developed according to its original underlying zoning category,

which is Industrial. However, the zoning map was never changed and the map continues to show the property in the PUD zone.

Therefore, this particular site should be changed in the zoning map from Planned Unit Development to Industrial.

M. OFFICE DISTRICTS

Although not shown on Map P-1 as separate districts, the township also has three office zones, the 0-1 Office District, the 0-2 Office District, and the 0-3 Office Residential District. The 0-1 and 0-2 office districts were created in response to a need for specific development controls. The 0-1 Office District allows offices only up to sixty feet in height on minimum lots of two acres. The 0-2 Office District allows the same use with same lot sizes, but the height is restricted to 24 feet. Both districts were created to foster better planning for office projects and to reduce the height disparity between residential and office districts that are adjacent to each other.

A third office zoning district has been created, called "0-3, Office-Residential District." This district allows professional and general offices to be located on one acre lots. Single-family detached residential uses also are allowed with the objective of seeking a compatible integration of the mixed uses. Therefore, this would permit older homes to be converted to law offices, medical facilities, real estate brokers offices, etc., while still providing for the continuation of residential uses within the same structure.

A review of potential areas for the 0-3 office zone indicates that many lots have narrow frontages and are elongated in depth. With the conversion to 0-3 Office increased traffic volumes and turning movements will occur, and standards are recommended to address these traffic concerns. Therefore, the 0-3 Office ordinance contains the following provisions:

1. That all projects contain a one acre minimum lot size.
2. That the lot frontage be at least 150 feet.
3. That adequate buffers be maintained to protect all adjacent non commercial uses.

There are also strong architectural controls to ensure that new or converted structures are compatible with the neighborhood. Generally, this would favor architectural designs of wood frame and earth tone colors for exterior materials. The so-called high tech glass boxes are not allowed.

Also, the frontage along Marne Highway, east of Ark Road, has been zoned to this new category.

N. LAND USE AND ZONING ORDINANCE

1. Fellowship Study Area

The area bounded by Fellowship Road, Church Road, I-295 and Route 73 is one of the earliest neighborhoods to be developed in the Township. This is reflected by the numerous small lots that have been created, which was a typical development pattern of the 1930's and 1940's. Many of these vacant lots may have to be consolidated for development under present land use regulations. In addition, this initial residential area has been impacted by the construction of major roadways and commercial development along those roadways.

As a result, it is recommended that a full in-depth study also be initiated of this area to determine the appropriate land use patterns and whether the current zoning is consistent with the existing land use patterns.

2. Senior Citizen Zoning Ordinance and Rezoning

The Order Providing Repose and 3rd Round Fair Share Plan permits Fair Share Housing Development, Inc. to construct 184 affordable rental housing units for low and moderate income senior citizens on block 302, lots 2 and 3 (Ark Road). The Order Providing Repose requires the township to rezone this site for rental age restricted housing.

The present zoning ordinance contains a zoning district that fits precisely the requirements of the Order Providing Repose.

3. Family Rental Zoning Ordinance and Rezoning

The Order Providing Repose and 3rd Round Fair Share Plan permits Fair Share Housing Development Inc. to construct 25 affordable detached single family rental units for low and moderate families on block 701, lot 3. The site is not to be subdivided. This site should be rezoned to satisfy the Court Order.

4. Educational Center Zoning and Rezoning

An educational center is being built on block 601, lots 23 and 23.04, in conjunction with block 601, lots 33-37. The building will be limited to a maximum of 25,000 square feet. Vehicular access to this facility

should be from the street between lots 33 and 36, and not from Moorestown Mount Laurel Road. Any necessary zoning modifications should be made to allow the implementation of this center.

5. Outdoor Recreation Zoning and Rezoning

Block 601, lot 35 is planned to be constructed as an outdoor recreation facility. Any necessary zoning modification should be made to allow the implementation of this facility.

6. Ramblewood Golf Course

Map R-1, General Recreation Plan, and the Recreation and Open Space Plan, graphically show that open space and recreation is not as prevalent on the far west side of the township compared to the east side of the township. This is so even though there are large population concentrations on the west side of the township. A major open space feature on the west side is the Ramblewood golf course. This golf course provides needed open space from the density of nearby developments. The golf course has been an asset to the community for an estimated fifty years, and is a positive resource contributing to the quality of life throughout the adjacent residential neighborhoods. In order to preserve this amenity the facility should be rezoned to only permit a commercial golf course or any similar open space commercial activity or land use.

7. Residential Site Improvement Standards (RSIS)

These statewide standards went into effect June 3, 1997, and these standards now supersede all municipal ordinances for the subjects covered. Some of the major subjects covered in the RSIS are:

- a. Residential street hierarchy definitions.
- b. Traffic trip generation per dwelling unit.
- c. Cartway and right-of-way widths.
- d. Sidewalk locations.
- e. Number of parking spaces required.
- f. Parking space stall size.
- g. Construction, lighting and utility standards.
- h. Storm water management standards.

Most of the township's existing standards for the above subjects do not conform to the new RSIS standards, which are 150 pages in length. Rather than amend the zoning ordinance and subdivision

ordinance to include the RSIS verbatim, it is recommended that a provision be added that wherever conflicting language and standards occur, that the township ordinance standards be subordinated to the RSIS standards.

8. Study of Car Dealership Zoning

The zoning ordinance presently permits new car dealers in the Industrial Zoning District and Major Commercial District. Used car dealers are prohibited in these zones as a stand alone operation and there also are restrictions on used car operations associated with new car dealers.

At the present time, all car sales facilities are located on Route 73, and there are significant vacant tracts of land along Route 38. There are no more vacant areas on Route 73 for more car sale facilities. Therefore, it is apparent that the next focal point for area dealerships could be along Route 38.

However, the township contains sufficient car dealerships, and does not need to open up Route 38 for more of these operations. Route 38 is emerging as an office-retail-education center, and continuation of office and retail centers, and education facilities are the recommended land use pattern for this area.

Based on these circumstances, it is recommended that new and used car dealerships be deleted from the zoning ordinance.

9. Motor Vehicle Service Stations

- (a) In large retail centers motor vehicle service stations are being proposed to draw more customers into the large retail stores. However, there is a potential conflict between the movement of pedestrians through parking lots and the movement of vehicles related to those service stations. In addition there is the safety concern of refueling truck entering and exiting through parking lots. Another concern is that motor vehicle service stations attract non-retail traffic, which adds to the number of trips within parking lots that are designed for patrons of retail stores. This pattern is unsafe and motor vehicle service stations must not be located within shopping centers.
- (b) It is recommended that in the Major Commercial District and the Business Development Overlay Zone that retail sales not include the sale and dispensing of vehicular fuels; that motor vehicle service stations be prohibited as a principal or

accessory use; and that the sale and dispensing of vehicle fuels be prohibited as a principal or accessory use.

- (c) It is recommended in shopping centers that retail stores be allowed to offer tire and battery changing services and similar services, but be prohibited from dispensing vehicular fuels.

10. **Proximity Standard**

It is recommended in the Business Development Overlay Zone that the distance to a residential dwelling be measured to the property line of the residence, and not to the structure. This proposed standard also should be applied to all other overlay zoning districts where proximity requirements are set forth.

11. **Motor Vehicle Limited Services**

Large sale retail facilities may provide a limited number of vehicular services for their customers. Typically, these include oil changes, changing tires and replacing batteries. It is recommended that these type of services be permitted uses in the Major Commercial District and the Business Development Overlay Zone, since they do not significantly increase traffic volumes.

12. **Towing of Vehicles**

Presently, the storage of impounded vehicles is allowed only in the Industrial District. However, clarification is needed to prevent the storage of towed vehicles on lots that have not been approved as impound yards in the Industrial District.

13. **Commercial and Industrial Parking Design Standards**

The present zoning ordinance allows commercial and industrial sites to include a maximum of 40% for compact parking spaces. The length of compact spaces can be reduced from 20 feet down to 15 feet. This has resulted in some difficulty in that the 15 foot length is inadequate for the length of today's vehicles, and results in the reduced width of travel aisles. This is a situation that needs further study to determine if the 15 foot stall length should be modified.

14. **Residential Parking**

In recent years the use of portable garages has gained in popularity. The safety of these structures has not been evaluated, and there are no

township regulations on portable garages. It is recommended that this situation be studied to determine if regulations are necessary.

Another residential parking issue involves the parking of vehicles other than cars on residential lots and streets. These include flat bed trailers, boats, dump trucks, house trailers, etc. A study is recommended to determine if these items should be regulated to preserve the character of residential neighborhoods.

15. Signs

The interpretation of sign height is an issue that needs further clarification. The problem is that sign height is measured from the ground elevation at the base of the sign, and this elevation is subject to change during construction. The ordinance should be amended to state that pre-construction grades should be used, or the closest road elevation should be used, etc. A more definitive measurement is needed.

16. Fences

The measurement of fence height involves the same problem outlined in point 11 above. Again, a specific method to measure height should be included in the zoning ordinance. This height measurement revision should address whether decorative tops on fences are to be included in the measurement of height. Also, a definition of fences should be added to address whether such features as enclosures around facilities constitute fences.

17. Coverage

Section 154-79 of the zoning ordinance sets a maximum of 80% coverage of land with buildings and all improvements, which includes parking lots. The Schedule of Area and Height Requirements in the zoning ordinance sets maximum building coverage for all zoning districts. As discussed in the Circulation Plan, Chapter S, the total land coverage for retail uses needs to be reduced as a means of lowering the traffic impacts that are generated by retail development. This policy recommendation was coordinated with the storm water regulations that are being implemented to meet statewide regulations. The Circulation Plan recommends a maximum 50% coverage for commercial properties, and this percentage should be extended to all zoning districts that allow commercial projects so there is consistency among development throughout the entire township. This will enhance open space, meet the new state stormwater management

standards, free up land for greater buffers, reduce noise pollution, reduce traffic congestion, and provide for better air quality. The industrial and office zones should be 72% coverage because traffic intensity is less compared to retail activities.

It is therefore recommended that the Schedule of Area and Height Requirements in the zoning ordinance be amended so that the present column "Maximum Lot Area That May Be Covered By Buildings" be amended s follows:

<u>District Or Zone</u>	<u>Maximum Percent of Lot Area That May Be Covered By Impervious Surface</u>
R-1 Residence	40%
R-1D Residence	39%
R-2 Residence	38%
R-3 Residence	26%
R-8 Residence	10%
MCD Major Comm.	50%
Neighborhood Comm.	80%
Business	50%
Special Rest. Ind.	72%
Industrial	72%
0-1 Office	72%
0-2 Office	72%
0-3 Office	72%
Bus. Dev. Overlay Zone	50%

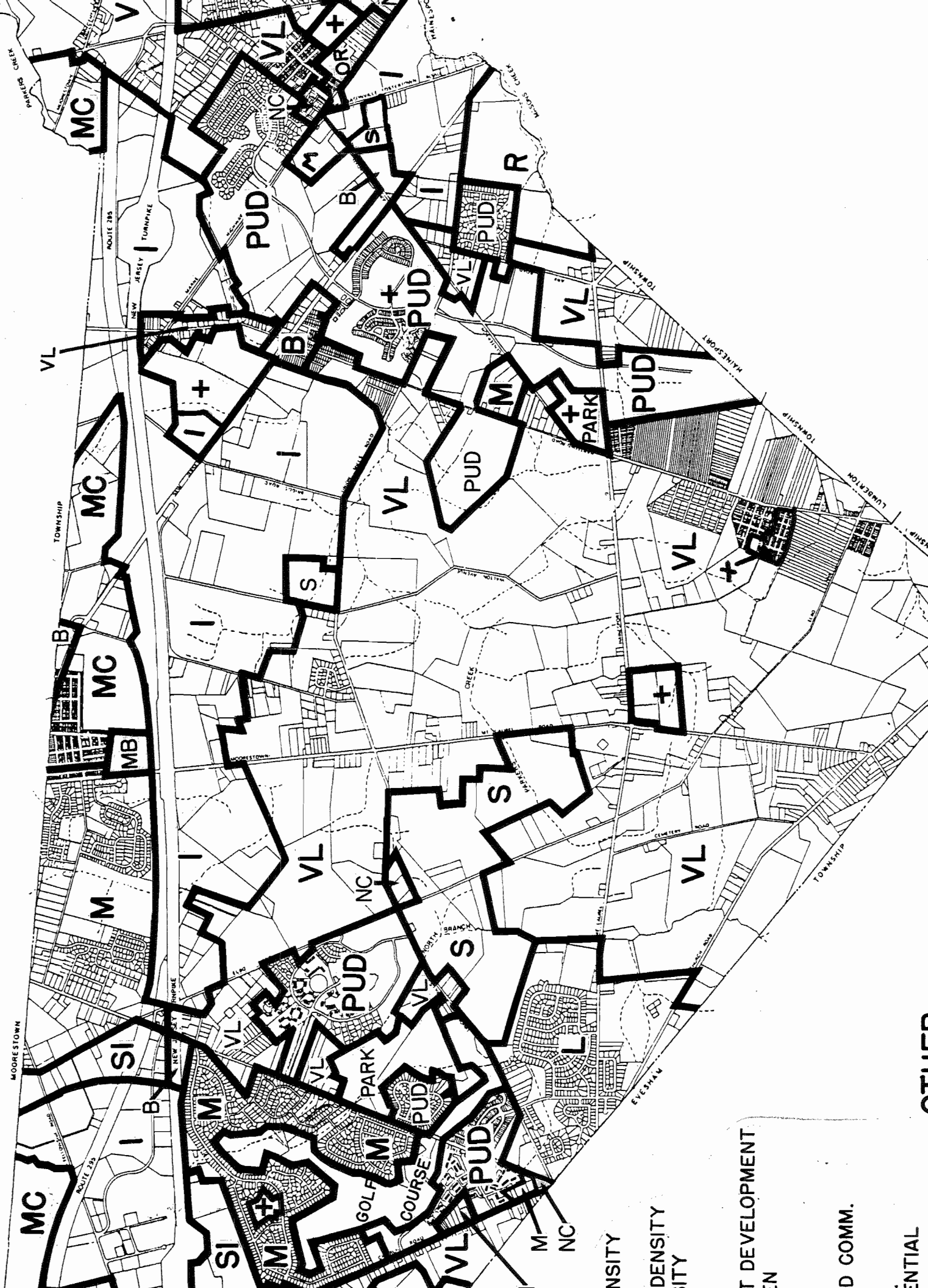
18. Emergency Medical Service Standards (EMS)

With over 1,500 age restricted units existing now in the township, and more planned for future development, physical design standards should be set that address the special needs of senior citizens and the ability of the township to provide EMS functions.

Ordinance standards should be established that address at least the following situations: width of elevators, doorways, stairways and hallways to accommodate stretchers backup power systems; emergency accesses; signage; access to security systems; and accommodations for ambulances.

19. Pad Site Definition

Every shopping enter in the township has pad sites, but this term is not defined. It is recommended that the zoning ordinance be amended to include a definition of pad sites. Suggested wording would be “These are sites usually along the perimeter of parking lots and service roads in shopping centers, and usually contain freestanding banks, restaurants or small retail stores, where the size of the buildings are considerably less than the main buildings that form the unified core of the shopping center. Parking for pad sites must be contained on the pad site.”



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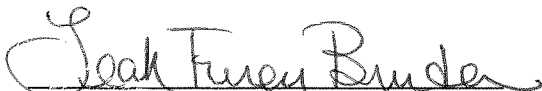
MOUNT LAUREL TOWNSHIP Burlington County, New Jersey

Housing Element and Fair Share Plan March 2010

**Adopted by the Mount Laurel Township Planning Board
on March 11, 2010 (Resolution #2010-10).**

**Endorsed by the Mount Laurel Township Council
on March 29, 2010 (Resolution #10-R-101)**

CHAPTER Q


Leah Furey Bruder, AICP, PP #5851

The original of this document was signed and
sealed in accordance with NJAC 13:41-1.3.b

 **BACH Associates, PC**
ENGINEERS • ARCHITECTS • PLANNERS

304 White Horse Pike, Haddon Heights, NJ 08035
(856) 546-8611 • Fax (856) 546-8612

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Christopher Norman, Esq., Solicitor
Richard Alaimo PE, CME, Engineer
Leah Furey Bruder, PP, AICP, Planner

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I. INTRODUCTION

A. Council on Affordable Housing (COAH)

The New Jersey Supreme Court ruled in 1975, in a decision now commonly referred to as "*Mount Laurel I*", that developing municipalities in New Jersey have a constitutional obligation to provide a "realistic opportunity" for the construction of low and moderate income housing. In 1983, frustrated with the lack of voluntary municipal compliance, the Supreme Court sought to create an incentive for voluntary compliance in its "*Mount Laurel II*" decision. In this decision, the Supreme Court exposed municipalities that refused to voluntarily comply to a potential builder's remedy.

In 1985, in response to the flood of builder's remedy lawsuits filed in the wake of Mount Laurel II, the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (hereinafter "FHA"). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could achieve *Mount Laurel* compliance.

The Legislature, like the Supreme Court sought to promote voluntary compliance. Specifically, the Legislature empowered municipalities to submit to COAH's jurisdiction and voluntarily comply under the protections of the COAH process. Pursuant to the FHA, COAH adopted regulations for three housing cycles: Round One (1986 -1993), Round Two (1994-1999) and Round Three (initially 2004-2014 and later modified to 2004-2018).

The first iteration of COAH's 2004 Third Round regulations were premised upon a new methodology that allocated the affordable housing obligation to municipalities based upon "growth share". In Rounds I and II, COAH assigned a fair share number for each municipality.¹ The "growth share" approach was premised upon the production of affordable housing proportionate to market rate residential growth and proportionate to the increase in employment opportunities in the municipality. The approach created a nexus between the production of affordable housing and current and future residential and non-residential development within a municipality. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide one affordable housing unit for every 8 market rate housing units developed and one affordable housing unit for every 25 jobs created.

In January 2007, the New Jersey Appellate Division invalidated key aspects of COAH's Third Round rules and ordered COAH to engage in rulemaking to address the deficiencies the Court had identified. COAH's new Round III rules were adopted on May 6, 2008, with further amendments adopted on September 22, 2008 that became effective on October 20, 2008. At the time of the adoption of the initial Third Round regulations in 2004, COAH established its first growth share model based upon a calculated statewide housing need of 52,747 units. However, in 2008, COAH substantially modified its growth share ratios to require more affordable housing based upon a statewide need of 115,666 units. Changes to the Fair Housing Act were also adopted in the summer of 2008 (P.L. 2008 c. 46 on July 17, 2008) under

¹ Some municipalities such as Mount Laurel experienced substantial build out, in part, due to their efforts to maintain ongoing *Mount Laurel* compliance during the first and second round COAH cycles, a fact that seems to have been lost on COAH in the revised third round regulations.

legislation commonly referred to as “the Roberts Bill”. COAH has not yet proposed regulations to implement the Roberts Bill, although COAH has offered some guidance on its implementation of the new law via a letter from the Executive Director to New Jersey mayors. Many representative entities, individual municipalities, and various developers filed appeals challenging the revised Third Round regulations adopted in May of 2008 and amended in September of 2008.² Those challenges may result in fundamental changes to the current regulations. In addition, COAH has not even proposed, much less adopted, regulations to implement the Roberts Bill.

As a result of the revisions to the Round Three regulations adopted in 2008, the current COAH round cycle now runs from 2004 through 2018, meaning that even though it is now January of 2010, growth share is calculated retroactively based on development that has occurred from 2004 to the present, and prospectively for growth projected to occur through the end of 2018. The delivery period is therefore from 2010 through 2018. The revised Round Three rules now require a new methodology and impose more onerous growth share ratios requiring one affordable housing unit for every four (4) market-rate housing units developed, and one affordable housing unit for every sixteen (16) jobs created. Municipalities must “plan for” the projected affordable housing need, but will only be required to provide affordable housing based upon actual growth that occurs, which will be monitored every two years following plan approval.

A municipality's third round fair share plan must address (1) its rehabilitation share, (2) the prior round obligation and (3) growth share. The rehabilitation share is the estimated number of existing substandard housing units in a municipality that are occupied by low or moderate income households, as determined by COAH (Appendix B. to N.J.A.C. 5:97). The prior round obligation is a municipality's adjusted second round new construction component brought forward to the third round (Appendix C. to N.J.A.C. 5:97). Third round housing plans must document how existing or proposed affordable housing units satisfy this prior round obligation and must plan for the new obligation.

B. COAH and Mount Laurel Township

In accordance with the first iteration of the Third Round COAH regulations, Mount Laurel Township was allocated a total fair share obligation of 1,041 units consisting of a 1 unit rehabilitation component, a 814 unit prior cycle component and a 226 unit growth share obligation. The 814 unit prior cycle obligation has already been satisfied by the Township.

The Township voluntarily complied with and prepared a plan to satisfy its initial Third Round obligation of 226 affordable housing units.³ The Township prepared and adopted a Housing Element and Fair Share Plan consistent with COAH's initial Third Round regulations. It submitted the plan to the interested parties and to the Court-appointed Special Master. The plan was adopted by the Planning Board on December 8, 2005 and endorsed by the Township Council on December 12, 2005. A compliance hearing was held and the plan was approved by the Court on March 29, 2006.

Under the methodology of the revised Third Round COAH regulations, adopted in 2008, Mount

² Mount Laurel Township is one of the municipal appellants challenging the revised third round COAH regulations at the Appellate Division.

³ Since 1985 Mount Laurel Township has been granted a series of continuous and ongoing Judgments of Repose by the Superior Court of New Jersey.

Laurel's growth share obligation increased by 640% from 226 to 1,421 affordable housing units and 32 rehabilitation units for the delivery period from 2009 through 2018.

As previously mentioned, the revised Third Round COAH regulations impose a retroactive obligation for growth that occurred between 2004 and 2008. Mount Laurel Township has other concerns about the fairness of this methodology as applied to the Township. From Mount Laurel's perspective, the COAH methodology for calculating growth share overlooks important local conditions and market realities in the Township. Specifically, COAH's vacant land analysis of Mount Laurel Township has serious flaws, with significant areas within the right-of-way of the NJ Turnpike and I-295, as well as other roads and developed properties, forming the majority of the land deemed "vacant" land (see **MAP 7**). COAH's statewide vacant land analysis found 2,262 acres of developable vacant land in Mount Laurel, but the Township's own site specific analysis found only 621 acres of potentially developable vacant or "underutilized" land in the Township. The Township prepared a Growth Share Adjustment analysis in July 2009 consistent with the procedure set forth in N.J.A.C. 5:97-5.6. The presumptive housing and job densities set forth in COAH's rules, which essentially impose "builders remedy" densities upon all the remaining land in the entire Township, ignoring and undermining the local conditions and context.

The implementation of the Township's affordable housing plans over the last two and a half decades have inexorably altered and established the existing development patterns in Mount Laurel. They have also provided opportunities for affordable housing units consistent with the regional income requirements, and have provided reasonably priced market rate units. In cooperation with other interested parties, the Township has made ongoing efforts to ensure opportunities for a variety of housing types to households with a range of incomes. The revised Third Round COAH regulations now run from 2004 through 2018, meaning that even though it is 2010, growth share is calculated based on the development that has occurred between 2004 and the present, and the growth that is projected to materialize through 2018. The delivery period required in this Plan is from 2010 through 2018. The revised Third Round regulations impose new methodology and growth share ratios, requiring one affordable housing unit for every four (4) market-rate housing units developed, and one affordable housing unit for every sixteen (16) jobs created. Municipalities must provide a plan to provide for the projected affordable housing need, but will only be required to provide the affordable housing as a percentage of actual growth.

The March 29, 2006 Order granting approval of the Township's initial Round Three plan noted that the Third Round regulations were being challenged by numerous parties and that the Township would update its affordable housing compliance plan in the event that those challenges invalidated the regulations the Township had relied in drafting the Third Round compliance plan.⁴ On December 7, 2009 Judge Hogan of the Superior Court, Law Division, Burlington County entered an Order setting forth a deadline of February 28, 2010 for the Township to file a new plan to satisfy COAH's revised Third Round regulations.

In view of the above, the Township has formulated a Housing Element and Fair Share Plan that complies with the current COAH regulations, but has sufficient flexibility to empower the Township to adjust course as the Fair Housing Act and implementing COAH regulations evolve or change direction completely.

⁴ Order Providing Repose and Incorporating Agreement for Third Round Fair Share Compliance, In the matter of the Township of Mount Laurel, March 29, 2006, page 43.

The future of affordable housing law in New Jersey is clearly uncertain at this time. The Appellate Division heard oral argument on December 1, 2009 to the 22 appeals to the COAH regulations, including the appeal posed by Mount Laurel Township. A decision from the Appellate panel may come in March or April 2010.

In addition, the citizens of New Jersey elected a new Governor on November 3, 2009 who pledged dramatic changes to the Fair Housing Act and/or implementing COAH regulations, which fall under the Governor's regulatory authority. In fact, the Governor's transition team issued a report on January 25, 2010 recommending the implementation of immediate and long term solutions, including a temporary suspension of COAH's regulations to allow for legislative and/or regulatory reform (see Appendix J).

Based upon these recent developments Mount Laurel reserves the right to seek the suspension of the implementation of this Fair Share Plan if a change in the law, described above, dictates such result. In the event the revised Third Round COAH regulations withstand the legal challenges and remain in effect through 2018, Mount Laurel remains committed to implement this Fair Share Plan to maintain its Judgment of Repose and protection from potential builder's remedy litigation.

C. Housing Element and Fair Share Plan Requirements

In accordance with Municipal Land Use Law, N.J.S.A. 40:55D-28, a municipal master plan must contain at a minimum two elements – the first is a statement of goals and objectives, principles, assumptions, policies and standards upon which the proposals for the physical, economic and social development of the master plan are based, the second is the land use element. The Land Use Element must show its relationship to the first element, show existing and proposed development, and state the relationship of this development to the existing and proposed zone plan and zoning ordinances. Additionally in accordance with N.J.S.A. 40:55D-62, the governing body cannot adopt zoning ordinances until the Land Use Plan Element and the Housing Element are adopted. Further, the Fair Housing Act, N.J.S.A. 52:27D-310, requires that any municipality participating in COAH's process must adopt a Housing Element and Fair Share Plan.

The Housing Element reviews and analyzes the Township's housing stock, demographic and employment characteristics, providing the foundations for the Fair Share Plan, which will demonstrate how the Township will endeavor to satisfy its Fair Share affordable housing obligation. The Housing Element and Fair Share Plan must provide an analysis demonstrating that the plan presents a realistic opportunity to meet the Township's housing obligations and identify which ordinances must be revised to incorporate the provisions for low and moderate income housing. A municipality's housing element must 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 Township must prepare and submit both a Housing Element (an element of Master Plan) and Fair Share Plan (describing how the Township will address the obligation). The requirements of the Housing Element are outlined below (N.J.A.C. 5:97-2.1, 2.3 and N.J.S.A. 52:27D-310). The Housing Element in Section II is organized to be consistent with COAH's application form.

1. Housing Element Requirements from the Fair Housing Act

- a. 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. 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;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;

- e. 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
- f. A consideration of the lands 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.

2. Housing Element and Fair Share Plan Requirements from COAH's rules:

- a. The household projection provided in Appendix F of COAH's rules
- b. The employment projection provided in Appendix F of COAH's rules
- c. The municipality's prior round obligation provided in Appendix C of COAH's rules
- d. The municipality's rehabilitation share provided in Appendix B of COAH's rules.
- e. The projected Growth Share in accordance with the procedures in NJAC 5:97-2.4
- f. Supporting information including the most recent municipal zoning ordinance, and a copy of the township's tax maps
- g. Other documentation deemed necessary by COAH to facilitate the review of the Housing Element.

A municipality's third round fair share plan must address (1) its rehabilitation share, (2) the prior round obligation and (3) COAH-projected growth share obligation. The rehabilitation share is the estimated number of existing substandard housing units in a municipality that are occupied by low or moderate income households, as determined by COAH (Appendix B. to N.J.A.C. 5:97). The prior round obligation is a municipality's adjusted second round new construction component brought forward to the third round (Appendix C. to N.J.A.C. 5:97). Third round housing plans must document how existing or proposed affordable housing units have satisfied the prior round obligation and must plan for the new obligation.

The Fair Housing Act provides (NJSA 52:27D-311d) that no municipality in New Jersey shall be required to raise or expend municipal revenues to provide for low and moderate income housing. Funding sources are already limited and the New Jersey Economic Stimulus Act of 2009 signed into law on July 27, 2009 suspended the Non-Residential Development Fee Act, which was one means for municipalities to collect funds for the production of affordable housing at no cost to the Mount Laurel taxpayer. The Township has expended millions of dollars to support affordable housing production over the last thirty years, but in some cases the housing is yet to materialize because of delays caused by developers of affordable housing, which are outside the Township's control. Despite the challenges, the Township must utilize the tools available to provide realistic opportunities for the development of affordable housing in accordance with COAH's rules.

D. Mount Laurel Township at a Glance

The land area of Mount Laurel Township is 21.9 square miles or approximately 13,982 acres and is located in northwestern Burlington County. Mount Laurel Township is bordered by Willingboro Township and Westampton Township to the north, Hainesport Township, Lumberton Township and Medford Township to the east, Evesham Township to the south and Cherry Hill Township in Camden County to the west. Mount Laurel Township's location in Burlington County is shown on **MAP 1**.

In the 1800s Mount Laurel Township was a rural farming community with clusters of homes built at crossroads villages such as Masonville, Centerton and Fellowship. These were the most heavily developed areas until the middle of the 20th century. Agricultural production supported the local population and agricultural output was transported via the Rancocas Creek. In 1863, the Burlington-Camden Railroad was built. Centerton, located near the Moorestown border, thrived because of its wharf, lumber and coal yard, phosphorus factory, tavern and the Centerton Hotel. Centerton was a popular vacation spot for families from Philadelphia seeking the tranquility of the countryside during the hot summer months. On the western side of town, Fellowship was settled on land owned by George Roberts, a well-known Quaker. Fellowship was the most established of the villages that comprised Mount Laurel at that time.

The majority of Mount Laurel's economy was dominated by farming until residential housing development accelerated in the 1950s and continued to soar until the early part of this past decade, with the gradual conversion of farmland to a variety of residential and commercial uses.⁵ Much of the Township was developed in the 1970's and 1980's and the population increased accordingly. Mount Laurel Township is traversed by State Highway Route 73, State Highway Route 38, the New Jersey Turnpike, and Interstate Route 295. There are no commuter rail stations in Mount Laurel, but a number of New Jersey Transit bus routes traverse the Township.

The July 1, 2008 population estimate for Mount Laurel Township is 39,182 persons according to the New Jersey Department of Labor and Workforce Development (based on 2000 U.S. Census Bureau data and the number of certificates of occupancy, less any demolition permits, multiplied by the average number of persons per unit). At the time of the 2000 Census the Township population was 41,221 people. The estimates indicate that the Township has lost population. The 2010 Census will provide clarity regarding any population increase or decrease over the past decade.

E. Mount Laurel Township's Recent Affordable Housing History

Mount Laurel Township has been under the jurisdiction of the Superior Court since the time of the *Mount Laurel II* decision in 1983. A final consent order was executed on September 9, 1985 and a number of Orders for amendments and extensions were entered up through 1995. In 1995 the Township attempted to pursue the filing of a Housing Element and Fair Share Plan with the Council on Affordable Housing (COAH). However, it was subsequently determined by the Township, the original Mount Laurel plaintiffs and their representatives, affordable housing developers, the Superior Court, and the Special Mount Laurel Master that the evolution of housing plans in Mount Laurel Township under the jurisdiction of the Court had evolved

⁵ The Township's website was consulted for historical background. <http://www.mountlaurel.com/history/>

separately from the provisions of COAH, and that the Township should, therefore, remain under the Court's jurisdiction.⁶ Mount Laurel Township's COAH application and the jurisdiction of COAH over the Township was formally terminated by Superior Court Judge Anthony Gibson, in connection with the Judgment of Repose entered on December 3, 1997.

On December 3, 1997 a Judgment of Repose was entered for Mount Laurel's cumulative fair share obligation for Rounds One and Two. Additional Implementation Orders and Consent Orders were entered over the years. The Planning Board adopted a Round Three Housing Element and Fair Share Plan on December 8, 2005, which was endorsed by the Township Council on December 12, 2005. An Order Providing Repose and Incorporating Agreement for Third Round Fair Share Compliance was entered by the Court on March 29, 2006.

The 2005 plan addressed the Township's entire rehabilitation and new construction obligation and provided for 63 surplus credits. At the time the Order was entered, it was recognized that the Third Round regulations were being challenged, and the Township agreed to review its affordable housing compliance plan if and when the regulations were invalidated. Since the rules were invalidated and new Third Round rules have been adopted, the Township must review the affordable housing plan and make amendments to comply with the new regulations. The parties have agreed that the creation of Mount Laurel's fair share compliance plans would continue to be guided by COAH regulations to the extent practicable but would be reviewed by the Special Master and the Court. Many of the assumptions upon which the "original" Round Three plan was based are no longer valid under the new rules. The Township has entered into agreements with Fair Share Housing Development to construct specified numbers of affordable housing units along with affordable housing amenities that are inadequate to meet the Township's 1,421 unit fair share obligation under the revised Third Round regulations.

It is important to bear in mind that the Court, Mount Laurel Township, and the various parties to Mount Laurel's affordable housing compliance plans over the last three decades have agreed that the evolution of the affordable housing solutions under the jurisdiction of the Court have evolved separately from the provisions of COAH's rules and regulations.⁷ Mount Laurel Township's relationship to the COAH process is one wherein compliance has been sought through the pursuit of a Judgment of Compliance and Order of Repose. The Third Round obligation originally anticipated for Mount Laurel Township, based on the first iteration of the Round III COAH rules, was 226 units; which had been agreed to by the Township, the Plaintiffs and the Special Master. **The new growth share number assigned to Mount Laurel Township in accordance with the rules adopted in 2008 is 1,421 units and 32 rehabilitation units, a 640% increase from the 2006 Order of Repose entered by the Court.** Mount Laurel Township took action to plan for the 226 unit obligation in reliance upon the original Round III COAH rules. Consistent with the agreement to be guided by the new COAH regulations to the greatest extent practicable, the Township has reviewed the new rules and considered the rules in the local context and has set forth a flexible plan to comply.

Mount Laurel Township is also mindful that COAH's regulations, in their present form, may soon be altered and/or invalidated either by the Appellate Division in the pending COAH regulations appeal, by a legislative amendment (such as recently introduced Senate Bill-1), or by further changes and/or amendments to the COAH regulations as implemented by a new State

⁶ This history is recounted in Section VIIA of the prior Order Providing Repose and Incorporating Agreement for Third Round Fair Share Compliance, entered on March 29, 2006.

⁷ Order Providing Repose and Incorporating Agreement for Third Round Fair Share Compliance, page 42-43.

administration. Mount Laurel reserves its right to amend this plan to conform to any changes that may occur by law between the time of adoption of this plan and the end of the current COAH third round cycle in 2018.

Additionally, Mount Laurel Township is currently pursuing Motion Practice in the Superior Court for relief pursuant to the provisions of its 2006 prior Third Round Judgment of Repose. If relief is granted by the Court, Mount Laurel reserves the right to amend this Fair Share Plan within a reasonable time period thereafter. Specifically, Mount Laurel has motions pending before the Superior Court seeking Orders to: a) Grant some form of equitable relief to the Township that would allow it to yield fifty-five (55) affordable housing credits toward its growth share obligation to satisfy the growth share obligation generated by the Rogers Walk age-restricted residential development project as contemplated under a tri-party sub-agreement between Mount Laurel Township, Davis Enterprises and Fair Share Housing Development, Inc (FSHD) in the prior round Judgment of Repose; b) Equitably reform the March 29, 2006 Judgment of Repose in accordance with its terms to require development of Fair Share Housing Development's sites for the production of actual affordable housing rather than affordable housing amenities in order to meet the Township's increased fair share obligation which increased from 226 to 1,421 units; c) Remove FSHD as a designated *Mount Laurel* affordable housing developer under the prior March 29, 2006 Judgment of Repose due to its lack of due diligence;⁸ and d) Prohibit FSHD from participating as a designated *Mount Laurel* Affordable housing developer in future affordable housing plans due to a lack of diligence in pursuing development of its existing affordable housing projects, which Mount Laurel Township has relied upon for prior rounds compliance.

⁸ Mount Laurel continues to challenge the right of FSHD (a non-profit entity created for the purpose of establishing affordable housing in Mount Laurel Township) to continue with any rights it has previously acquired under prior Judgments of Repose. The challenge to FSHD is based on that entity's failure to develop affordable housing and related amenities on lands it controls within the Township. The Township asserts that FSHD must be divested of the rights to develop these affordable housing development projects because of its failure to deliver for over twelve (12) years in the case of one project and approximately twenty (20) years in the case of another project. It is also a portion of the Township's pending application before the Court that any lands that the non-profit seeks to devote to non-housing purposes must be rejected by the Court because the non-profit entered into an agreement with the Township and then participated in activities at the State level to cause the Fair Housing Act to be amended in a manner that is directly adverse to the Township's approved 2006 Fair Share Plan.

F. Mount Laurel Township’s Fair Share Obligations

COAH’s substantive rules have provided a projection of housing and employment growth based on the allocation of growth projections for the counties to the municipalities. The methodology indicates that the allocation of projected growth to the municipalities was based on both historical trends and an analysis of physical growth capacity (i.e. a municipality approaching build-out inherently has a declining growth rate). COAH’s vacant land analysis for Mount Laurel overestimated the amount of developable land by including areas within the right-of-way of the New Jersey Turnpike and I-295, as well as other roads and developed properties. COAH’s vacant land layer is shown on **MAP 7**.

COAH’s rules require that one affordable housing unit must be provided for every four market rate residential dwellings created (a ratio of 1:4 or 20%) and one affordable housing unit must be provided for every 16 jobs created (a ratio of 1:16). The Township must plan for the housing obligation attributable to non-residential growth, but developers of non-residential uses must only pay the Statewide Mandatory Development Fee, which is 2.5% of equalized assessed value of the land and improvements. This Nonresidential Development Fee is currently suspended as part of the New Jersey Economic Stimulus Act of 2009. In the event that the moratorium is lifted, the funds collected may be used to assist in funding the implementation of the Township’s Fair Share Plan in accordance with a Spending Plan, included as a Appendix F to this Plan.

Below are the Fair Share numbers assigned to Mount Laurel Township by COAH including: the rehabilitation share found in Appendix B of COAH’s rules, the prior round obligation from Appendix C of COAH’s rules, and the projected growth share from Appendix F; together representing the Township’s cumulative obligation.

Mount Laurel Township Cumulative Affordable Housing Obligation as outlined in COAH’s Substantive Rules and Appendices	
Rehabilitation Share	32
Prior Round Obligation (new construction for rounds I and II, 1987-1999)	815
Growth Share 2004 to 2018	453 for residential growth
	968 for employment growth
	1,421 Growth Share Total
Total Obligation	2,268 units

The table below is a summary of the Township’s compliance with the prior round fair share obligations. The Township has addressed its 1987 to 1999 fair share obligation, and has received a judgment of compliance for the Round Two plan. The prior round obligation was 814 units, but it has been readjusted to 815 units by COAH. In accordance with N.J.A.C. 5:97-3.5 the Township may receive two units of credit for each non-age restricted rental unit addressing its prior round rental obligation up to the rental obligation. Mount Laurel’s prior round rental obligation was 204 (25% of 815). The prior rounds compliance plan is summarized below.

Mount Laurel Township Prior Rounds Fair Share Compliance		
Mechanism (credit type)	Project Name	Number of Units/Credits
Prior Cycle Credits	-	0
Group Home Credits (rental)	Catholic Charities	5
Family for-sale	Tricia Meadows	86
	Laurel Creek	8
	Stone Gate	9
	Weiland	8
	Union Mill Farms	9
	Rancocas Pointe	52
	Wellington Ct	1
Age-Restricted for-sale	Renaissance Club	20
Family Rental	Laurel Creek	11
	Stone Gate	20
	Weiland	5
	Union Mill Farms	9
	Ethel Lawrence Homes	140
Age-Restricted Rental	Sunrise Assisted	9
Age-Restricted Rental FSHDC INCOMPLETE (302/2&3)	Senior project	154 ⁹
Family Rental FSHDC INCOMPLETE (701/3)	Connell Tract	25
Rental Bonus Family Rental		185
Rental Bonus Age-Restrict Rental		19 ¹⁰
RCA	Beverly City	85
Total		860
25 Rehabilitation		
Surplus		45 surplus credits
FSHD Age-Restricted Rental Carry forward		30 age restricted

⁹ The FSHD Senior project is proposed to include 184 units, but only 154 may be counted toward the Rounds One and Two obligation. Therefore, 30 units will carry forward toward the Round Three obligation.

¹⁰ Age-restricted Rental units receive .33 bonus credit. The maximum number of bonus credits the Township may claim for the Prior Rounds is 204. The Township claims 185 family rental bonus credits plus 19 age-restricted bonus credits.

II. HOUSING ELEMENT ANALYSIS

Until more recent reliable data is available, the 2000 Census data must be utilized for demographic and housing data analysis. It is now 2010 and a new decennial Census will be taken later this year. Much of the 2000 Census data is now outdated, but it must be relied upon for lack of a superior alternative. The Housing Element subsections correspond to the requirements of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310).

A. Existing Housing Stock

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.¹¹

According to the Census, in 2000 there were 17,089 year-round housing units in Mount Laurel Township, of which 16,570 were occupied and 593 were vacant, which is a vacancy rate of 3.5%. Mount Laurel has a population density of 1,844.3 people per square mile. The US Census population estimate for 2008 is 39,182. Assuming the estimate is accurate, this represents a decline of 1,039 people since the 2000 Census was taken. Considering that there has been an increase in the number of housing units, the population decline will need to be confirmed a review of the 2010 Census data when it is available.

1. Age of Housing Stock

Mount Laurel Township is similar to the majority of the adjoining municipalities in that a significant portion of its housing stock was built during the period between 1980 and 1989, and the median year for housing unit construction is 1985. All of the adjoining municipalities with the exception of Evesham and Lumberton Townships were developed earlier, with the majority of the housing built prior to 1980. Just 31.5% of Mount Laurel Township's housing stock existed prior to 1980.

¹¹ In conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards

	Persons Per Household at 2000 Census	% Housing Stock Built 1939 or Earlier	Median Year Structure Built
Mount Laurel Township	2.41	1.8	1983
Evesham Township	2.68	0.9	1983
Moorestown Township	2.68	24	1962
Cherry Hill Township	2.61	3.3	1967
Hainesport Township	2.78	15.2	1964
Lumberton Township	2.61	6.2	1984
Maple Shade Township	2.22	9.8	1966
Medford Township	2.77	5.3	1978
<hr/>			
Burlington County	2.65	11.8	1971

Source: U.S. Census Bureau, 2000 Census

Mount Laurel Township Age of Housing Stock		
Year Constructed	Number of units	Percent of Total Units in 2000
1995 to March 2000	2,524	14.7%
1990 to 1994	3,215	18.7%
1980 to 1989	6,023	35.1%
1970 to 1979	2,735	15.9%
1960 to 1969	1,505	8.8%
1940 to 1959	854	5.0%
1939 or earlier	307	1.8%

According to the residential certificates of occupancy data compiled by the New Jersey Department of Community Affairs there were 1,233 certificates of occupancy issued in Mount Laurel for residential dwellings between 2000 and September 2009.

2. Condition and Substandard Units

Of the 17,163 housing units in existence at the time of the 2000 Census, twenty five (25) units were reported to be without complete plumbing facilities, and nineteen (19) units were lacking complete kitchen facilities. An assessment of the number of substandard units capable of being rehabilitated may be made by considering the number of homes without complete plumbing and kitchen facilities since this information is provided in the Census sample data, but there are other factors to consider as well. Occupied housing units with a low a market value relative to the average in the area may be an indicator of potential for rehabilitation. COAH has also used "crowding" and the age of the housing units to estimate the number of units in need of rehabilitation. Generally the Township's housing stock is in good condition. Appendix B in the COAH rules indicates that there are 32 units in need of rehabilitation.

3. Ownership and Rental Characteristics

A majority, 83.7 percent, of Mount Laurel's population live in owner-occupied housing units, while 16.3 percent of the population lived in rented housing units at the time of the 2000 Census. 49.5 percent of the total housing units in Mount Laurel Township are single family detached dwellings (rented and owned), 23.6 percent are attached housing, 25.1 percent is 2 attached units or more and 1.8 percent (total units) are mobile homes or other.

In Burlington County overall, 77.4% of occupied housing units are owner occupied and 22.6 % are renter occupied. Mount Laurel has a lower percentage of rental units than the County overall and of the adjoining municipalities only Lumberton Township and Hainesport Township have a lower percentage of renter occupied dwellings. However, many Mount Laurel homeowners live in townhouse or condominium style housing, and often an affordable homeownership option.

Mount Laurel Township Housing Ownership Characteristics							
Year Round Housing Units				Owner-occupied		Rental	
Occupied	Vacant	Seasonal	Total	No.	%	No.	%
16,570	593	74	17,163	13,861	83.7	2,709	16.3

4. Occupancy Characteristics and Housing Type

According to the 2000 US Census the vacancy rate for year round units is low in the Township, 1.2% vacancy for owner-occupied units and 6.7% vacancy for rental units. The average household size in the Township is 2.41 persons (average owner occupied household size is 2.48, and average renter occupied household size is 2.04).

The number of bedrooms in a home is often reflective of the overall size of the home. The municipalities with a newer housing stock tend to have a larger percentage of units with more bedrooms. This is reflective of the trend toward larger, more sprawling homes in America over the last several decades. Not coincidentally, along with the recent economic down turn there has been a recent surge in interest in smaller, more compact developments, which tend to be more efficient and affordable.

	Bedroom Distribution Percent of Housing Stock With:		
	One or less Bedrooms	2 – 3 Bedrooms	4+ Bedrooms
Mount Laurel Township	6.8	63.9	29.3
Evesham Township	10.7	55.4	33.9
Moorestown Township	8.7	46.4	44.9
Cherry Hill Township	10.2	46.3	43.6
Hainesport Township	4.1	55.5	40.4
Lumberton Township	18.0	52.7	29.3
Maple Shade Township	33.4	55.0	11.6
Medford Township	8.0	38.2	53.8
Burlington County	11.64	58.0	30.36

Source: U.S. Census Bureau, 2000 Census

Percent Distribution of Housing Units by Structure Type Mount Laurel Township and surrounding municipalities				
	Number of Units in Structure			
	1	2 to 9	10+	Mobile Home /Trailer/Other
Mount Laurel Township	73.1	17	8.1	1.8
Evesham Township	76.2	11.4	12.5	0.0
Moorestown Township	83.3	8.4	8.1	0.1
Cherry Hill Township	81.5	4.5	13.4	0.6
Hainesport Township	93.7	2.3	1.9	2.2
Lumberton Township	73.3	5.8	20.9	0.0
Maple Shade Township	48.1	20.1	31.8	0.0
Medford Township	86.3	9.4	4.3	0.0
Burlington County	78.4	11.4	8.7	1.5

Source: U.S. Census Bureau, 2000 Census

5. Affordability

At the time of the 2000 Census, 22.1 percent of households renting in Mount Laurel Township were spending more than thirty-five percent (35%) of household income on rent.¹² The median monthly contract rent in Mount Laurel Township was \$939 in 2000. Based on the 2009 regional income limits, a moderate income household of two in Region 5 earns up to \$49,492 per year. Considering that the median contract rent in the Township was \$939 in 2000, or \$11,268 per year (\$14,123.21 in 2009 adjusted dollars), a moderate income household of two would be spending approximately 28% of household income on rent, which is within an acceptable range.

Based on the 2009 regional income limits, a low income household of two in Region 5 earns up to \$31,120, so the median contract rent is approximately 45% of the household income for a low income couple. Residential units offered for \$939 rent in 2000 dollars would be generally affordable for two person moderate income households. This rental cost analysis is important in demonstrating the overall availability of affordable housing units because of the demand for affordable rentals in Mount Laurel Township.

The median cost for homeownership in Mount Laurel was \$1,467 per month or \$17,604 per year (\$22,064.70 per year in 2009 adjusted dollars). A moderate income household of two would spend 44.5% of household income on homeownership.

Sixty seven of the 2,707 renter households paid no rent in accordance with the Census data, which is not a realistic expectation, but impacts the median figure. It must also be noted that the regional income limits are for 2009 while the rent and ownership costs are eight years old (2000 Census). For this analysis we utilized the consumer price index (CPI) to adjust 2000 dollars for 2009. In 2009 Burlington County was ranked 14th out of 21 New Jersey counties for the average sale price of new homes with an average sales price of \$390,918.¹³

¹² US Census Sample Data.

¹³ New Jersey Department of Community Affairs information from new Home Warranties

Selected Housing or Housing-Related Value Characteristics (2000 Census)					
	Median Value Housing	Median Contract Rent	Median Household Income	Value Income Ratio	Rental Vacancy Rate (%)
Mount Laurel Township	\$161,900	\$939	\$63,750	2.53:1	6.7
Evesham Township	\$157,000	\$886	\$67,010	2.34:1	6.9
Moorestown Township	\$254,900	\$843	\$78,826	3.23:1	5.6
Cherry Hill Township	\$154,900	\$793	\$69,421	2.23:1	6.5
Hainesport Township	\$144,400	\$744	\$66,417	2.17:1	4.2
Lumberton Township	\$163,300	\$702	\$60,571	2.69:1	3.4
Maple Shade Township	\$107,900	\$767	\$45,426	2.37:1	7.5
Medford Township	\$213,600	\$947	\$83,059	2.57:1	3.7
Burlington County					
	\$137,400	\$758	\$56,608	2.42:1	5.8

Source: U.S. Census Bureau, 2000 Census

B. Demographic Characteristics

An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age.

According to the 2000 US Census, between 1990 and 2000, Mount Laurel's population increased from 30,270 people to 40,221 people, in increase of 9,951 persons or 32.9%. A new decennial Census will be taken this year. When information from the 2010 census becomes available, the Township will amend planning reports if needed to reflect the new data. As a result of the dwindling available, developable land as well as a changing market, it is unlikely that population growth will keep pace with the last several decades.

1. Historic Population Trends

Mount Laurel Township's population increased 1,469% in the seven decades leading to the 1990 Census, increasing from 1,929 people in 1930 to 30,270 people in 1990. The most significant period of growth in Mount Laurel was between 1960 and 1970, when the population increased by 113%. The rate of population growth was also significant in the 1950s, when the population increased by 86%. The largest absolute increase in population was between 1980 and 1990 when the population increased by 12,656 people (71%).

The table below shows the population changes from 1920 through 2008 in Mount Laurel Township.

Mount Laurel Township Population¹⁴ 1930 to 2008								
1930	1940	1950	1960	1970	1980	1990	2000	2008*
1,929	2,189	2,817	5,249	11,221	17,614	30,270	40,221	39,182

* NJ Department of Labor and Workforce Development estimates.

2. Recent Population Change

The table below shows the population changes in Burlington County and in the surrounding municipalities between 2000 and the July 2008 estimate. Mount Laurel is the only municipality which is estimated to have lost population since 2000 (-1039). This population estimate is will need to be confirmed by the upcoming 2010 Census given the increase in housing units. The data used by various state agencies varies and the Township questions the reliability of these estimates. The Township believes that the population may have increased, and the new decennial Census will provide a more accurate population count. The other surrounding municipalities had varying rates of increase.

Mount Laurel Township and Surrounding Municipalities Population Growth 2000 to 2008¹⁵			
	2000	July 2008	Percent Change
Mount Laurel Township	40,221	39,182	-2.5% (-1,039 people)
Evesham Township	42,275	45,275	7.0% (3,000 people)
Moorestown Township	19,017	19,509	2.5% (492 people)
Cherry Hill Township	69,965	71,095	1.61% (1,130 people)
Hainesport Township	4,126	5,962	44%(1,836 people)
Lumberton Township	10,461	12,000	14.7%(1,539 people)
Maple Shade Township	19,079	19,154	0.39%(75 people)
Medford Township	22,253	22,815	2.5%(562 people)
Burlington County	423,394	445,475	5.21%(22,081 people)

3. Population Density

In 2000, the population density in Mount Laurel Township was estimated to be 1,844.3 people per square mile, which is 3.5 times higher than Burlington County's population density overall (526 people per square mile), and less than the population density in Maple Shade (4,949.4 people per square mile), and Cherry Hill Township in Camden County (2,884.9 people per square mile), but greater than Evesham Township (1,431.1 people per square mile), Moorestown Township (1,287.3 people per square mile), Lumberton Township (813.0 people per square mile), Hainesport Township (632.8 people per square mile) and Medford Township (566 people per square mile). Evesham Township and Medford Township are partially within the Pinelands National Reserve, and limited growth within the Pinelands area will impact the overall development of these municipalities. There are areas within Mount Laurel Township where development patterns are compact, but the Township is not urban in character.

¹⁴ Source: United States Census Bureau, Decennial Population Counts, 1930-2000

¹⁵ New Jersey Department of Labor and Workforce Development

Mount Laurel Township and Surrounding Municipalities Density Indicators					
	Acreage	Square Miles	Population per sq mile	People Employed per sq mile	Housing units per sq mile
Mount Laurel Township	13,952	21.8	1,844.3	1002.3	787.29
Evesham Township	19,008	29.7	1,431.1	788.8	552.6
Moorestown Township	9,472	14.8	1,287.3	607.83	487.22
Cherry Hill Township	15,616	24.4	2,884.9	1,457.3	1,116.4
Hainesport Township	4,160	6.5	632.8	357.07	239.23
Lumberton Township	8,256	12.9	813.0	416.66	316.27
Maple Shade Township	2,432	3.8	4,949.4	2,832.89	2,370.78
Medford Township	25,475	39.8	566.0	285.5	204.69
Burlington County	514,944	804.6	526.2	.42	200.48
New Jersey	4,748,032	7,417.3	1,134.4	532.5	446.3

Source: Calculated from U.S. Census Bureau, 2000 Census data

4. Age of Population

The table below provides a breakdown of Mount Laurel's population by age cohorts and gender in 2000. The largest age cohort is the 35-44 age bracket, with 18.3% of the total population. This is consistent with the Township's median age of 38.9 years. The percentage of the total population older than 65 years of age is 14.6%. The third largest age cohort is the 25-34 bracket which is the age group that would be starting families and having children. Often the 25-34 age group transitions from renting to homeownership. Fortunately, there is a variety of housing types in Mount Laurel to meet the needs of the population as it ages and additional age-restricted housing is proposed to meet the needs of the Township's older residents.

Mount Laurel Township Summary Population Characteristics 2000		
	Number of People	% of Total
Male	18,983	47.2%
Female	21,238	52.8%
Total	40,221	100%
Under 5	2,460	6.1%
5 – 14	5,401	13.5%
15 – 24	3,597	9%
25 – 34	5,777	14.3%
35 - 44	7,365	18.3%
45 - 54	5,760	14.1%
55 - 64	3,956	9.8%
65+	5,905	14.6%
Median Age	38.9	

Source: U.S. Census Bureau, 2000 Census

5. Household Characteristics

The next table includes family and household characteristics of the Township. In 2000, there were 16,570 households in Mount Laurel (17,163 housing units), and of those 11,062 identified as families. The average household size is 2.41 persons. The majority of the total households have two or more persons, at 72.1%; of which 55.7% are married households.

Mount Laurel Township Summary of Household Characteristics		
	Number	% of Total Households
Family Households	11,062	66.8%
Non-Family Households	5,508	33.2%
1 Person Household	4,630	27.9%
2+ Person Household	5,813	72.1%
Married Couple Families	9,235	55.7%
Single Female Householder	2,974	17.9%
Number of Households	16,570	100%
Persons Per Household	2.41	

Source: U.S. Census Bureau, 2000 Census

6. Income Level

The 1999 income statistics presented in the table below indicate that Mount Laurel households on average have incomes slightly higher than those in Burlington County overall. The Township had a household median income of \$63,750 and a mean (average) income of \$78,062 at the time of the 2000 Census, compared with the Burlington County household median income of \$58,608, and mean income of \$71,069. Compared with the seven neighboring municipalities, Mount Laurel has the third lowest median household income (only Lumberton at \$60,571 and Maple Shade at \$45,426 are lower), though only slightly lower than Evesham Township and Hainesport Township. Additionally, 2.5% of Mount Laurel's families had household incomes below the federal poverty level. Among neighboring municipalities, Lumberton Township and Maple Shade Township had higher percentages of families (2.6% and 3.8%) with household incomes below the federal poverty level. The greatest number of Mount Laurel households earned between \$50,000 and \$79,999 in 1999 (\$64,387- \$103,017 in 2009 dollars).

Council on Affordable Housing (COAH) regulations define low income (those earning up to 50% of the median household income for the region) and moderate income households (those earning from more than 50% to 80% of the median household income for the region). The figures are adjusted for household size and the municipality's geographic location.

Mount Laurel is located within Region Five, which includes Burlington, Camden and Gloucester Counties. The 2009 COAH income guidelines for Region Five (based on household size) range from \$27,230 (one person household) to \$51,348 (eight person household) for the upper limits of what is considered low income; and \$43,568 (one person household) to \$82,157 (eight person household) for the upper limit of what is considered moderate income. Median 2009 income for the region ranges from \$54,460 to \$102,696 depending on household size.

Adjusted for inflation using the Consumer Price Index (not including other factors that may influence household income), Median household income in Mount Laurel would be \$79,903.70 in 2009.

Mount Laurel Township 1999 Household Income			
	# Mount Laurel Households	Mount Laurel %	Burlington County %
Less than \$10,000	532	3.2%	3.9%
10,000 – 14,999	431	2.6%	3.4%
15,000 – 24,999	1,114	6.7%	8.2%
25,000 – 34,999	1,571	9.5%	10.2%
35,000 – 49,999	2,356	14.2%	15.4%
50,000 – 74,999	3,721	22.4%	23.2%
75,000 – 99,999	2,622	15.8%	15.5%
100,000 – 149,999	2,853	17.2%	13.7%
150,000 – 199,999	802	4.8%	3.5%
\$200,000 +	579	3.5%	2.9%

Source: U.S. Census Bureau, 2000 Census

Mount Laurel Township 1999 Income Levels			
	Mount Laurel Households	Mount Laurel Families	Burlington County Households
Median Income	\$63,750	\$76,288	\$58,608
Mean Income	\$78,062	\$91,188	\$71,069

Source: U.S. Census Bureau, 2000 Census

Mount Laurel Township and Surrounding Municipalities Median Income for Households and Families, 1999		
	Households	Families
Mount Laurel Township	\$63,750	\$76,288
Evesham Township	\$67,010	\$77,245
Moorestown Township	\$78,826	\$94,844
Cherry Hill Township	\$69,421	\$80,766
Hainesport Township	\$66,417	\$72,005
Lumberton Township	\$60,571	\$70,329
Maple Shade Township	\$45,426	\$53,912
Medford Township	\$83,059	\$97,135
Burlington County	\$58,608	\$67,481
New Jersey	\$55,146	\$65,370

Source: U.S. Census Bureau, 2000 Census

Mount Laurel Township and Surrounding Municipalities Percent Below Poverty Level		
	% Persons	% Families
Mount Laurel Township	3.1	2.5
Evesham Township	2.8	1.7
Moorestown Township	3.4	2.4
Cherry Hill Township	4.0	2.5
Hainesport Township	3.0	2.0
Lumberton Township	3.8	2.6
Maple Shade Township	5.4	3.8
Medford Township	5.9	1.9
Burlington County	4.7	3.2
New Jersey	8.5	6.3

Source: U.S. Census Bureau, 2000 Census

7. Employment Status of Residents

Of the 31,944 residents aged sixteen and over in 2000, 21,852 were in the labor force. Just over two percent of the labor force in Mount Laurel was listed as unemployed in 2000 (2.1%). The 2000 Census reported that New Jersey's unemployment rate was 3.7%. In July 2009, New Jersey's unemployment rate had reached 9.3%. Though municipal level unemployment figures are not available, the unemployment rate in Mount Laurel Township has surely increased, as the recession has impacted people across industries, in all geographic areas, and across the economic spectrum.

Mount Laurel Township residents hold a diverse array of jobs. The educational, health and social services account for 21.3% of the total labor force in the township, but the mean travel time to work for Township residents is 28.7 minutes, slightly more than the Burlington County average of 28.2 minutes and is an indicator that many residents travel significant distances in their motor vehicles to work. There are public transportation options in and around Mount Laurel, but many people would need to drive to commuter lots and then take public transit from there, which are generally not conveniently located for Mount Laurel residents. Accordingly, most residents find it easier to drive to work. Mount Laurel Township is largely a bedroom community where residents commute to work in employment centers such as Philadelphia, but also has a significant employment base itself in the vicinity of the NJ Turnpike, Route 295 and Route 73.

The employment data included in the U.S. Census for Mount Laurel Township residents provides a picture of what types of work Mount Laurel Township residents are involved in, but does not indicate where those jobs are located. As indicated in the table below, the most significant employment activities are in the educational, health, and social services with 21.3%; professional, scientific, management, administrative, and waste management services with 12.9%; and retail trade with 11.7%. This is generally consistent with the industry distribution for the surrounding municipalities and the County overall.

Mount Laurel Township and Surrounding Municipalities Percentage distribution of Employment by Industry										
Industry Code	Mount Laurel		Evesham	Moore-stown	Cherry Hill	Haines-port	Lumbe-rtown	Maple Shade	Medford	Burlington County
	Jobs	%	%	%	%	%	%	%	%	%
1	17	0.1	0.1	0.2	0.0	0.4	0.1	0.1	0.3	0.4
2	852	4.1	4.3	3.4	3.6	9.1	6.7	6.7	6.7	5.6
3	2,414	11.5	9.2	11.3	8.9	13.7	12.4	12.4	11.8	11.0
4	974	4.6	4.7	5.0	4.2	4.8	4.3	4.3	5.2	4.4
5	2,471	11.7	13.1	10.1	12.1	11.4	14.0	14.0	9.7	12.0
6	759	3.6	4.1	3.6	3.2	3.3	5.4	5.4	2.8	5.6
7	912	4.3	3.4	3.1	2.9	3.4	2.7	2.7	2.8	3.4
8	2,439	11.6	11.0	11.1	10.1	7.5	9.4	9.4	9.4	8.4
9	2,723	12.9	14.4	15.2	14.8	11.5	12.9	12.9	13.8	10.6
10	4,487	21.3	21.6	26.0	25.4	17.1	16.9	16.9	25.8	21.3
11	1,144	5.4	6.1	4.1	6.4	4.6	6.8	6.8	4.2	5.6
12	727	3.5	3.6	3.4	4.1	6.2	4.9	4.9	3.7	4.1
13	1,112	5.3	4.4	3.5	4.3	6.9	3.6	3.6	3.7	7.5

Source: U.S. Census Bureau, 2000 Census

Industry Code:

- | | |
|---|---|
| 1 – Agriculture, Forestry, Fisheries & Mining | 8 – Finance, Insurance, Real Estate, Rental |
| 2 – Construction | 9 – Prof., Sci., Mgmt., Admin Services |
| 3 – Manufacturing | 10 – Educ. Health, Social Services |
| 4 – Wholesale Trade | 11 – Arts, Entertainment, Recreation, Food |
| 5 – Retail Trade | 12 – Other Services |
| 6 – Transportation, Warehousing, Utilities | 13 – Public Administration |
| 7 – Information | |

Employment of Mount Laurel Residents			
	# Persons	% Mount Laurel	% Burlington County
Mgmt., Prof. & Related	10,417	49.5	38.7
Service	1,930	9.2	12.7
Sales and Office	6,352	30.	29.4
Farming, Fishing & Forestry	23	0.1	0.2
Const., Extraction & Maint.	1,015	4.8	7.6
Production, Transp. & Material Moving	1,294	6.2	11.3
Total	21,031		

Source: U.S. Census Bureau, 2000 Census

C. Employment

An analysis of existing and probable future employment characteristics of the municipality.

There are a number of large employers in Mount Laurel Township including PHH Mortgage with approximately 4,800 employees, Computer Science Corp. with approximately 1,200 employees, and TD Bank Cooperate Offices with close to 1,200 employees as well as many smaller offices, medical and retail employers. Additionally the local school district employs 398 people and the Burlington County engineering office and a Burlington County College branch are employ people in the Township.

1. Local In-Place Employment

The 2003 NJ Employment and Wages Annual Municipality Report by Sector states that 31,282 of 32,484 jobs in Mount Laurel Township were held in the private sector. According to this report the two largest employment fields in the Township were the finance and insurance field accounting for 28.8% of the workforce and retail, accounting for approximately 10.7% of the workforce. By 2008 (the latest year available at the municipal level), the total number of jobs in Mount Laurel had reached 33,172 of which 32,207 were held in the private sector. The employment field information is not available for 2008. This data counts employers covered under the New Jersey Unemployment Compensation Law and therefore does not account for jobs not covered by unemployment.

The Township has jobs to housing ratio of approximately 2 to 1, which is an indicator that the Township is an employment center. The jobs to housing balance is often considered as a measure of sustainability and stability of the local economy. A balance of 1.1 or higher indicates that at least in theory one person from each household could work within the Township. The fact is that many will still commute by choice or necessity, based on the particular requirements of the employed and the employer. The municipal jobs to housing balance also does not consider whether jobs are integrated within or close to neighborhoods, which would potentially improve quality of life for the residents by reducing costs, travel time, stress, and environmental impacts.

2. Employment Trends

COAH's analysis has indicated that Mount Laurel will gain 15,489 jobs between 2004 and 2018. The NJ Employment and Wages Annual Municipality Reports indicate that the Township gained 688 jobs between 2003 and 2008. The job growth would need to increase substantially in order to reach the COAH projection by 2018.¹⁶ It is highly unlikely that the COAH job growth projections will be realized. The Delaware Valley Regional Planning Commission also publishes employment projections. Since there is no existing source of municipal level 2005 employment data, DVRPC developed a methodology for 2005 municipal employment estimates. According to DVRPC's estimates employment in Mount Laurel Township is expected to increase by 6,175 jobs from 2005 to 2035 or 20% over 30 years. This is one of the higher percentages of change expected among municipalities in the nine-county DVRPC region and even so it does not come close to COAH's employment projection. Employment in the Township may continue to grow, but the rate of change will depend on a number of factors influencing the regional economy.

¹⁶ In these trying economic times, job growth analysis should probably be updated to reflect the current economic climate and recent unemployment figures.

DVRPC Projected Employment Mount Laurel Township										
Year	1990	2000	2005	2010	2015	2020	2025	2030	2035	Change 2005-35
Projected Employment	21,161	29,838	30,790	31,975	33,095	34,155	35,154	36,096	36,965	6,175

Source: DVRPC 2035 Employment Forecasts, June 2007

The disparity between COAH's projections and the DVPRC's projections is quite large and should be taken into account along with the realities "on the ground" in considering the number of affordable units required by COAH for new employment. Most economists agree that it will take several years for employment to rebound to pre-recession levels.

3. Employment Outlook

There are a significant number of jobs located in Mount Laurel Township relative to the population. Employment is concentrated in the western portions of the Township along the Route 295 and New Jersey Turnpike corridor clustered around NJSH Route 73 in the southern portion of the town and around NJSH Route 38 in the northern portion of the town. While some additional opportunities exist for non-residential development on remaining vacant and developable land in the non-residential zones, the Township is nearing full build-out (see MAP 4)

Mount Laurel Township's location at the intersection of a number of interstate and state highways has made it a particularly attractive location for corporate and professional offices, as well as light industrial uses. The number of hotels that either exist or are proposed is evidence that the area is a hub of business activity. The hotels themselves do not create much employment, but their presence suggests a vibrant business sector. It is hoped that despite the current economic downturn, the existing office, light industrial and retail space in Mount Laurel will recover and maintain high occupancy levels.

Similar to other New Jersey municipalities, Mount Laurel Township has felt the impacts of the recession. Currently few businesses are expanding and business owners are hesitant to take risks. Some businesses have fallen victim to the tough economic climate and have ceased operating or filed for bankruptcy. The office and light industrial areas of the Township are experiencing more vacancies than in the past and developments that have land use approvals have delayed construction indefinitely. The current economic climate has created uncertainty about the potential for growth in the near and intermediate term, and the employment outlook remains grim. There are a number of non-residential development proposals that may be realized over the next several years, which will fill the need for additional non-residential space if the demand arises. Beyond the development that has been approved but not yet constructed there are only a few remaining parcels of land that may be developed with substantial non-residential uses.

4. Projected Employment

In accordance with N.J.A.C. 5:97-2.4(b), the Township is required to utilize the municipal household and employment projections in Appendix F of COAH's rules for planning purposes. The first table below includes COAH's employment projections for Mount Laurel from Appendix F of the Round Three COAH rules. The Township believes that the employment growth projections provided by COAH are higher than the growth that will actually occur by 2018, but growth will be monitored and actual employment from large users will be tracked to maintain an accurate assessment of the local employment picture. The second table below summarizes COAH's Appendix D, which includes the presumed jobs to square footage ratios for various use groups. The third table below summarizes the non-residential certificates of occupancy and demolition permits issued in the Township between 2004 and 2009; which according to N.J.A.C. 5:97-2.5(b) and COAH's Appendix D, would have created 3,185 jobs in the Township. The non-residential development that has been approved but not yet occupied was also reviewed in preparing this plan to assist in estimating the potential for growth over the next several years (Appendix K).

The actual growth share will be measured based on the square footage authorized by permanent certificates of occupancy for new or expanded non-residential development for each use group outlined in COAH's Appendix D, provided below. In accordance with N.J.A.C 5:96-10, growth will be monitored every two years and will be compared to the actual provision of affordable housing. The Township intends to monitor actual employment as well as square footage so that the added employment can be assessed realistically.

COAH has developed workbooks to assist in reviewing the calculations. **Workbook A** is included as **Appendix A**

Mount Laurel Township Projected Employment Growth as outlined in COAH's Substantive Rules and Appendices	
Employment Growth Projection 2004-2018	15,489 jobs

**Summary of COAH Appendix D
Use Groups for Projecting Non-Residential Growth Share
N.J.A.C. 5:97**

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings, banks	5,714	2.8
M	Mercantile uses- retail, shops, gas stations	9,412	1.7
F	Factories where people make, process, or assemble products	13,333	1.2
S	Storage uses, excluding parking garages	16,000	1.0
H	High hazard manufacturing, processing, generation and storage uses	10,000	1.6
A1	Assembly uses, including concert halls and TV studios	10,000	1.6
A2	Assembly uses, including casinos, night clubs, restaurants and taverns	5,000	3.2
A3	Assembly uses, including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship	10,000	1.6
A4	Assembly uses, including arenas, skating rinks and pools	4,706	3.4
A5	Assembly uses, including bleachers, grandstands, amusement park structures and stadiums	6,154	2.6
E	Schools K – 12	Exclude	Exclude
I	Institutional uses such as hospitals, nursing homes, day care facilities, assisted living facilities and jails.	6,154	2.6
R1	Hotels and motels; continuing care facilities classified as R2	9,412	1.7
U	Miscellaneous uses, including fences, tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

Mount Laurel Township Certificates of Occupancy NON- Residential 2004 to June 2009									
Use Group	2004	2005	2006	2007	2008	2009	Demolitions 2004-2009	Net	Jobs
Office (B)	82,377	83,534	227,519	87,969	132,199	-	117,000	496,598	1,390
Retail(M)	266,391	308,323	189,087	77,390	-	-	3,000	838,191	1,424
A-1	-	-	-	-	-	-	-	-	-
A-2	13,401	-	11,170	3,063	6,382	-	4,281	29,735	95
A-3	-	-	-	-	-	26,810	-	26,810	43 ¹⁷
A-4	-	-	-	-	-	39,454	-	39,454	134
A-5	-	-	-	-	-	-	-	-	-
Dormitories	-	-	-	-	-	-	-	-	-
Churches (exclude from A3)	-	-	-	-	-	-	-	-	-
Hotel/ Motel (R1)	81,591	-	86,970	77,046	29,968	-	251,828	23,747	40 ¹⁸
Education (E)	-	-	-	12,634	-	-	1,125	11,509	Exclude
Industrial (F)	-	-	-	-	-	-	1,800	-1,800	-2
Institutional (I)	5,850	-	-	-	21,552	-	20,000	7,402	19
Storage (S)	-	-	-	41,852	-	-	-	41,852	42
Total Employment Growth Based on Appendix D									3,185

Though COAH's rules assign a number of affordable units that must be planned for, the affordable housing must only be produced proportionate to the actual market rate housing and new jobs created. **Based on the non-residential growth that has occurred between 2004 and 2009, in accordance with the job to square footage ratios in Appendix D, Mount Laurel's current non-residential growth share is 199 units.**¹⁹ If the waivers outlined below are granted, the current non-residential growth share is reduced to 195 units (or 125 applying the "original third round ratio). According to N.J.A.C. 5:96-10.1, COAH will review municipal plans every two years from plan approval. It is anticipated that COAH's first biennial review will take place in 2012. Given the sluggish economy and the uncertainty about the pace of recovery, it is difficult to project how much growth will occur over the next two to three years, for both residential and non-residential development. The Township has projected employment growth based on the potential for completion of developments that have been approved but not yet constructed. If all if the developments listed in Appendix K are constructed over the next three years (for residential and non-residential) the additional obligation that will accrue to Mount Laurel Township using the current growth share formulas will be 211 (144 for employment and 67 for residential) affordable units.

¹⁷ The Township is requesting a waiver to reduce the presumed jobs for the 26,810 square foot clubhouse from 38 jobs to 5 jobs based on the actual employees at the site and the expectations of the property owner.

¹⁸ The Township is requesting a waiver to reduce the presumed jobs for hotels to .3 job per 1,000 square feet as explained in the waiver section.

¹⁹ Applying the growth share ratios of the initial Third Round regulations, which the Township had relied upon, the non-residential growth share would have been 127 units. Mount Laurel has raised this issue of reliance on the initial Third Round COAH regulations on its appeal of the revised Third Round COAH regulations and in pending motions before the Superior Court described above.

a. Waivers for Employment Projection and 2004 to 2009 Growth

The Township is requesting a waiver, as permitted by N.J.A.C. 5:96-15.2, from the strict application of the jobs to square footage ratios provided to measure non-residential growth share in Appendix D. The first waiver is for the actual number of jobs created by the Clubhouse at Rogers Walk. The second waiver is for the hotels. The third waiver seeks an equitable adjustment through the application of the initial Third Round growth share ratios for the period between 2004 and 2009 based on the Township's reliance thereon in obtaining the March 29, 2006 Judgment of Repose for the Third Round COAH cycle.

1. **Clubhouse at Roger's Walk.** The A-3 use that received a Certificate of Occupancy in 2009 is the Clubhouse at Rogers Walk, an over-55 rental community. According to Davis Enterprises, there are currently four (4) full time employees at the site: a house porter, a maintenance person and two (2) leasing agents. In the future, Davis anticipates that there will be a part time art teacher (twice per month), a part time aquatics instructor, and a part time massage therapist. In total, there will be approximately 5 full time equivalent jobs at the complex. COAH's jobs to square footage ratios assume that there would be 43 jobs at the site.
2. **Hotels.** According to COAH's Appendix D hotels create 1.7 jobs per 1,000 square feet. The Township has contacted a number of hotel operators to determine the actual number of jobs created by hotels. The Wingate Hotel received a CO in 2008 and consists of 63 guest rooms and a total of 29,968 square feet. The manager informed us that the hotel has 9 full time and 5 part time employees (a total of 12 FTE). Homewood Suites received a CO for the 86,970 square foot site in 2006 and the manager informed the Township that the extended stay property has 22 full time equivalent employees. The Marriott Residence Inn consists of 77,046 square feet and its site plan approval states that it will have 10 employees. This is an average of less than .3 employees per 1,000 square feet. The Township requests a waiver to permit a jobs to square foot ratio of .3 to 1,000 for hotels. If this is applied to both the added hotel space and the demolished hotel space, the total number of jobs added through June 2009 would be 7.
3. **Reliance on initial Third Round Rules for the 2004 through 2009 period.** The Township received a Judgment of Compliance and Repose on March 29, 2006. The developments that have been constructed between 2004 and 2009 were approved by the Township with the understanding and assumption that the Township could rely upon the "original" growth share ratios.²⁰ This waiver, coupled with the other waivers described above would reduce the current non-residential obligation to 125 units (127 without the 2 waivers above), and would reduce the current residential obligation to 33, for a total current obligation of 158. The Township understands that if this waiver is granted that the requested 30 unit compliance bonus would not be applicable.

²⁰ Mount Laurel further asserts that its waiver requests, set forth above, must be granted, given the fact that the Township has been nearly built-out as a municipality, due substantially to its efforts in maintaining twenty-five years of Constitutional compliance with the *Mount Laurel* doctrine.

D. Projected Housing Stock

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.

Mount Laurel Township's housing stock grew briskly throughout the 1960s, 1970s and 1980s, with the population increasing by 113% in the 1960s, 56% in the 1970s and 72% in the 1980s. The largest absolute increase in population occurred in the 1980s when the total population increased by 12,656 people. In 1970 there were 2,930 housing units in Mount Laurel, in 1980 there were 5,718 housing units and by 1990 there were 12,613 housing units, an increase of 120% percent between 1980 and 1990. In 2000 there were 17,163 housing units, an increase of 4,550 units or 36% between 1990 and 2000. Between 2000 and September 2009 there have been approximately 1,233²¹ new housing units constructed, which amount will increase slightly by the end of the decade, but the rate of housing unit production will be substantially lower than during the Township's housing boom. It is expected that the total number of housing units between 2000 and 2010 will increase in the 8% to 9% range. Save for the development of affordable housing required for compliance with the COAH rules, the rate of housing unit growth is expected to continue declining in the next decade as a result of diminishing development opportunities and the scarcity of vacant land.

The Township's 2006 Master Plan assumed that housing development will diminish considerably because of the diminishing supply of vacant tracts of land zoned for residential development and as a result of the Township's open space acquisition efforts. The Master Plan estimated that the Township's population at full build-out would be 42,544 persons. The Master Plan also anticipated that a significant inventory of a variety of housing types will continue to be available to a variety of income levels. The Master Plan aims to guide balanced land use in the Township, providing a variety of housing and employment opportunities, protecting ecological resources, ensuring adequate infrastructure capacity, providing community facilities, providing recreation and open space areas and, addressing circulation needs and minimizing traffic congestion. The Land Use Plan identifies areas intended for residential, commercial and industrial uses. There are approximately 300 acres of potentially developable residentially zoned land in the Township, some of which is not entirely "vacant", but could be considered "under developed". The Master Plan acknowledges the more dense residential development on the east and west ends of the Township and plans for lower density development in the central areas. This is consistent with the environmental constraints and development patterns. Some additional residential development is expected, but the pace of development will not approach the growth that has occurred in the past, due to the diminishing supply of unconstrained developable land.

The uncertain economy makes it difficult to realistically project the timing of any remaining residential growth that may occur in Mount Laurel. There are approximately 267 potential housing units that have been approved, but not yet constructed (see Appendix K). As the Township approaches full "build out" the potential for new development is reduced, as the majority of remaining vacant lands that are not already approved for development are environmentally constrained. Therefore, the potential for residential growth on undeveloped land is limited. Redevelopment and adaptive reuse may provide additional housing opportunities in the future, but there will likely be a delay before widespread redevelopment

²¹ Certificates of Occupancy issued between 2004 and 2008, and information posted on the DCA's New Jersey Construction Reporter for prior years

becomes the primary focus since much of the existing development in Mount Laurel has occurred only in the past 50 years.

1. Historical Trends for Residential Growth

Mount Laurel Township 10 Year Residential Unit Growth ²²										
1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	10 YEAR TOTAL
198	403	235	146	34	60	125	97	82	41	1,421

This residential unit growth table is based on information provided by the New Jersey Construction Reporter and has not been reviewed for accuracy. In order to accurately estimate the current residential growth share, data on Certificates of Occupancy was gathered in cooperation with the Township's Community Development office. Calculations for the 2004 through 2009 period based on actual CO data are provided in other sections of the plan.

2. Residential Growth Projections

In accordance with N.J.A.C. 5:97-2.4(a) the residential component of the Township's projected growth share must be determined using the household projection provided in COAH's Appendix F. Below are COAH's household and employment projections from Appendix F. COAH has developed workbooks to assist in reviewing the calculations, **Workbook A** is included as Appendix A of this plan.

Mount Laurel Projected Residential Growth as outlined in COAH's Substantive Rules and Appendices	
Household Growth Projection 2004-2018	2,266 units
Residential Growth Share Obligation	453 affordable units

The residential certificates of occupancy issued between 2004 and 2008 are reviewed below to provide a frame of reference for the affordable housing obligation that has retroactively accrued.

Mount Laurel Township Residential Certificates of Occupancy and Demolition Permits Issued 2004 to June 2009							
	2004	2005	2006	2007	2008	2009	Total
Residential COs Issued	69	132	107	88	45	27 plus 40 Rogers	508
Demolitions	11	9	22	3	14	4	63
Net	58	123	85	85	31	63	445 (508 w/o demolition)

The current residential growth share, based on residential development that has occurred between 2004 and 2009, is 66 units. The waiver requested in Section IIC4 above would reduce the current residential growth share obligation to 33. The residential COs issued in 2004 for affordable units at Ethel Lawrence Homes were not included, as they do not

²² Certificates of Occupancy issued between 2004 and 2008, and information posted on the DCA's New Jersey Construction Reporter for prior years.

generate an affordable obligation and were part of the prior round compliance plan. 243 of the residential COs are at Rancocas Pointe. 52 of the units at Rancocas Pointe are affordable to low and moderate income households. Fifty-two (52) affordable units represent 21.39 percent of the units constructed and occupied at Rancocas Pointe thus far. Therefore, the 243 Rancocas Point COs may be subtracted ($508-243=265$) in accordance with N.J.A.C.5:97-2.5(a)(1)(i). In accordance with N.J.A.C. 5:97-2.5(a)(1)(v) demolitions may only be subtracted when the demolition permit was occupied by the current owner for at least one year prior to the demolition and no change of use has occurred. Documentation to justify the subtraction of the demolished units will be provided. For the purposes of conservative planning, the demolitions have not been subtracted in calculating the "actual" growth share for 2004 through 2009.

E. Fair Share Obligation

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.

1. Fair Share

The new “growth share” methodology for Round Three provides that for every 4 market rate housing units, one affordable unit must be provided, and for every 16 new jobs created one affordable unit must be provided. The non-residential ratio is based on the average number of jobs created per square foot of space based on the use group. The COAH projections estimate that Mount Laurel Township will gain 2,266 housing units and 15,489 jobs between 2004 and 2018. The Township firmly believes that the projections will not be realized.

Mount Laurel Township Cumulative Affordable Housing Obligation COAH Workbook A	
Rehabilitation Share (from COAH Appendix B)	32
Prior Round Obligation (new construction for rounds I and II) (from COAH Appendix C)	815
Growth Share 2004 to 2018	453 for residential growth
	968 for employment growth
	1,421 Growth Share Total 1,000 Unit Limitation Invoked
Total Obligation	2,268 total units all Rounds 1,847 total with 1,000 unit cap for Round III

2. 1,000 Unit Limitation

In accordance with N.J.A.C. 5:97-5.8, no municipality shall be required to plan for projected growth share obligation beyond 1,000 units within ten years from the grant of substantive certification, unless it is demonstrated following an objection and an evidentiary hearing, that based on the facts and circumstances of the affected municipality, that it is likely that the municipality through its zoning powers could create the realistic opportunity for more than 1,000 low and moderate income units within the ten year period. The determination about whether the municipality’s projected growth share shall exceed 1,000 units shall be based on a finding that the municipality issued more than 5,000 certificates of occupancy for residential units in the ten year period preceding the petition for substantive certification.

The growth share obligation assigned to Mount Laurel Township is 1,421 units and, therefore the Township qualifies for the 1,000 unit cap. The Township’s residential growth over the last ten years is show in the table that follows. Twenty percent of the total residential growth over the last ten years is 284.

Mount Laurel Township 10 Year Residential Growth										
1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	10 YEAR TOTAL
198	403	235	146	34	60	125	97	82	41	1,421

Based on analysis of vacant and “under-utilized” land in Mount Laurel it is clear that the Township through its zoning powers, could not create the realistic opportunity for more than 1,000 low and moderate income units within the ten year period. In fact, there are approximately 302 acres of residentially zoned and potentially available and developable land in the Township.²³ If all of the residentially zoned land were to be zoned for and developed at COAH’s presumptive housing densities, there could theoretically be 1,731 additional residential dwelling units in the Township. If 20% to 25% of these units were made affordable, the inclusionary component would range from only 346 and 432 units.

Though the “actual” growth share obligation over the delivery period will very likely be less than the 1,000 units, in accordance with N.J.A.C. 5:97-5.8(d), the Township must continue to provide a realistic opportunity for affordable housing to address the 1,000 unit projected growth share obligation.

The Township acknowledges in accordance with N.J.A.C. 5:97-5.8(c) that if the actual growth share exceeds the 1,000 unit projected growth share obligation, the municipality will be responsible for addressing the actual growth share obligation determined by N.J.A.C. 5:97-2.5.

3. Availability of Existing and Planned Infrastructure

Mount Laurel Township is served by both public water and sewer systems. The entirety of Mount Laurel Township is within the Mount Laurel Municipal Utilities Authority’s (MUA) sewer service area. Aside from a small area in the western section of the Township that is served by a collection system that flows through Cherry Hill Township to the Camden County Utilities Authority’s treatment plant, all wastewater flows in the Township are treated at the Hartford Road Water Pollution Control Facility. The treatment plant is rated for a maximum daily flow of 6 million gallons per day (MGD), and a peak daily flow of 15 MGD. The current average flow is approximately 4.3MGD. There are some older areas of the Township that are served by on site septic systems, but it is expected that over time those individual homes and developments will be connected to the wastewater collection system. It is anticipated that the wastewater treatment facility is adequate to serve future development.

Burlington County is currently working with municipalities to prepare a Wastewater Management Plan consistent with the NJDEP’s rules. Relevant updates will be added to the Housing Element and Fair Share Plan as they become available.

Potable water is supplied to customers in Mount Laurel Township using three (3) potable wells and an Aquifer Storage and Recovery well operated by the Mount Laurel Township Municipal Utilities Authority (MLTMUA). Due to limitations on the amount of water the MLTMUA is allowed to draw from the well system, supplemental water is also obtained from New Jersey American Water Company (NJAWC) and the Willingboro Municipal Utilities Authority.

There are restrictions on the amount of water that may be withdrawn from the Township’s wells on a daily, monthly and yearly basis. Recently, the NJDEP Bureau of Water Allocation reinterpreted the MLTMUA’s supply contract with NJAWC, significantly reducing its calculation of the MLTMUA’s overall available water capacity. Due to this calculated reduction of the MLTMUA water capacity, the Bureau of Safe Drinking Water has refused to process additional water connections to the MLTMUA system that require BSDW approval, until a long term

²³ The potentially developable residential land does not include land upon which development approvals have been granted.

contract is established with NJAWC for additional water supply. In order to resolve this issue, while at the same time working to avoid entry into a significant long-term contract with an outside water supplier, the MLTMUA is continuing its efforts to plan and construct a surface water treatment plant on the Rancocas Creek. This plant will provide the additional water required to meet future water demands, thereby avoiding any significant dependence on an outside water supplier.

This is a constraint that will be alleviated when the surface water treatment plan is operational. Therefore it is critical that the MUA be able to design and construct the surface water treatment plant as proposed. At this time, large customers unable to obtain BSDW approvals are drilling temporary water supply wells for potable use and the MLTMUA is providing fire service. This is a significant expense and the users will be required to reconnect to the public water supply system when capacity is available.

4. Anticipated Demand for Types of Zoning Uses

The Township has adopted a Land Use Plan as part of the 2006 Master Plan (adopted April 20, 2006). Typical of the suburban development pattern, after World War II the development of housing generally preceded development of office, retail and service uses. Housing and population swelled from the 1950s through 1990, when residential growth began to slow in Mount Laurel. Increased planning efforts and increased awareness and regulation of ecologically sensitive wetland and buffer areas contributed to the slow down of rampant development. The Township's recent planning efforts have focuses on coordinating and finding balance between existing neighborhoods, commerce, recreation and open space, appropriate growth, and the provision of services.

The Township's Master Plan has aimed to provide the foundations for a variety and balance of uses that would contribute to the well being of the community – with fiscal stability, preservation of open space, and focus on infill and efficient development patterns. With its convenient location, easy access to transportation, employment, recreation and shopping opportunities, Mount Laurel Township will likely remain a desirable location into the future. The Master Plan anticipates that the growth rate will decline as available developable land becomes scarce.

The development patterns in Mount Laurel have been shaped by natural features as well as transportation infrastructure and development patterns in adjacent communities. These factors will continue to influence the demand for different types of uses in the Township. Though tempered by the current economic downturn, vacant or underutilized land in close proximity to regional transportation routes on the east and west sides of the Township will likely be in demand over the long term. In the short term, the focus will likely be on filling or retrofitting existing commercial spaces to meet current demands. Land in the central portions of the Township, which are constrained by wetlands and buffer areas and that are not as convenient to transportation infrastructure, will likely remain more lightly developed.

The majority of the land suitable for high and moderate density residential development has already been developed. However, in considering the Township's obligation to provide additional affordable housing opportunities while also preserving and protecting important community assets, there are a number of potentially developable properties scattered throughout the Township that could be considered for residential or mixed use development. One of the Township's goals has been to provide a variety of housing opportunities and types for residents at all income levels and to provide for the implementation of the Township's Fair Share Plans.

many competing demands for resources. These compliance mechanisms make use of the suitable sites, existing housing stock, and previously developed areas to meet future affordable housing needs. The Township has sufficient land to meet its affordable housing obligations through efficient and effective use of land in appropriate locations and existing built resources.

Commercial development opportunities remain on a few tracts of land in the northern portions of the Township. Along the Route 73 and Route 38 corridors in the vicinity of the interchanges with the NJ Turnpike and I-295, development may occur without adding excessive traffic on local roads. The Township has an open space tax (.08 per \$100 assessed value) that collected approximately \$2,769,600 in 2009. The Township's open space program, along with matching funds from non-profit organizations and other levels of government when available, will be utilized to continue to implement the goals and objectives of the Township's Open Space Plan.

The existing zoning for Mount Laurel is shown on MAP 2 and State Planning Areas for Mount Laurel are shown on MAP 3.

6. Municipal Economic Development Policies

The Township's Planning and Zoning Boards have been working with applicants to provide flexibility in the reuse and redesign of existing developed non-residential properties while also advancing the goals and objectives of the Master Plan and Zoning Ordinance. In order to maintain the viability of existing developed properties, it is important to maintain flexibility to respond to changing market conditions while also maintaining standards for architecture, parking and traffic circulation, environmental quality and site design. The Township has encouraged the full utilization of existing commercial facilities along the Route 73 and Route 38 corridors and the development of complimentary commercial uses; but has also been highly concerned with traffic congestion and has worked to mitigate adverse traffic impacts. The Township has made the circulation system a high priority, aiming to minimize curb cuts, ensure the provision of adequate off tract improvements, and coordinate with regional and state roads. The Township has also encouraged large scale coordinated commercial centers that include office, light industrial and retail uses.

The Burlington County Department of Economic Development assists in attracting businesses to the county, offers location assistance to business, coordinates economic development programs among government agencies, assists in business retention efforts, and aspires to improve and enhance economic development in the County. Over the last year Burlington County has conducted a study of the State Highway Route 38 corridor through Maple Shade, Moorestown, Mount Laurel, Hainesport, Lumberton, Mount Holly, Southampton, and Eastampton. The project was undertaken to address concerns that increasing congestion will have negative impacts on travel and economic development opportunities in the area. The objective of the study is to provide a smart growth land use vision for the towns in the study area, which addresses the individual concerns and goals of each town and its residents and to recommend transportation system improvements that support the land use vision. The majority of the potentially developable non-residentially zoned land in Mount Laurel is in close proximity to the Route 38 corridor (see MAP 4). Currently the dominant land uses along the corridor in Mount Laurel are professional office, light industrial, and retail, as well as residential within existing Planned Unit Developments. The Township does not have an economic development committee at this time and is not proposing any changes to its economic development policies as a result of this fair share plan.

7. Constraints on Development

The Township has compiled a Natural Features inventory as part of the 2006 Master Plan, which was based on the 1977 Natural Resources Inventory as well as more recent data. The natural features inventory identifies and describes the physical features and environmentally sensitive areas within the Township. The characterization of natural features provides part of the foundation upon which the Land Use Plan is developed. Understanding the Township's environmental attributes allows for appropriate land use management. There are significant wetland areas associated with creeks and streams, as well as areas where the depth to seasonal high water is very shallow, creating wet surface conditions during parts of the year. Soils in the township are poorly drained in some areas. Despite the environmental constraints in some areas, there are other areas that are more suitable for development. The central portion of the Township, which is also where wetland areas are concentrated, is proposed for inclusion as Planning Area 5 on the 2009 State Plan Policy Map draft. This designation could serve to further limit development (see MAP 3B).

Infrastructure constraints are described in the Infrastructure section above.

8. Existing or Planned Measures to Address Constraints

Environmentally sensitive lands and natural resources will be protected and there are no plans to "address" these constraints. In order to ensure continued protection of environmentally constrained and ecologically valuable land, development will continue to be directed to suitable areas. At present, there are sufficient opportunities to meet the fair share obligation without unduly impacting environmentally constrained areas.

The infrastructure limitations are related to the water supply and distribution system, and the plan to address the limitations is described in section 3 above.

F. Consideration of Lands for Affordable Housing

A consideration of the lands 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 consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

As explained throughout the previous sections, the vast majority of land within Mount Laurel Township that is not environmentally constrained is either developed, approved for development or permanently preserved, yet there are a number of properties and areas that could be utilized for conversion to or development of affordable housing as the need arises. Some of the purposes of planning (in accordance with NJ Municipal Land Use Law N.J.S.A 40:55D-2) are: (e) to promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, communities and regions and preservation of the environment; (g) to provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens; (j) to promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land. In

the Larchmont area may be incorporated as the market to affordable program progresses.

Mount Laurel has not aggressively pursued the acquisition of existing market rate units under the market to affordable program that was proposed in the 2005 Fair Share Plan (and affirmed in the Judgment of Repose dated March 29, 2006) because of the rampant real estate speculation and inflated housing prices existing between 2006 and 2008. The higher real estate prices of the housing boom made the decision to aggressively implement a market to affordable program cost prohibitive in the short term. The Township had elected to wait until the latter part of the prior third round cycle (2004 to 2014), since prices were expected to drop. Now that prices have dropped significantly the Township believes that current housing prices more accurately reflect fair market value, and the market to affordable program will make cost effective use of public funds.

2. Existing Affordable Housing with Expiring Controls

It makes practical sense to preserve the existing affordable housing stock within the Township. There are 122 affordable units for which the affordability controls are set to expire during the Round Three delivery period. The preservation of affordable housing has been a statewide priority, which the Township supports. In accordance with N.J.A.C. 5:97-6.14, a portion of the Township's growth share obligation may be met through the extension of affordability controls for affordable units set to expire between 1999 and 2018, subject to the conditions set forth in COAH's rules. Extending the affordability controls on existing units will be an effective way to ensure the continued availability of affordable housing units throughout various neighborhoods. In order to maintain the existing affordable housing stock, the Township is working with the owners to reach agreement for the extension of affordability controls so that the units will not revert to market rate. In addition, on February 1, 2010 the Township Council adopted amendments to its Affordable Housing Ordinance to implement the current requirements of the Uniform Housing Affordability Control (UHAC) regulations.

3. Vacant Residentially and Non-Residentially zoned land

Residentially zoned land has been considered as a potential means to address the fair share obligation. There are approximately 298 acres of potentially developable vacant or underutilized land in the residential zones.²⁵ Additionally there are approximately 323 vacant and potentially developable acres in the non-residential zones.

The owners of block 304, lot 3 have requested that the +/- 97 acre site in the I Industrial zone owned by Living Faith Ministries of Camden County be considered for inclusion in the Township's compliance plan as an inclusionary housing site. The property is constrained by the presence of freshwater wetlands and a PSE&G easement, so the developable area is not

²⁵ The amount of potentially developable residentially zoned land was determined by reviewing all residentially zoned properties classified as vacant (property class 1), farmland (property class 3A and 3B), and residential (property class 2) over 5 acres; then eliminating all permanently preserved parks, open space and farms; then eliminating all vacant lands that cannot accommodate at least one dwelling unit unless the property is adjacent to another potentially developable property; then eliminating lands owned by public entities or utilities such as the NJ Turnpike Authority, NJ DOT, Mount Laurel MUA, PSE&G, Colonial Pipeline that are used for the purposes of that agency or organization; then eliminating lands owned by a Homeowners Association and dedicated for open space or storm water management as part of a development approval; then eliminating lands for which there is an existing valid development approval or a proposed affordable housing site. Wetlands areas were also removed, but buffers were not.

known. The property is located at Union Mill and Briggs Roads and is surrounded to the north by commercial/office properties, to the south by municipal open space, to the east by wetlands and homes and to the west by commercial and office space.

The efficacy of utilizing inclusionary zoning as a compliance mechanism has been considered and rejected in this Plan for several reasons. First, if all remaining residentially zoned lands in the Township were to be rezoned to permit inclusionary development at the COAH prescribed presumptive densities (and if each tract were developed to the fullest) only 300 to 400 affordable housing units could be produced.²⁶ Second, taking into account (1) the number of market rate units that would also have to be absorbed in order to yield the affordable units; (2) the potential for housing developments scattered throughout the Township without regard to the neighborhood context; and (3) the fact that the imposition of inclusionary zoning artificially inflates the prospective development growth in the Township; it is clear that inclusionary zoning is an ineffective means to meet the fair share obligation at this juncture in Mount Laurel's development. Third, Mount Laurel already has a very substantial existing inclusionary component from its implementation of an affordable housing overlay ordinance in residential areas of the Township that substantially satisfied its prior round obligations. Lastly, the market rate units in an inclusionary development generate their own growth share, so while the market rate units subsidize the affordable units, the mechanism is ineffective in addressing the retroactive growth share obligation that accrued from 2004 to 2009.

The Township will focus its efforts to procure land for the development of additional 100% affordable housing projects on lands that are suitable regardless of their current zoning category. Beyond the measure of vacant land, there are other factors that have been considered in determining the appropriate locations for affordable housing including environmental constraints, proximity to public transportation, convenient access to transportation routes, neighborhood character, and the ability to provide essential services and community facilities.

4. Outdoor Recreation and Conservation Zone

The New Jersey Fair Housing Act requires that in determining the most appropriate locations for the production of affordable housing that the Township consider of lands of developers who have expressed a commitment to provide low and moderate income housing.

The property known as block 1103 lots 2, 2.011, 2.012, 2.013, 2.014, 6.01, 8.03, 10, and 16.01 and Block 1003 lots 6 and 7.04 is within the Township's Outdoor Recreation and Conservation zone. The zone permits golf courses, golf driving ranges, clubhouses including a restaurant, swimming pools, cooking and eating facilities associated with the swim club, locker rooms, showers and bathroom facilities associated with the swim and golf clubs, golf shops and golf cart buildings. The purpose of the Outdoor Recreation and Conservation zone is to "promote the continuation of open space and natural features adjacent to fully developed residential areas; to provide relief from the stress of nearby urban development and to provide for the retention of flora and fauna habitat; to provide for forest preservation; and to provide for porous open ground for water absorption in an area that is developed close to New Jersey freshwater wetlands and close to flood zones". The property within the Outdoor Recreation and Conservation zone must be considered in the context of the overall development of Ramblewood.

²⁶ This amount could increase by an estimated 100 units maximum if block 304 lot 3 (currently zoned for non-residential use) were included.

The owner of the Ramblewood Golf Course and Country Club, Hal Holding, LLC, has proposed to eliminate the golf course and country club through a proposed inclusionary development of 822 multi-family housing units, including 164 affordable housing units. The specific property that the owner desires to develop is known as the “Red Course” and the “White Course”. The Ramblewood Golf Course and Country Club includes three 9-hole golf courses and is located at 200 Country Club Parkway. The Ramblewood Country Club is the only conventional type 18-hole golf course and country club in the Township.²⁷ In 1961, the Township adopted an ordinance essentially providing that when a golf course is developed as part of an overall “golf club”, that the golf course fairways and tees may never subsequently be developed for housing. In a written opinion on April 14, 2009, the Superior Court of New Jersey, Law Division, Burlington County sustained the validity²⁸ of this 1961 zoning ordinance as implementing a planned unit development scheme.²⁹ The zoning requirements of the 1961 ordinance make sense in the context of a planned golf course community – the Township permitted a certain number and density of housing units at Ramblewood with the understanding that the golf course would provide open space and balance to the overall land use plan for the area. When a second development at Ramblewood was approved in 1967, known as the Ramblewood Village PUD, the golf course owner represented induced the Township to believe that the 27-hole Ramblewood Golf Course and Country Club would be an integral part of the overall plan for the entirety of Ramblewood and that if the use of the golf course were ever discontinued that the land would remain as dedicated open space.

The Township has considered Hal Holding's desire to develop and eliminate golf course property to provide for 822 multi-family units of inclusionary housing. The Township maintains that the development of the golf course at COAH's presumptive growth densities is an unacceptable alternative from a planning perspective and is completely inconsistent with prior representations made to the Township by the developer to induce the adoption of zoning regulations to allow for a planned golf-course community. Particularly in the western section of the Township that was developed early in the Township's development boom years, where open space and recreation facilities are less prevalent, it is important to maintain active recreation and open space areas to provide balanced land use. It will not be possible to replace recreation or open space areas that are lost to development since the surrounding area is highly developed. This planning theme has been repeated in the periodic reexaminations and updates of the Mount Laurel Township Master Plan. In addition, the residents of Ramblewood have purchased their properties with an understanding and reliance upon the presence of the golf course as an amenity. The golf course is not “vacant” land, as it was developed as part of an overall comprehensive plan for the Ramblewood community. The importance of providing recreation areas and open space areas close to concentrations of residential areas cannot be overstated. Both active recreation areas and open space areas provide reprieve from the stress and congestion of suburban life. The housing density permitted and now fully developed at Ramblewood was determined based on an overall plan that included the open space of the golf course (fairways, tees, greens, ponds, space between the fairways, etc).

The Township has identified other suitable compliance mechanisms that are consistent with the Township's overall land use policies and that does not propose to include the existing golf

²⁷ The Laurel Creek Golf Course clubhouse is situated in Mount Laurel Township, but the golf course is not.

²⁸ The Trial Court's decision effectively precludes any inclusion of the lands of the Ramblewood Country Club in this Plan.

²⁹ The 1961 Ordinance predated the statutory enabling legislation allowing for planned unit development ordinances in New Jersey, but nevertheless, constituted a valid exercise of zoning power under the judicial decision in *Chrinko v South Brunswick Township Planning Bd.*, 77 N.J. 594 (Law Div. 1963).

course at Ramblewood in the Fair Share Compliance plan. The Township has set forth a plan to meet its Fair Share obligations and finds that there are other more suitable locations for affordable housing and ways to provide affordable housing in a manner that best benefits the community.

III. Mount Laurel Township's Fair Share Plan

A. Total Fair Share Obligation

The total fair share obligation assigned by COAH to Mount Laurel for the cumulative period from 1986 to 2018 is 2,268 low and moderate income housing units. This includes a rehabilitation obligation of 32 units, a Prior Round obligation of 815 affordable units and a Third Round obligation of 1,421 units. The application of the 1,000 unit limitation reduces the cumulative total fair share obligation to 1,847 and the growth share obligation to 1,000 (see II.E.2 above). In the period prior to 2000, numerous housing units were rehabilitated, but the slate is now cleared and the new rehabilitation obligation is based on 2000 Census figures and COAH's revised methodology.

Mount Laurel Township Cumulative Affordable Housing Obligation COAH Workbook A	
Rehabilitation Share (from COAH Appendix B)	32
Prior Round Obligation (new construction for rounds I and II) (from COAH Appendix C)	815
Growth Share 2004 to 2018	453 for residential growth
	968 for employment growth
Total Obligation	2,268 total cumulative units (1,421 growth share)
Growth Share Obligation with 1,000 Unit Limitation	1,000 Units

B. Prior Round Obligation

As indicated above, Mount Laurel's prior round obligation is 815 affordable units. In September of 1985, a Final Consent Order was approved by the Superior Court, which set forth how low and moderate income housing would be provided in Mount Laurel Township. The Consent Order preceded the COAH rules. The Township's affordable housing obligations would be provided at six specific inclusionary sites, at affordable housing developments to be developed by FSHD, and through the implementation of an inclusionary overlay zone. The Fair Share Plan was adopted by the Planning Board in April of 1994. A number of subsequent orders amended the original order, reallocating the units to different sites and adding inclusionary sites. The Planning Board adopted an amended Housing Element and Fair Share Plan in February of 1995. The Township then petitioned COAH for Substantive Certification, and it was subsequently determined by the Township, the original *Mount Laurel* plaintiffs and their representatives, affordable housing developers, the Superior Court and the Special Mount Laurel Master that the evolution of housing solutions in Mount Laurel Township under the jurisdiction of the Court had evolved separately from the provisions of COAH, and that the Township should, therefore, remain under the Court's jurisdiction. COAH, thereby relinquished its jurisdiction over the matter at the fairness and compliance hearing before the Superior Court (Judge Gibson) on December 3, 1997.

On December 3, 1997 a Judgment of Repose was entered for Mount Laurel's cumulative fair share obligation for Rounds One and Two. Implementation Orders and Consent Orders were entered over the years. Though the Township has been proactive in complying with its prior round obligations and establishing agreements with affordable housing developers, not all of the

units proposed for the prior rounds have been completed. The 184 age-restricted units and the 25 single family rental units that had been the subject of the 1997 Court Order to be built by FSHD, still have not been developed by FSHD.

The Township relied upon these units to meet its prior round obligations. The parcels of land on which FSHD's affordable projects were to be located are now the subject of Township applications before the Court. Although the Township has maintained all of these units within this Plan, the Township is specifically reserving its right to amend this Plan for the purpose of altering the affordable housing projects thereon and taking control of said projects. Although this Fair Share Plan states the right of FSHD to build those projects, the Township will amend this plan once the Court grants approval for the Township to assume control over the lands involved, including taking title to the parcel upon which the twenty-five (25) units of single family housing are to be built on the Connell Tract.

The prior round obligation was satisfied as shown in the table below. There is a 45 credit surplus that may be carried forward to the Third Round (N.J. A.C. 5:97-4).

Mount Laurel Township Prior Rounds Fair Share Compliance		
Mechanism	Project Name	Number of Units/Credits
Prior Cycle Credits	-	0
Group Home Credits (family rental)	Catholic Charities	5
Family for-sale	Tricia Meadows	86
	Laurel Creek	8
	Stone Gate	9
	Weiland	8
	Union Mill Farms	9
	Rancocas Pointe	52
	Wellington Ct	1
Age-Restricted for-sale	Renaissance Club	20
Family Rental	Laurel Creek	11
	Stone Gate	20
	Weiland	5
	Union Mill Farms	9
	Ethel Lawrence Homes	140
Age-Restricted Rental	Sunrise Assisted	9
Age-Restricted Rental FSHDC INCOMPLETE (302/2&3)	Senior project	154 ³⁰
Family Rental FSHDC INCOMPLETE (701/3)	Connell Tract	25
Rental Bonus for age restrict rental		19 (35 excess can't count)
Rental Bonus for family rental		185
RCA	Beverly City	85
Total		860
25 Rehabilitation		
Surplus		45 surplus credits³¹

³⁰ The FSHD Senior project is proposed to include 184 units, but only 154 may be counted toward the Rounds One and Two obligation. Therefore, 30 units will go toward the Round Three obligation.

³¹ The 45 surplus credits will be designated as from the for-sale family units at Rancocas Pointe.

C. Third Round Obligation

The Township is committed to providing opportunities for the provision of affordable housing that are practical and proportionate, economically feasible, fit within the fabric of the community, and consider the interests of all residents, landowners, businesses and other stakeholders in the community. The Township's commitment is evidenced by its continuing participation in the fair share planning process. The Planning Board first adopted a Round Three Housing Element and Fair Share Plan on December 8, 2005, which was endorsed by the Township Council on December 12, 2005.³² The first set of Round Three COAH rules had been adopted in December 2004, and at that time it was anticipated that the slowing growth in the Township would result in a Round Three obligation of 226 units. The initial Third Round COAH regulations were subsequently invalidated by the Appellate Division in January 2007 and the rules have changed. The assumptions upon which the Township's Round Three compliance strategy was based no longer hold. The Township is seeking a waiver to permit the "original" growth share ratios to be applied to the growth that has occurred from 2004 through 2008 (see section IIC(4)) since the Township was one of only eight (8) municipalities to adopt a Fair Share Plan in reliance upon those ratios and have the Plan approved.

In order to meet the Township's total affordable housing obligation, the current conditions and prospects for future development have been considered. The feasibility of various compliance mechanisms has been explored. Despite the Township's serious concerns about the rationale and assumptions upon which COAH's current rules are based (i.e. the vacant land inventory is flawed, the assumed jobs-to-square footage ratio for some of the use groups is out of synch with reality, development approved prior to the effective date of the new rules creates a retro-active obligation), the Township has prepared a plan that complies with those regulations and reserves its right to adjust the Plan if the Court allows and/or affordable housing laws and implementing regulations change as anticipated. The Plan presents a realistic opportunity to meet the Township's current and future obligations.

Based on COAH's substantive rules there are a number of parameters that must be considered in preparing the Fair Share Plan (N.J.A.C. 5:97-3). The table below details several of the parameters as they relate to the Township's affordable housing obligation number.

³² In his testimony at the hearing on Mount Laurel's application for a growth share adjustment, the special *Mount Laurel* Master, Philip Caton, noted that Mount Laurel was one of only eight (8) municipalities in New Jersey to have a Judgment of Repose and/or COAH substantive certification in place at the time the initial third round COAH regulations were invalidated by the Appellate Division.

MOUNT LAUREL TOWNSHIP
PARAMETERS FOR GROWTH SHARE AFFORDABLE HOUSING CREDITS
1,000 UNIT GROWTH SHARE OBLIGATION

Unit Type	Rule	REQUIRED for Mount Laurel Based on 1,000 unit obligation	Potential bonus Credits (may not exceed 25% of growth share)	Totals Proposed
Rental Obligation for Round III	5:97-3.10(b)(3) 25% of the growth share obligation	Minimum 250 units	For family rental units or supportive housing above the 250 required 5:97-3.6	566
Family Rental Units	5:97- 3.4 and 3.6(a)(4) 50% of all rentals must be family rentals	125 units	Overlaps with above	378
Family Units	5:97-3.9 50% of units addressing the growth share must be family units	375 units (assuming a total of 250 bonus credits are used)	--	664
Age Restricted Units for Round III	5:97-3.10(c) Maximum 25% of growth share obligation	Maximum of 250	--	133
Low income requirement	5:97-3.3 and PL2008 c 46 50% of units low	500 low income (or 375 for ½ of all units with full use of bonus)	--	448
Very low income	5:97-3.3 and PL2008 c 46 13% of units very low	97 very low income (13% of actual units assuming full use of bonus)	For very low income rental units above 100 (above 10% of total)	117

D. Plan Proposals

The Fair Share Plan for Round Three will meet all requirements outlined above. The table below is an overview of the Fair Share plan proposals, all of which are explained in more detail in the next sections.

Based on the growth that has already taken place in the Township between 2004 and September 2009 the Township has a **current growth share obligation of 265 units** (199 for non-residential and 66 for residential). If the waivers outlined in Section IIC(4) and IID(2) are granted, the current growth share obligation will be reduced to 158.³³ The calculation was made by compiling and analyzing all residential and non-residential certificates of occupancy as well as demolition permits issued from January 2004 through September 2009. The 243 COs issued for the Rancocas Pointe development were excluded from the calculation because as an inclusionary development, they do not create an additional affordable obligation (191 market rate and 52 affordable units received COs).

Calculating the “current obligation” ensures that the Township will provide affordable housing proportionate to market rate development in accordance with an implementation schedule as permitted by N.J.A.C. 5:97-3.2(a)(4). Detailed information about the COs and demolitions from 2004 through September 2009 as included in Sections IIC and IID above. The Township has also projected growth through the first biennial plan review, and anticipates a maximum additional growth share obligation of 211 units. The 211 units is a maximum calculation based on the number of residential units and non-residential developments that are either approved or pending, which may or may not be constructed over the next two years. **The obligation for the period running from 2004 through 2012 is therefore estimated to be a maximum of 476 affordable housing credits based upon COAH’s current Round Three rules.**³⁴

³³ Applying the growth share ratios that were adopted as part of the initial Round Three rules, which the Township relied upon, reduces the current growth share obligation to 160 units; the waiver requested for hotel employment further reduces the current obligation to 158 units.

³⁴ If the requested waivers are granted the 2004 through 2012 obligation will be 352 affordable housing credits, since the adjustment to the jobs-to-square footage ratio for the hotels would reduce the projected obligation by 17 affordable units.

**Mount Laurel Township
Round III Affordable Housing Compliance Summary
1,000 Credits plus 32 Rehabilitations Required**

Compliance Mechanism	COAH Round	Number of Actual Units	Bonus Credits	Bonus Type	Number Possible Credits
Rehabilitation	III	32	n/a	n/a	32
Prior Round Surplus	II	45	n/a	n/a	45
Fair Share Housing Development Seniors	III	30 (remaining 154 units are for Round II)	30	Compliance NJAC 5:97-3.17	60
Market to Affordable (Willow Turn Area)	III	100	n/a	n/a	100
Extension of Expiring Controls (36 rental, 86 own)	III	122	31	Rental NJAC 5:97-3.6	153
Supportive and Special Needs (rental)	III	51 bedrooms <i>51 x .25 = 12.75</i>	12 ³⁵ <i>12</i>	NJAC 5:97-3.6(a)(2)	63
Ark Road Senior Housing, LLC Age Restricted	III	23	23	Compliance NJAC 5:97-3.17	46
Fellowship Redev ARC properties/ Develcom	III	100	33	Redevelopment	133
Block 215 Lot 15 100% Affordable (rental)	III	120 80	-	Rental NJAC 5:97-3.6	200
Hovtech Blvd 100% Affordable (Twp property, rent)	III	50	50	Rental NJAC 5:97-3.6	100
Ethel Lawrence FSHD Stojanov (rental)	III	72	n/a	n/a	72
Future 100% Affordable	III	100	71	Rental NJAC 5:97-3.6	171
TOTAL possible credits		893 plus 32 rehab	250 <i>MAX ALLOWED</i> <i>250 x 1000</i>		1,143 plus 32 rehab

³⁵ In accordance with NJAC 5:97-3.6(a), bonuses are available for rental units in excess of the growth share rental obligation. The bonus is .25 of a credit for each bedroom in supportive housing provided pursuant to NJAC 5:97-6.10 where the unit of credit is the bedroom. A bonus is claimed for 20 of the bedrooms, above the 250 rental requirement

1. Rehabilitation Share

(N.J.A.C. 5:97-4.5 and NJAC 5:97-6.2)

32 unit obligation (COAH Appendix B)

Mount Laurel Township's rehabilitation share is 32 units. In order to meet the rehabilitation requirements, the Township will reintroduce a municipal rehabilitation program, which will be available to both owner occupied and rental units as required by N.J.A.C. 5:97-6.2(b). Mount Laurel has operated a rehabilitation program in the past to meet its rehabilitation obligations. The program was administered by Housing Services, Inc. and was completed in 2002. Since 2000, three (3) housing units occupied by very low income households have been rehabilitated through the Burlington County Home Improvement Loan Program. The inventory of rehabilitated units is included in Appendix L. The average cost per unit was \$14,795. In addition, a total of 39 Mount Laurel households benefited from the County's Heater Replacement Program (\$153,527 was spent on the heater replacements), but since the average cost is less than \$8,000 these improvements are not eligible for rehabilitation credits in accordance with COAH rules.

Mount Laurel Township will continue to participate in Burlington County's CDBG rehabilitation program and will also provide funding for rehabilitation with monies in the Affordable Housing Trust Fund and apply for other available funding that may be obtainable for a municipal rehabilitation program. The Township's housing officer will administer the program or the Township may establish an agreement with Burlington County to administer the program. The Township is committed to making the rehabilitation program available to its residents, and will fund the program in the event of a shortfall. The average expenditure per home will be a minimum of \$10,000 on hard costs as required, and the maximum expenditure on administrative costs will be 20%. The Township will also determine whether coordination with adjacent municipalities or the County will assist in achieving efficiencies in service delivery.

COAH's rules (N.J.A.C. 5:97-6.2) require that an average of \$10,000 per unit be spent for the rehabilitations completed after June 2, 2008. The units must have affordability controls for ten (10) years, and the rehabilitation program must be available for both owner occupied and rental units. The Township will market the availability of the program for qualified residents. A mortgage lien will be placed upon owner occupied properties for a period of ten (10) years. In order to ensure that a total of thirty-two (32) units are rehabilitated, the plan assumes that five (5) units will be rehabilitated each year from 2011 through 2015 and four (4) units will be rehabilitated in 2016. For the purpose of preparing Mount Laurel's spending plan it is assumed that \$348,000 will be needed for the 29 unit rehabilitation program. Within 45 days of receiving a judgment of compliance, the Township (through the administrative agent) will prepare and submit an operating manual for the municipal rehabilitation program.

**2. Fair Share Housing Development Senior Housing Project
Block 302.15, Lots 2 and 3
30 credits plus 30 compliance bonus credits (N.J.A.C. 5:97-3.17)**

FSDH proposed 184 age-restricted rental units as part of the Prior Rounds compliance plan. In support of the proposed project, the Township purchased two pieces of property in 1998 (lot 2 the Biernacki Tract) and 2002 (lot 3 the Stanley Tract) totaling approximately 20 acres, of which 14 acres had been planned for development of 184 age-restricted rental units. The Township spent approximately \$1,500,000 to purchase the lands. The acquisition of the lands by the Township was part of the Township's responsibility under the 1997 Court Order, as was the responsibility of FSDH to build the housing within five (5) years from December 1997. Thirty (30) of the units will be to satisfy the growth share obligation and 154 of the units will be to satisfy the prior rounds obligation (the thirty (30) units were set aside for Round Three since the Township had reached the age-restricted unit cap for the prior round). The Township seeks compliance bonus credits for the 30 units intended to satisfy the Third Round obligation.

In accordance with N.J.A.C. 5:97-3.17 a municipality may receive two units of credit for each affordable housing unit that has been included in a development that received preliminary or final approval, or that was the subject of an executed developers agreement or redevelopment agreement between December 20, 2004 and June 2, 2008 when the conditions below are met.

Though the development has not yet received preliminary or final approval, the site is subject to an executed agreement between the Township and FSDH with a development timing schedule that is set forth on pages 38-40 of the Order Providing Repose and Incorporating Agreement for Third Round Fair Share Compliance on March 29, 2006. The Township has carried out its obligations to support the development and has been ready to review and approve the development plan upon submission by FSDH. Nevertheless, FSDH has on more than one occasion missed the deadline imposed upon it by orders of the Court or agreements to bind itself to subsequent deadlines.

- The zoning ordinance authorizing the development, 100 percent affordable development, or the proposed redevelopment was included as an affordable housing mechanism to address the growth share obligation in a Third Round petition for substantive certification submitted to Council prior to January 25, 2007, pursuant to N.J.A.C. 5:95;

Thirty units of the total 184 units were included as an affordable housing mechanism to address the growth share obligation in a Third Round in a petition on December 12, 2005.

- The development approval or executed developer's agreement or redevelopment agreement provides for the affordable housing units to be built on site; and

The affordable housing units are to be built on site pursuant to the terms set forth in prior Court Orders.

- The affordable housing units are eligible for credit pursuant to N.J.A.C. 5:97-4.

The affordable housing units are eligible for credit.

When the Township acquires from the Court the right to take this project over, the Township will restructure the project to increase total number of units on the “Biemacki” and “Stanley” tracts, while maintaining the senior housing already in the Plan.

3. Assisted Living Residences (N.J.A.C. 5:97-6.11)

Ark Road Senior Housing, LLC – James Stewart

Block 306, Lots 15, 16

209 Ark Road

23 affordable age-restricted units plus 23 Compliance Bonus

MAP 11- tax map

An assisted living residence is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available to the residents. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households. The unit of credit within the assisted living/congregate care facilities is the apartment. However, a two-bedroom apartment may be eligible for two units of credit if it is restricted to two unrelated individuals. The assisted living units are part of the age-restricted affordable housing permitted in the compliance plan.

All of the units will comply with N.J.A.C. 5:97-9 and UHAC apart from the exceptions provided in N.J.A.C. 5:97-6.11(c).

Ark Road Senior Housing, LLC received a use variance to permit 114 units of inclusionary age-restricted supported housing. The 10.28 acre site is located in both the R-3 residential and the I-Industrial zones. The site was included in the Township’s initial Third Round Fair Share Plan, approved by the Court in 2006. The use variance was approved in 2005 and final site plan was approved on May 2, 2007. The approval provides that 5.516 acres of the site will be utilized for the age-restricted housing and the remaining 4.552 acres will be made available for a future non-residential use. The proposed senior supportive housing will be within a three-story building and will have 23 affordable units as follows:

- 9 low income studios
- 3 low income one bedroom
- 3 moderate income studios
- 8 moderate income one bedroom

Site Suitability in accordance with N.J.A.C. 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in N.J.A.C. 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing.

This site is owned by Ark Road Senior Housing, LLC and has received preliminary and final site plan approvals.

- ii) The site is adjacent to compatible land uses and has access to appropriate streets.

The site has adequate access to a County Road and the surrounding uses include TD Bank to the north, Township owned open space to the south, planned unit development with residential and nonresidential uses to the west and undeveloped commercially zoned land to the east. The proposed use and scale of development are appropriate for the area.

- iii) Adequate sewer and water capacity are available to the site.

At the time the development was approved it was estimated that the sewer capacity needed would be 19,380 gallons per day. The site will be served by public water and sewer.

- iv) The site can be developed consistent with the residential site improvement standards (N.J.A.C. 5:21).

The site plan was reviewed and approved consistent with the applicable standards.

- v) Sites designated for affordable housing should be consistent with the State Development and Redevelopment Plan.

The site is within Planning Area 2, a smart growth area, on the State Plan Policy map.

- vi) The development will adhere to freshwater wetlands regulations and is not adjacent to a Category One waterway.

There are no wetlands on the site and is not within a flood hazard area.

- vii) The property is not within a historic district and is not an architecturally or historically important site.

Ark Road Senior Housing, LLC Site Suitability Summary	
Block and lot	Block 306, lot 15 & 16
Address	209 and 213 Ark Road
Owner	Ark Road Senior Housing, LLC 16 high Point Drive Medford, NJ 08055
Acreage	10.28 acres (5.516 for housing)
Current zoning	R-3 and I
Surrounding Land Uses	<u>North</u> : bank <u>South</u> : farm/open space(Twp owned) <u>East</u> : commercial and vacant land <u>West</u> : multifamily housing and commercial
Planning Area	PA-2
Access	Accessible by Ark Road Site is within the service area, public sewer and water may be extended.

4. Fellowship Redevelopment Area (N.J.A.C. 5:97-6.6 and 5:97-6.4)

Total Study Area:

Block 1310, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.01 11, 12, 12.01, 13

Block 1305.03, lots 11, 12, 13, 14, 14.01

Block 1305.02, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

Block 1305.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Block 1304.03, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Block 1304.02, lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24

Block 1304.01, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18

Church Road, Fellowship Road, SH Route 73, Beaver Avenue

100 family rental units + 33 redevelopment bonus credits

MAP 8- aerial photo and parcels

The proposed Redevelopment Area is comprised of 92 parcels consisting of approximately 48 acres in the southwestern area of the Township. The area is located between Route 295 and the NJ Turnpike on the west side of State Highway Route 73. The area currently contains a number of derelict and vacant dwellings, former businesses, underutilized and neglected properties, as well as a functioning gas station, two motels, an office and a restaurant. The area is currently within three (3) different zoning districts, is constrained by a wetland area in the center of the site, and was previously owned by diverse owners – all combining to complicate a coordinated development approach. The properties are within one of the oldest suburban areas of the Township and the viability of the area has been challenged over the years by the changing dynamic of the surrounding area.

The Township has initiated a redevelopment planning effort to encourage the comprehensive redevelopment of the study area. The objective is to guide the revitalization of the area to include a mix of uses and high quality design that takes advantage of the strategic location and relates to the surrounding areas.

Resolution 10-R-57 authorizing the Preliminary Redevelopment Needs Investigation is included as Appendix N. The Preliminary Redevelopment Needs Investigation report is included as Appendix O. The study area meets the statutory criteria for designation as a redevelopment area and is a prime candidate for redevelopment consistent with smart growth principles.

The Township has been working with the potential redeveloper to create the framework for a redevelopment project that includes affordable housing. It is anticipated that the northern portion of the study area closer to Route 73 will permit highway-oriented uses, with specific design and traffic circulation requirements, and that the southern portion of the study area closer to Church Road will permit a mix of uses including neighborhood commercial and market rate and affordable housing. The Redevelopment Plan will include 100 affordable housing units along with other uses that will be set forth in the Redevelopment Plan. Resolution 10-R-100 authorizing the Mayor to sign an agreement of intent for Fellowship Redevelopment Area is included as Appendix P.

The following provisions apply to affordable housing units proposed in a redevelopment plan (N.J.A.C. 5:97-6.6):

- All sites must meet the site suitability requirements set forth in N.J.A.C. 5:97-3.13. If the redevelopment area contains brownfields, the Council may require the municipality and the redeveloper to participate in the Office of smart Growth's Brownfield Redevelopment Interagency Team (BRIT) process

The site is suitable, and site suitability is reviewed in detail below. The Township and the redeveloper are willing to participate in the BRIT process if appropriate.

- The municipality shall designate the site as an area in need of redevelopment or rehabilitation.

The site has been designated as an Area in Need of Redevelopment.

- The municipality shall adopt a redevelopment plan.

The Township intends to adopt the redevelopment plan by April 1, 2010, but has attached a conceptual draft that represents the intent of the Township and the Redeveloper. The redeveloper has submitted a letter confirming its acceptance of this conceptual Redevelopment Plan and its concomitant obligation to provide 100 affordable housing units onsite, which is attached as Appendix P.

- The redevelopment agreement shall comply with N.J.A.C. 5:97-6.4(b) through (h).

The redevelopment agreement will be consistent with the requirements. The document setting forth essential terms of a Redevelopment Agreement, including the total number of affordable housing units and income levels, inclusion of a PILOT and the acceptance thereof by the Township and the Redeveloper is attached as Appendix Q.

- The municipality shall issue a request for proposals for a designated redevelopment if applicable.

The Township is working with a qualified redeveloper who has been working to purchase properties in the redevelopment area in order to provide a consolidated redevelopment project.

- The units must comply with N.J.A.C. 5:97-9 and UHAC.

The units will comply.

- Demonstration that the resolution designating the area in need of redevelopment has been approved by the DCA is required by Local Redevelopment and Housing Law at the time the area was designated.

The resolution and report have been sent to the Commissioner of the DCA as required by N.J.S.A. 40A-12A-1 et seq. The redevelopment area is located entirely within Planning Area 1 on the State Plan Policy Map. It is our understanding that the redevelopment area determination shall take effect upon transmitting the Resolution to the Commissioner, as it is within a "smart growth area."

- A redevelopment plan adopted by the governing body which includes requirements for affordable housing.

The Redevelopment Plan will be adopted by April 1, 2010 and will be transmitted upon its adoption.

- A description of the site including its location, acreage and existing and intended use.

The property is described above and in the site suitability analysis.

- An anticipated timeline and development process expected for the site.

The redeveloper's proposed timetable for completing the redevelopment process and project is attached as Appendix R.

Redevelopment Bonus Credits

In accordance with N.J.A.C. 5:97-3.19 a municipality may receive 1.33 units of credit for each affordable housing unit addressing the growth share obligation that is included in a designated redevelopment area or rehabilitation area pursuant to the Local Redevelopment and Housing law (N.J.S.A. 40A-12A-1 et seq) when the criteria listed below are met. This proposal meets the following requirements:

- The preliminary/final approval provides for a minimum set aside of 15% of the total number of units in the development.

The number of affordable units will be at least 15% of the total number of residential units in the development.

- The affordable units are provided on site

The affordable units will be provided on site.

- At least 50% of the affordable units are family units.

All of the units will be family units

- The development meets the redevelopment criteria pursuant to NJAC 5:97-6.6

The development meets the redevelopment criteria as outlined above.

Site Suitability in accordance N.J.A.C. 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in NJAC 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing.

There are seven property owners within the redevelopment study area. The southern/western portion of site with frontage on Church Road, Beaver Avenue and Fellowship Road is proposed location for affordable housing.

This portion of the site is owned by Mount Laurel Development/ARC properties, which is the proposed redeveloper. There are no encumbrances to preclude the development of affordable housing

- ii) The site is adjacent to compatible land uses and has access to appropriate streets.

The surrounding land uses are commercial, residential, and office uses. The overall redevelopment area has four street frontages. The affordable housing will have access to Church Road and possibly Beaver Avenue.

- iii) Adequate sewer and water capacity are available to the site.

The redevelopment area will be served by the MLMUA, water and sewer service will be extended as needed.

- iv) The site can be developed consistent with the residential site improvement standards (NJAC 5:21)

Yes the site will be developed consistent with RSIS

- v) Sites designated for affordable housing should be consistent with the State Development and Redevelopment Plan.

The site is within Planning Area 1 on the State Plan Policy Map.

- vi) The development will adhere to freshwater wetlands regulations, is not adjacent to a Category One waterway, and is not affected by steep slopes.

There are approximately 9 acres of wetlands and 39 acres of uplands within the study area. The area is not in a Flood Hazard Area.

- vii) The property is not within a historic district and is not an architecturally or historically important site.

Southern/western Portion of Redevelopment Area - where market and affordable housing is proposed	
Block and lots	Block 1304.02, lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 10.01, 11, 12, 13, 20, 21, 22, 23, 24 Block 1304.01, lots 1, 2, 3, 4, 5, 6, 7, 8, 9 Block 1310, lots 1, 2, 3, 4, 5, 6, 7, 9, 10
Address	Church Road, Fellowship Road, Beaver Ave
Owner	Mount Laurel Development/ARC Properties 1401 Broad Street Clifton, NJ 07013
Acreage	18.72 acres (this portion of study area, total study area is 48 acres)
Current zoning	R-1 Residential B Business NC neighborhood Commercial
Surrounding Land Uses	<u>North:</u> wetland area, additional redevelopment study area properties, Red Roof Inn, Econo Lodge, Route 73 <u>South:</u> Businesses on Roland Ave, homes on Church Rd <u>East:</u> Offices on Fellowship Road/Century Pkw <u>West:</u> residential dwellings on Beaver Ave
Planning Area	PA-1
Access	Accessible by Fellowship Road, Church Road and Beaver Avenue Site is within service area for public sewer and water

5. Market to Affordable Program (N.J.A.C. 5:97-6.9)
Various Residential Properties
100 units
MAP 10

The Market to Affordable program provides for housing units that are to be purchased or subsidized through a written agreement with the property owner and sold or rented to low and moderate income households in accordance with COAH's rules. The properties may be new, pre-owned or vacant. This program will allow the Township to provide affordable housing opportunities within the Township's existing neighborhoods, making efficient use of the existing housing stock close to public transportation and close to employment and shopping opportunities.

In accordance with N.J.A.C. 5:97-6.9(b) the units in the market to affordable program must be in sound condition (certified by the building inspector) and the subsidy must be at least \$25,000 (for moderate) and \$30,000 (for low), or more if needed to make the property affordable to low or moderate income households. No more than ten percent (10%) of the fair share obligation may be satisfied with the market to affordable program. The Township proposes to provide 100 units through the market to affordable program over the course of the delivery period. Mount Laurel's Market to Affordable program will comply with the requirements set forth in NJAC 5:97-6.9(c).

The current economic recession has been trying for many households in Mount Laurel and throughout the State, and though real estate values in New Jersey remain relatively high; housing prices have been moderated from their peak three or four years ago. The lowering of housing prices creates a new opportunity for the implementation of an economically feasible market to affordable program. The Market to Affordable Program will be funded by the mandatory development fees collected and deposited in the Affordable Housing Trust Fund. Other funding opportunities will also be pursued. The Township's Administrative Agent will administer the program. The Market to Affordable Checklist is included as Appendix S.

N.J.A.C. 5:97-6.9 (d) requires that information about the proposed market to affordable program be provided to demonstrate the feasibility of the program. The Market to Affordable program will first focus on the area shown on MAP 10. The neighborhood is part of the area developed as the Larchmont PUD (planned unit development) in the 1970s. The Larchmont PUD was initially approved in the late 1960s and overall contains 5,677 housing units including single-family homes, townhouses, condominiums and apartments.³⁶ Since the Larchmont PUD was approved prior to the *Mount Laurel II* decision and prior to the inception of the COAH regulations, the PUD did not include units specifically set aside for low and moderate income households, though like many of the Township's neighborhoods there are a variety of housing types affordable to a variety of income levels.

The initial focus area for the Market to Affordable program shown on MAP10 contains 698 housing units and would benefit from an infusion of investment and additional owner occupancy. A search of the properties currently on the market in the focus area has been conducted, as well as home sales over the last three years. As of November 2009

³⁶ Information about the number of units in the Larchmont PUD was taken from the Mount Laurel Township 2006 Master Plan, Chapter C.

there were twenty-three (23) homes on the market within the focus area. The asking prices range from \$96,600 to \$200,000 for single units and \$259,000 for two units in a duplex. Over the last three years there have been forty-five (45) properties sold within the focus area, of which four were duplexes (a total of 49 units) the price for the single units ranged from \$109,000 to \$239,000 and the price for the 2 unit buildings ranged from \$250,000 to \$270,000. A sample of the current listings and recent sales on one street (Willow Turn) are included as Appendix T. Given the sales prices in the area, the current tax rate, the association dues (for some units), and the average mortgage rates, it appears that there are sufficient residential units within the focus area, and certainly within the Township overall, to permit a viable Market to Affordable program over the course of several years. The approximate subsidy for the market to affordable program will range from \$25,000 to \$60,000 depending on the size and the condition of the unit.

Additional areas beyond the initial focus area may be incorporated as the program progresses. The Township will consider including rental units in the Market to Affordable Program if funding such as the State Rental Assistance Program (SRAP) is available. The SRAP program assists in making safe and quality housing in the private rental market affordable to very low-income families through direct rent subsidy payments to landlords. The Township may identify additional focus areas containing rental units and apply for assistance. This would also assist the Township in meeting the very low income requirements.

6. Supportive and Special Needs Housing (N.J.A.C. 5:97-6.10)

Scattered sites

17 Homes with 51 bedrooms plus 12 rental bonus credits = 63 credits

Supportive and special needs housing may be residential health care facilities, group homes for people with developmental disabilities and mental illness, permanent supportive housing, and supportive shared living housing (long term health care and nursing homes do not qualify). For group homes and residential health care facilities the unit of credit is the bedroom.

For the prior rounds, the Township has received 5 credits for the Catholic Charities group home located at 327 Mount Laurel Road. For the Third Round the Township is seeking credit for the additional supportive housing sites listed in the table below, which were not included in the prior round credits. The licenses from the NJ Department of Human Services are included in Appendix V. All of the properties are already in existence, are located in established residential neighborhoods, and are served by existing infrastructure.

Organization	Address	Block & Lot	Type	# Bedrooms	Date occupied
Allies, Inc 2275 Route 33, Ste. 303 Hamilton, NJ 08690	5 West Azalea Ln	1400/5	Group Home	3	2002
Allies, Inc 2275 Route 33, Ste. 303 Hamilton, NJ 08690	37A Sumac Ct	1408/113	Group Home	2	2002
Allies, Inc 2275 Route 33, Ste. 303 Hamilton, NJ 08690	906 Union Mill Rd	1000.03/23.02	Group Home	4	2002
Family Service 770 Woodlane Road Ste 23 Mt Holly, NJ 08060	4508 Church Road	1100.01/1	Group Home	5	1997
Family Service 770 Woodlane Rd, Ste 23 Mt Holly, NJ 08060	820 Union Mill Rd	606/22.03	Group home	4	1987
Family Service 770 Woodlane Rd, Ste 23 Mt Holly, NJ 08060	394A Delancy Pl	305.01/209	Supportive Housing	2	2009
Family Service 770 Woodlane Rd, Ste 23 Mt Holly, NJ 08060	4806A Aberdeen Dr	308.01/1	Supportive Housing	2	2008
Family Service 770 Woodlane Rd, Ste 23 Mt Holly, NJ 08060	3A East Daisy Ln	1402/39	Supportive Housing	2	2009
Phoenix Properties- NJ, Inc 4 Gail Court, Unit 1 Sparta, NJ 07871	110 Laurel Lane	502.01/5	Group home	5	1997
Phoenix Properties- NJ, Inc 4 Gail Court, Unit 1 Sparta, NJ 07871	62 Boothby Drive	201.03/56	Group Home	5	1996
Community Options, Inc. 16 Farber Road Princeton, NJ 08540	205A Harwood Ct	406.01/1	Group home	2	1997
Community Options, Inc. 16 Farber Road Princeton, NJ 08540	6801A Normandy Drive	312.01/1	Group Home	2	1995
Community Options, Inc. 16 Farber Road Princeton, NJ 08540	6607A Normandy Drive	312.01/1	Group Home	2	1994
Community Options, Inc. 16 Farber Road Princeton, NJ 08540	6407A Normandy Drive	312.01/1	Group Home	3	1993
Community Options, Inc. 16 Farber Road Princeton, NJ 08540	2905A Heatherstone Ct	307.01/1	Group Home	2	1997
Community Options, Inc. 16 Farber Road Princeton, NJ 08540	50 Stratford Lane	201.01/25	Group Home	3	2008
Independence II, Inc. 770 Woodlane Road Suite 23 Mt Holly, NJ 08060	4210 Church Road	1100/4.01	Shared Supportive Housing	3	2006

7. Municipally Sponsored and 100% Affordable Developments (N.J.A.C. 5:97-6.7)

A municipally sponsored or 100 percent affordable development is one in which all of the units are available to low and moderate income households and would be created through a municipal partnership with a non-profit or other affordable housing provider.

7a. Marne Highway 100% affordable housing site (N.J.A.C. 5:97-6.7)

Block 215, Lot 15
Marne Highway
120 family rental units
80 age-restricted rental units
200 total credits
MAP 12 Tax Map / MAP 9 Aerial photo

This 60 to 65 acre property is currently farmland assessed and is located on the north side of Marne Highway just east of the New Jersey Turnpike. The Township is taking action to gain control of the property for purposes of effectuating the 100% municipally sponsored project. The Township proposes to create two separate affordable housing project sites on the property, one consisting of 15 acres for a 120 unit family rental project, and one consisting of 10 acres for an 80 unit age-restricted senior rental project. The property is sufficiently large to provide adequate space for several development areas separated by open space. The affordable units will be created through municipal partnerships with a non-profit or other affordable housing provider. The Township has prepared a Request For Proposals (one for each project) to solicit proposals from qualified affordable housing developers and the construction will commence within two years of substantive certification. The two RFPs for development of the affordable housing projects are attached as Appendix Y and Z. The request for proposals provides that ten percent of the units must be made available to very low income households and that the first floor units must comply with N.J.A.C. 5:97-3.14 regarding accessibility.

When completed, a survey of the property will be submitted to supplement the documentation in support of the 100% affordable projects on this site. The site has been zoned for commercial use, but will be rezoned as part of the Township's affordable housing planning process. Properties to the east and west are within residential zones and are residentially developed, so the proposed development will be compatible with surrounding uses.

The Township is in the process of purchasing the property and will subdivide the property to create 3 lots, a 15 acre parcel for the development of affordable family rental housing, a +/- 40 acre parcel to be retained by the Township, and a 10 acre parcel for the development of affordable senior rental housing. The Township will provide the land and will support the developer in applying for available financing for affordable housing development. The remainder of the tract will be designed to be compatible with the affordable housing and may include public or private recreation or education facilities, common area or access for the housing developments, or other authorized public uses to be determined.

N.J.A.C. 5:97-6.7(b), (c) and (d) require that the following information be provided:

- All sites must meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13

Site suitability is detailed below.

- The municipality or developer/sponsor shall have control or the ability to control the site(s).

The Township is taking action to obtain control of the property, which is anticipated to be finalized on or about June 1 of 2010.

- The construction schedule shall provide for construction to begin within two years of substantive certification or in accordance with the municipality's implementation schedule pursuant to N.J.A.C. 5:97-3.2(a)4.

The Township intends for construction to begin within two years

- The first floor of all townhouse dwelling units and of all other multistory dwelling units must comply with N.J.A.C. 5:97-3.14.

The RFP includes a requirement that the units comply

- The units shall comply with N.J.A.C. 5:97-9 and UHAC.

The units will comply

- A demonstration that the municipality or developer/sponsor has site control or has the ability to control the site(s). Control may be in the form of outright ownership, a contract to purchase or an option on the property.

The Township is taking action to obtain control of the property, which is anticipated to be finalized on or about June 1, 2010.

- A description of the site, including the street location, block and lot, and acreage;
The site is described above and an aerial photo is included as MAP 9
- A request for proposals (RFP) or executed agreement, including a schedule for the construction of the units, with the developer or sponsor; or documentation that the development has received preliminary or final approvals.

The Township has prepared an RFP, which will be advertised upon the Township taking title to the property on or about June 1, 2010.

- Detailed information demonstrating that the municipality or developer has adequate funding capabilities.

The Township will provide the land for the development and a qualified and experienced affordable housing developer will be chosen to partner with the Township on the projects. A pro forma will be provided once the developer is chosen in July or August 2010.

Funding

The Township will bond to purchase the property for the amount agreed upon or the amount that is determined by the Township's appraisers to be the highest and best

value, as the case may be. The Township will then subdivide the parcel to delineate the development areas. The Municipal Land Acquisition Program (MLA) is implemented by DCA through the Balanced Housing Program and provides funds to eligible municipalities for acquisition of land or property for the construction of affordable housing. The program provides that affordable housing may be developed and/or owned by the municipality or by an agent of the municipality, or the municipality may select a developer to build the affordable housing. The MLA program provides up to \$6 million to eligible municipalities for acquisition of land and/or property for the construction of affordable housing. Though funding is currently limited, the Township will apply for MLA funding. It is anticipated that the chosen affordable housing developers will apply for State and federal funding to finance the projects. The Township will also pursue reimbursement with the State Green Acres program for that portion of the property which will be owned and retained by the Township for authorized Green Acres purposes.

Site Suitability in accordance with N.J.A.C. 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in NJAC 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing. This site is currently owned by a Family Limited Partnership. The Township is negotiating with the land owner to facilitate the land transfer. There is a PSE&G easement on the property, but does not appear to significantly encumber the property. The property is currently farmland assessed.
- ii) The site is adjacent to compatible land uses and has access to appropriate streets. The surrounding uses include residential uses, a commercial farm, privately owned open space and the New Jersey Turnpike right-of-way.
- iii) Adequate sewer and water capacity will be available to serve the site, once the current water limitations are lifted as described in Section IIE(3).
- iv) The site can be developed consistent with the residential site improvement standards (N.J.A.C. 5:21)
- v) The site is within Planning Area 2, a smart growth area, on the State Plan Policy map. Planning Areas 1 and 2 are the preferred locations for municipalities to address the fair share obligation
- vi) The development will adhere to freshwater wetlands regulations and is not adjacent to a Category One waterway. There are two “fingers” of wetlands on the site, but their presence will not hamper the development of affordable housing.
- vii) The property is not within a historic district and is not an architecturally or historically important site.

100% Affordable Site Overview	
Block and lot	Block 215, lot 15
Address	Marne Highway
Owner	3253 Marne Highway Mount Laurel, NJ
Acreage	65 acres
Current zoning	I Industrial (permits office, restaurants, research, etc)
Surrounding Land Uses	North: NJ Turnpike right-of-way and rest stop South: commercial farm/nursery East: open space, residential homes, commercial West: single family homes
Planning Area	PA-2
Access	Accessible by Marne Highway Site is within the service area, public sewer and water may be extended.

**7b. Hovtech Boulevard 100% affordable housing site
Township Owned “Stanley Tract”**

Block 302.15, lot 3

Ark Road and Fostertown Road

50 family rental units plus 50 rental bonus = 100 credits

MAP 13 Tax Map

This property is located at the southwest intersection of Fostertown Road and Hovtech Boulevard north of Route 38. The 50 unit affordable family rental project will be developed on a six (6) acre portion of a +/-10 acre tract, which is currently owned by the Township and is known as the “Stanley Tract”. In accordance with the Township’s Prior Round Fair Share Plan, the 1997 Judgment of Repose Incorporating and Memorializing Settlement, and the 2006 Order Providing Repose and Incorporating Agreement for Third Round Fair Share Compliance, dated March 29, 2006, the Township has purchased two adjacent pieces of property known as the “Biemacki Tract” and the “Stanley Tract”. Each of the parcels is approximately 10 acres. The lot line will be adjusted through a minor subdivision in order to create one 14 acre tract, and one 6 acre tract.

The two adjacent lots were purchased in part to provide 14 acres of land for the development of 184 age-restricted rental units to be developed, owned and managed by FSHD. The future use of the remaining 6 acres had not been previously determined. The Township purchased the two pieces of property – one in 1998 (lot 2 - the Biernacki Tract) and one in 2002 (lot 3 - the Stanley Tract) totaling approximately 20 acres, of which 14 acres have been planned for the development of 184 age-restricted rental units, though the development plans have not yet been prepared by FSHD. Pursuant to a Court Order, the Township spent millions of dollars to purchase the lands and entered into an agreement with FSHD to develop the properties with 184 affordable housing units along with supportive social services and amenities. Up to 25% of the units are permitted to assisted living units. The units are primarily to satisfy the Township’s Round Two obligations. Of the 184 proposed units, 154 would be for the Round Two

obligation and 30 would be for the Round Three obligation (described in number 2 above).

The Township's continued support for FSHD's proposed affordable housing projects was contingent upon the Township's ability to receive a Judgment of Repose with regard to all of the Township's Third Round obligations.³⁷ FSHD has not adhered to the development schedule set forth for the project, and is at this point more than 2 years behind schedule according to the terms of the 2006 Judgment of Repose. According to the 2006 Judgment of Repose, FSHD intends to apply for a mortgage from the New Jersey Housing and Mortgage Finance Agency (HMFA), and to apply to HMFA for 9% tax credits, and to the NJ DCA for Balanced Housing and Home Express Funds, as well as the New York Federal Home Loan Bank's Affordable Housing Program. FSHD has delayed the construction schedule for the 184 age-restricted affordable units, and now expects to begin construction in 2014.

Given the obligations assigned to the Township, Mount Laurel cannot wait for FSHD to develop the property before moving forward with its own plan for the 6-acre portion of the site. The Township intends to initiate development by adjusting the lot line between lot 3 (the Stanley tract) and lot 2 (Biernacki tract) so that four (4) acres of lot 3 may be consolidated with lot 2. The 14-acre lot will remain available for the development of the FSHD age-restricted housing as previously required by Court Order. The remainder of lot 3 will be +/- 6 acres and will be developed with a 50 unit 100% affordable family rental development. Both sites will be designed compatibly and will be interconnected with pathways and possibly driveways, but will be two distinct developments. The Township will issue an RFP to solicit interested affordable housing developers for the 6 acre family rental site. The draft RFP is attached as Appendix BB.

N.J.A.C. 5:97-6.7(b), (c) and (d) require that the following information be provided:

- All sites must meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13

Site suitability is detailed below.

- The municipality or developer/sponsor shall have control or the ability to control the site(s).

The Township owns the property.

- The construction schedule shall provide for construction to begin within two years of substantive certification or in accordance with the municipality's implementation schedule pursuant to N.J.A.C. 5:97-3.2(a)4.

The Township intends for construction to begin within two years, and will issue an RFP within three months.

- The first floor of all townhouse dwelling units and of all other multistory dwelling units must comply with N.J.A.C. 5:97-3.14.

The RFP includes a requirement that the units comply

³⁷ See page 26 of the Order Providing Repose and Incorporating Agreement for Third Round Fair Share Compliance dated March 29, 2006.

- The units shall comply with N.J.A.C. 5:97-9 and UHAC.
The units will be administered in accordance with the applicable rules and regulations.
- A demonstration that the municipality or developer/sponsor has site control or has the ability to control the site(s). Control may be in the form of outright ownership, a contract to purchase or an option on the property.

The Township owns the property, and there have not been any prior plans for the portion of the land to be developed with family rental housing.
- A description of the site, including the street location, block and lot, and acreage;

The site is described above and the tax map showing the portion of the property to be developed is included as MAP 13.
- A request for proposals (RFP) or executed agreement, including a schedule for the construction of the units, with the developer or sponsor; or documentation that the development has received preliminary or final approvals.

The Township has prepared an RFP, which will be advertised within three months
- Detailed information demonstrating that the municipality or developer has adequate funding capabilities.

The Township will provide the land for the development and a qualified and experienced affordable housing developer will be chosen to partner with the Township on the projects. A pro forma will be provided once the developer is chosen in June of 2010.

Site Suitability in accordance with N.J.A.C. 5:97-3.13

Sites designed to produce affordable housing must be available, approvable, developable and suitable according to the criteria set forth in N.J.A.C. 5:97-3.13.

- i.) The site has clear title and is free of encumbrances which preclude development of affordable housing. Lots 2 and 3 are owned by Mount Laurel Township and were purchased specifically for the development of affordable housing. Lot 3 currently consists of approximately 10 acres and will be subdivided so that lot 2 may be increased to 14 acres. The 14-acre tract will remain available for FSHD's senior age-restricted development as has been set forth in prior Court orders.
- ii) The site is adjacent to compatible land uses and has access to appropriate streets. The surrounding uses include a fitness center, a shopping center, single family houses, attached housing, and light industrial uses.
- iii) Adequate sewer and water capacity will be available to the site when the water allocation constraint set forth in Section II(E)(3) is alleviated.

- iv) The site can be developed consistent with the residential site improvement standards (N.J.A.C. 5:21).
- v) The site is within Planning Area 2, a smart growth area, on the State Plan Policy map. Planning Areas 1 and 2 are the preferred locations for municipalities to address the fair share obligation.
- vi) The development will adhere to freshwater wetlands regulations and is not adjacent to a Category One waterway. FSHD had previously agreed to commission a wetlands delineation prior to site design. The Township will now initiate the wetlands delineation. Wetlands will be protected and buffers will be adhered to. The property is not within a flood hazard area.
- vii) The property is not within a historic district and is not an architecturally or historically important site.

Mount Laurel Township Owned "Stanley Tract" Overview	
Block and lot	Block 302.15, lot 3
Address	3056-3060 Fostertown Road
Owner Lots 2 & 3	Mount Laurel Township 100 Mount Laurel Road Mt Laurel, NJ 08054
Acreage	10.38 + 10.14 acres=20.52 acres 14 acres for FSHD seniors 6 acres for 100% affordable family rental
Current zoning	I
Surrounding Land Uses	<u>North:</u> fitness center and indoor recreation <u>South:</u> housing and farm <u>East:</u> Roosevelt Paper Company and future commercial (approved) <u>West:</u> multi-family housing
Planning Area	PA-2
Access	Accessible by Hovtech Boulevard and Fostertown Road Site is within the service area, public sewer and water may be extended.

7c. Ethel Lawrence Homes, Fair Share Housing Development, Inc³⁸

Block 601, lot 35 and

Stojanov Property

Block 601, lots 23 and 23.04

396 Mount Laurel Road

72 additional units

MAP 14 Tax Map

The 140 affordable housing units within the Ethel Lawrence Homes development have been developed by FSHD and have been counted toward satisfaction of Mount Laurel Township's prior round obligations. The site was to be developed in three phases. Phase I contained the affordable units on Tolerance, Hope and Faith Courts. Phase II contained the units on Equality Court. Phase III was to include a 9,900 square foot Education and Recreation Building and the outdoor recreation facilities on lot 35, which is a 7.82 acre parcel to be accessed off of Ethel Lawrence Boulevard. The parking area has been developed, but neither the Education and Recreation building nor the outdoor recreation facilities has been constructed.

Davis Enterprises sought development for a market rate age-restricted housing development off of Route 73, known as Rogers Walk, which is now under construction. With the consent of FSHD, Davis agreed to pay the Township \$35,000 per unit for 55 units (total of \$1,925,000), which the Township would utilize to fund a Regional Contribution Agreement with Palmyra Borough. Also in July of 2005, Davis Enterprises purchased the Stojanov property on Mount Laurel Road (lots 23 and 23.04) for \$1,216,747 and transferred the title to Fair Share Housing Development, Inc. FSHD was to utilize the property, together with the adjacent land already part of the Ethel Lawrence Homes development to construct a 15,000 to 25,000 square foot Education and Recreation Center, which would contain a day care, pre-school, after school programs and a parent development program. FSHD was to submit a plan for this development by June 30, 2006.

Since the time that the agreement set forth above was established, the COAH rules have changed and increased Mount Laurel's Round III obligation from 226 affordable housing units to 1,421 affordable housing units (1,000 with the cap). Also the RCA compliance mechanism has been eliminated by amendments to the Fair Housing Act in 2008, due substantially to the lobbying efforts of FSHD's principal and founder and the Township is now unable to utilize the RCA mechanism to work with other municipalities in the region to provide affordable housing. The Township has committed significant resources to FSHD in support of the affordable housing and associated facilities. The Township has relied upon FSHD's proposed projects to enhance opportunities in the community and has acted in reliance upon the various pieces of the puzzle to meet its fair share obligations. The big picture for Mount Laurel's affordable housing compliance has changed significantly and the Township must adjust its plan accordingly.

Considering the scarce financial resources and the diminishing availability of developable land, it is not efficient or practical for the Township to permit the Education and Recreation facility as previously proposed. Instead, the portion of lot 35 previously

³⁸ AS set forth in the project description, the proposed 72 affordable housing units will be developed on the Stojanov property when the Township acquires from the Court the right to retake title to the property, based upon the application of equitable principles.

proposed for the Education and Recreation building, as well as the Stojanov property (lots 23 and 23.04) should be reprogrammed to accommodate additional affordable housing. The appropriate management is already in place at the Ethel Lawrence homes site, and infrastructure already serves the site. This property was set aside to assist in meeting the Township's affordable housing needs, and according to the current COAH rules, those needs have changed. This will be an efficient, fair, and effective means to provide needed affordable housing. Site suitability has already been determined.

Once the proposal has been reviewed by the interested parties, additional details will be provided in accordance with the Township's implementation schedule as permitted by NJAC 5:97-3.2(a)(4).

7d. 100% Affordable Municipally Sponsored Housing site

Location to be Determined

100 family units + 94 rental bonuses +194 credits

As demonstrated in the Implementation Schedule that follows, the Township has provided sufficient opportunities for affordable housing to meet the current obligation and the projected obligation through 2012. The Township will continue to monitor growth and the potential for growth and redevelopment and will comply with COAH's monitoring requirements as set forth in N.J.A.C. 5:96-11, including reporting the Township's actual growth pursuant to N.J.A.C. 5:97-2.5. It is assumed that COAH or the Court will conduct the biennial evaluations after the Township receives a Judgment of Compliance from the Court, and that in cooperation with the Township, COAH or the Court will verify that the construction or provision of affordable housing has been in proportion to the actual residential growth and employment growth in the Township, and that the mechanisms addressing the projected growth share obligation continue to present a realistic opportunity for the creation of affordable housing.

The Township will first fulfill the proposals set forth in the Fair Share Plan for the three year planning horizon and then prior to the biennial review in 2012 will consider sites for the future development of another 100% affordable housing site, if needed based on actual growth. The Township will strive to seize appropriate opportunities as they arise. Though the site for this final 100% affordable housing project has not yet been identified there are a number of parcels that could be utilized for development or redevelopment for affordable housing. As the need for additional housing arises based on the growth share formulas, the Township will identify a specific site for the provision of additional affordable housing opportunities and will provide details about the acquisition of property and the process for choosing an affordable housing development partner. A minimum of 15 very low income units, or the number needed at the time, will be provided as part of the project, to ensure compliance with the very low income requirements.

8. Extension of Expiring Controls (N.J.A.C. 5:97-6.14)

122 total units – 153 total credits (31 rental bonus)

86 Tricia Meadows (Davis Enterprises)

36 scattered Orleans family rentals

See MAP 6

In accordance with N.J.A.C. 5:97-6.14, a portion of the Township's growth share obligation may be met through the extension of affordability controls for affordable units set to expire between 1999 and 2018, subject to the conditions set forth in COAH's rules. Extending the affordability controls on existing units will be an effective way to ensure the continued availability of affordable housing units throughout various neighborhoods. In order to extend the affordability, the Township either is in the process of negotiating or by the time of the public hearing on this Plan may have completed the negotiated agreements with the owners to extend the affordability controls for 30 years. Each of the two owners will be paid a lump sum for the extension and they will continue to administer the units in accordance with UHAC, to income qualify the residents, and to provide monitoring information to the Township's Municipal Housing Liaison on a yearly basis.

Funding

The Township will utilize monies in the Affordable Housing Trust Fund to fund the extension of expiring controls, and will bond to make up the shortfall if needed. The Township may also seek alternative sources of funding to support the maintenance of affordability controls. The Housing Preservation Program provides funding for the preservation of affordable housing units in HMFA-financed projects, other affordable units which would be lost to the market, and existing affordable units in need of substantial repair. The program provides for the acquisition, rehabilitation and repair of existing units including the refinancing of an existing mortgage. Both nonprofit and for-profit developers are eligible to participate in the program. If this funding is pursued for the two projects outlined or any other future proposals to extend affordability controls, the Township will provide a resolution of support confirming that the affordable housing units are needed in the Township.

8a. Orleans, 36 family rental units

Orleans Homebuilders was party to the Township's second round affordable housing compliance plan and was a signatory to the 1985, 1994 and 1997 Judgment of Repose. Orleans has developed a number of residential communities in Mount Laurel Township over the last several decades which have included affordable housing units and payments in lieu of constructing affordable housing units as specifically set forth in the Township's earlier Fair Share Plans and memorialized in the Court's Orders.

The Township and Jeffrey Orleans have been negotiating to reach an agreement to extend the affordability controls on thirty-six (36) rental units that are set to expire between 2010 and 2018. These units are located in the Laurel Creek and Stonegate developments and are currently rented by JPO Rentals (Orleans) to low (25) and moderate (11) income households. Detailed information about the thirty-six units is included as Appendix EE. The requirements for extension of expiring controls, in accordance with N.J.A.C. 5:97-6.14, are set forth below.

8b. Davis Enterprises, 86 units at Tricia Meadows

Block 802, lots 5, 7.01, 10 and 11.01 contain the Tricia Meadows manufactured home community. Pursuant to a Court Order in 1985, Davis Enterprises developed a 574 unit manufactured home community with frontage on Church Road and Elbo Lane. Eighty-six (86) of the units were set aside for low and moderate income households. The units have 30 year affordability controls, which are set to expire beginning in 2013. Currently Davis Enterprises owns the land and the housing units themselves are for sale. Davis acts as the real estate agent and administers the units. The costs of the mortgage and the land rent have been factored jointly to determine the present day cost to extend the affordability controls for an additional 30 years. The Township and Davis Enterprises are currently negotiating an agreement (draft included as Appendix GG, to be replaced with executed agreement when complete) to extend the affordability controls on the 86 units. The requirements for extension of expiring controls, in accordance with N.J.A.C. 5:97-6.14, are set forth below.

8c. Requirements for Extension of Expiring Controls.

The requirements for credits for the Extension of Expiring Controls are as follows (N.J.A.C. 5:97-6.14(a) and (b)):

- Demonstrate that the units complied with N.J.A.C. 5:97-4.2 or 4.3.
 - *Mount Laurel received prior cycle credits for the Orleans units and for the Tricia Meadows units. Some of the rental units owned by Orleans were approved after 1994 and have 20-year affordability controls, therefore the units deviate slightly from the requirements of N.J.A.C. 5:97-4.3(a)(2). The current agreements between the property owners and the Township provide for 30-year affordability controls for the extension period.*
- The affordability controls on the unit are set to expire during the 1999 to 2018 period.
 - *The affordability controls on the units are set to expire between 2010 and 2018.*
- Obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted units meet all code standards.
 - *The Township's building inspector will review each unit prior to filing the extended deed restriction in order to ensure that the restricted units meet all code standards.*
- If the unit requires rehabilitation and/or repair work, in order to receive the CCO or a certified statement from the Township building inspector, the Township must fund and complete the work.
 - *It is not yet known whether rehabilitation or repair work is needed on the affordable units. The Township acknowledges that if such work is required in order to achieve a CCO, then such work will need to be undertaken. The vast majority of the units are well maintained.*
- Submit the checklist provided by COAH

- *The checklist is included as Appendix CC and FF*
- Provide a written commitment from the owner to extend the affordability controls, or evidence that the controls have been extended in accordance with UHAC
 - *The draft agreement between the Township and Jeffrey Orleans is included as Appendix DD.*
 - *The draft agreement between the Township and Davis Enterprises is included as Appendix GG.*
- The proposed or filed deed restriction for the extended control period.
 - *The deed restriction will be provided*
- Provide documentation of sources of funding for rehabilitation.
 - *If rehabilitation is required, the funding will come from the Township's affordable housing trust fund. Alternatively, the Township will seek CDBG funding through Burlington County to assist with rehabilitation. A pro forma has not been prepared yet since the extent of needed rehabilitation work is not yet known.*
- When the extension of controls will require purchase or payment, the Township must submit a pro forma for any proposed acquisition or rehabilitation costs, documentation of funding sources, municipal resolution of intent to bond in the event of a funding shortfall, a draft or adopted operating manual in accordance with UHAC, designation of experienced administrative agent, and an affirmative marketing plan in accordance with UHAC.
 - *The Township will pay a lump sum to each of the property owners (Orleans and Davis) for the extension of affordability controls. The current managers will continue to oversee the operation and management of the units in order to maintain efficiency.*

9. Mandatory Affordable Housing Development Fee

The purpose of the affordable housing trust fund is to provide a funding source to assist the Township in meeting its low and moderate income housing obligations and to provide assistance for low and moderate income households. In order to collect and utilize these funds, the Township must have an ordinance for the requirements and procedures, must have that ordinance approved by COAH, must have a three-party escrow agreement between the municipality, the bank, and COAH and must have a spending plan in place. The Township proposes to continue to collect mandatory development fees in accordance with section 154-132.18 of the Township Code.

The Township first adopted a mandatory development fee ordinance in 1997 (ordinance 1997-12) and the ordinance was updated in 2004 (Ordinance 2004-27). Expenditures from the Township's Affordable Housing Trust Fund have been monitored by the Township's CFO and approved by the Court. The Township's mandatory affordable housing development fee ordinance has been updated to reflect the Round III COAH rules (N.J.A.C. 5:97-8) and the Statewide Mandatory Development Fee requirements for non-residential development (N.J.S.A. 52:27D-329.2) and was adopted by Ordinance

2009-5 on April 6, 2009. The updated ordinance is included as Appendix D of this plan, along with a resolution requesting that the ordinance be reviewed and approved.

A three party escrow agreement has previously been completed and submitted, the account is held at Beneficial Bank. A draft of the proposed Spending Plan is included as Appendix F of this plan along with a draft resolution requesting approval of the Spending Plan (Appendix G).

The affordable housing trust funds may be used for rehabilitation, extending infrastructure to affordable housing sites, acquisition or improvement of land for affordable housing, market to affordable programs, and repayment of municipal bonds to finance affordable housing. At least 30% of the funds must be used to provide affordability assistance to low and moderate income households in affordable units. The spending plan must be prepared in accordance with N.J.A.C. 5:97-8.10.

Since the Township's Affordable Housing Trust Fund was established in 1997 (the first deposit was made on February 20, 1998) in accordance with section 154-131.21 of the Township Code, the Mount Laurel Township has utilized Affordable Housing Trust funds for the prior rounds rehabilitation program, RCAs approved as part of the prior rounds, acquisition of lands for affordable housing, fees for the Special Master, administration of affordable units, and payments to assist and benefit FSHD in planning and developing affordable housing. The Township's "Spending Plan" has been in the form of Court Orders. The updated development fee ordinance provides for a fee equivalent to 1.5% of the equalized assessed value of residential development and 2.5% of the equalized assessed value for non-residential development. Up until the new development fee ordinance is effectuated, the development fee has been 1% of equalized assessed value for residential development and 2% for nonresidential development.

9a. Moratorium on Non-residential Fees

On July 27, 2009 Governor Corzine signed the New Jersey Economic Stimulus Act of 2009 into law. Sections 37 through 39 of the New Jersey Economic Stimulus Act of 2009 suspend the Non-Residential Development Fee Act, which was signed into law on July 17, 2008. As a result, non-residential developers that receive preliminary or final site plan approval between July 17, 2008 and July 1, 2010 are not required to pay the non-residential development fee prior to the issuance of a certificate of occupancy provided a building permit is issued prior to January 1, 2013. Municipalities may continue to collect non-residential development fees from non-residential properties that have made or committed to making a financial or other contribution prior to July 17, 2008 in accordance with the prior 2% fee. A developer is considered to have made or committed itself to make a financial or other contribution if the contribution has been transferred, including but not limited to when the funds have already been received by the municipality; the developer has obligated itself to make a contribution as set forth in a written agreement with the municipality, such as a developer's agreement; or the developer's obligation to make a contribution is set forth as a condition in a land use approval issued by a planning board or zoning board in accordance with Municipal Land Use Law. As a result of the moratorium it is unclear exactly which non-residential developments will be subject to the fee. The next section summarizes potential trust fund deposits, but the actual numbers may be less.

9b. Estimated Affordable Housing Trust Fund Deposits

In order to approximate the funding that may be available to support the Township's affordable housing activities, we have reviewed the developments that have been approved, but not yet constructed. The current balance as of December 2009 is \$7,902,723. For the Non-residential developments, only those that received approval prior to July 17, 2008 are included since they agreed to the 2% fee that was in place at the time and therefore may not be exempt as a result of the current moratorium. The reason for estimating the deposits to the Affordable Housing Trust Fund is to have an informed starting point for the Spending Plan.

Mount Laurel Township Anticipated Residential Development Fees 2009-2018³⁹				
Development Address	Name or	Block and Lot	Number of New Units	Anticipated Total Development Fee
4900 Church Road		703/ 5.01	5	\$18,750
4852 Church Road		703.02/ 1	4	\$15,000
506 Garden Way		211/ 3	5	\$18,750
Sharp Road and Church Road		803.10/ 14	4	\$15,000
314 Union Mill Road		405.90/ 17	5	\$18,750
4852 Church Road		703.02/ 1	3	\$11,250
812 S Church Street		1105/ 14	9	\$33,750
Rogers Walk			232 more units (40 built)	\$962,499 additional Pay in Lieu
Miscellaneous Minor Subdivisions		Unknown	28	\$105,000
Total				\$1,198,749

³⁹ The estimates assume an Equalized Assessed Value of
Mount Laurel Township Housing Element and Fair Share Plan
March 2010

**Mount laurel Township
Anticipated Non-Residential Development Fees
2008-2018⁴⁰**

Development Name/Location	Block and Lot	Type of Use	Square feet	Anticipated Total Development Fee
3601-3609 Route 38	500/ 2, 3, & 4	Diner A2	8,465 diner	\$9,975
2501 Leadenhall Road	509/ 1.03	Office B	61,250 office	\$57,100
Atrium and Arbor Way	1300.05/ 5	Hotel R1	76,585	\$37,300
7000 Midlandic Drive	515/ 1	Office B	112,815	\$105,250
2057 Briggs Road	510/ 4	Office B	26,175	\$20,500
Walton Ave and Leadenhall Road	509/ 1.01, 1.04, & 1.05	Office B	407,832	\$380,400
4101 Church Road	1301/ 1.02	Indoor Rec A3	24,600	\$9,600
809 Route 73	1201/ 1, 3 & 6	Hotel R1	80 room hotel	\$27,500
2020 Briggs Road	304/ 4.02	Hotel R1	89,155	\$49,500
Total				\$697,125

⁴⁰ The figures are rough estimates for the purposes of projecting potential deposits to the Affordable Housing Trust Fund, each site will be independently evaluated by the Township's assessor upon construction.

E. Summary and Conclusion

Mount Laurel Township is committed to ensuring that there are opportunities for individuals and households with a range of incomes to live and work in the Township. The Township has prepared a plan that provides and maintains opportunities for the provision of affordable housing. In addition to affordable housing that is deed restricted as such it is important to recognize that there are a range of housing types in the Township, available to households of various income levels. A summary of the Township's fair share proposals is included in the table below. The actual number of units and credits proposed for the various compliance mechanisms may be altered over the course of the Round Three delivery period to respond to the biennial assessment of the Township's actual growth share obligation.

The plan has provided a cushion of possible excess credits. The Township reserves its right to reduce the number of units provided through a future municipally sponsored project, once the exact number of credits is affirmed for the various aspects of the plan. In addition, further changes in the Fair Housing Act and implementing COAH regulations, Court decisions on the Township's pending applications for equitable relief related to the future development of FSHD properties and the actual growth share obligation that accrues may affect the Township's obligation and this Fair Share Compliance Plan.

Mount Laurel Township Fair Share Summary	
1,032	Fair Share Obligation (Growth Share and Rehabilitation)
-45	Excess Round II Credits
987	Remaining Obligation
-32	Rehabilitation
955	Remaining Obligation
-30	FSHD Senior Carry Over
925	Remaining Obligation
-30	FSHD Senior Compliance Bonus
895	Remaining Obligation
-100	Market to Affordable
795	Remaining Obligation
-122	Extension of Expiring Controls
673	Remaining Obligation
-31	Extension of Expiring Rental Bonus
642	Remaining Obligation
-51	Supportive and Special Needs
591	Remaining obligation
-12	Supportive Special Needs Rental Bonus
579	Remaining Obligation
-23	Ark Road Senior Housing
556	Remaining Obligation
-23	Ark Road Senior Housing Compliance Bonus
533	Remaining Obligation
-100	Fellowship Redevelopment Area
433	Remaining Obligation
-33	Fellowship Redevelopment Area Bonus
400	Remaining Obligation
-120	100% Affordable Family Rental- B215 L15
280	Remaining Obligation
80	100% Affordable Age-Restricted – B215 L15
200	Remaining Obligation
-50	100% Affordable Township Owned-Stanley
150	Remaining Obligation
-50	100% Family Renal Bonus –Stanley
100	Remaining Obligation
-72	FSHD Stojanov Tract
28	Remaining Obligation
-100	Future 100% Affordable Site
-72	Remaining Obligation
-71	Future 100% Affordable renal Bonus
143	Possible Excess Credits <i>over 250.</i>

✓ 11420 X .20% = 23

23

F. Implementation and Schedule

The Township anticipates, based on projected growth and using the current COAH growth share ratios, that a maximum of 476 affordable units (to provide for the growth share obligation that will have accrued) may be needed at the time of the first plan evaluation in accordance with N.J.A.C. 5:96-10.1, which the Township assumes will occur in 2012. The Township has arrived at the projection using the most conservative approach, assuming that all proposed and approved development will be realized over the 2 to 3-year horizon. As outlined in the table below, the Township may accrue up to 752 credits by the first plan evaluation.

The Township is requesting a waiver, as permitted by N.J.A.C. 5:96-15.2, from the strict application of the jobs to square footage ratios provided to measure non-residential growth share in COAH's Appendix D. The specific waivers are described in Section IIC(4)(a) on page 34 of this plan, and in addition the Township will continue to monitor the actual number of jobs created in the Township when new businesses become operational. This will ensure that the affordable housing obligation is based on the realities in the Township. As developments occur, the actual number of jobs may further reduce the number of affordable housing credits that will be needed at the first plan review. Additionally, the growth share obligation may be adjusted to the extent that the development fee moratorium in the NJ Economic Stimulus Act results in non-residential developments for which the Township is unable to collect the development fee or an equivalent reimbursement.

In accordance with N.J.A.C. 5:97-3.2(a)(4) the Fair Share Plan should include an implementation schedule that sets forth a detailed time table that demonstrates a "realistic opportunity" and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

- Documentation for mechanisms to address the prior round obligation, the rehabilitation share and the growth share obligation up to the first plan review pursuant to N.J.A.C. 5:97-10 (biennial) shall be submitted at the time of petition.

Documentation for the prior rounds has been reviewed prior to approval of the Township's Prior Rounds Fair Share Plan, and is summarized in this Housing Element and Fair Share Plan. Documentation for the rehabilitation share is included within this Housing Element and Fair Share Plan. Documentation for the growth share obligation up to the first plan review, expected at the end of 2012, is included within this Housing Element and Fair Share Plan.

- Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;

The Township is not proposing inclusionary development or accessory apartments at this time. Information in support of the proposed Market to Affordable program is being submitted as required.

- Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to N.J.A.C. 5:97-3.2(a)4iv.

Mount Laurel is proposing to extend controls as outlined in section D above. Additional information will be provided as it becomes available.

- Documentation for all mechanisms not included above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5.

Documentation will be submitted in accordance with the implementation schedule as required.

Mount Laurel Township Round III Implementation Schedule											
Program	Credits Complete	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Credits
Prior Round Surplus Credits	45	-	-	-	-	-	-	-	-	-	45
Rehabilitation	3	-	5	5	5	5	5	4	-	-	32
Supportive and Special Needs	51	-	-	-	-	-	-	-	-	-	51
Supportive Rental Bonus ⁴¹	-	-	7	-	-	5	-	-	-	-	12
FSHD Senior rental	0	-	-	-	-	30	-	-	-	-	30
FSHD Seniors Compliance Bonus	0	-	-	-	-	30	-	-	-	-	30
Market to Affordable	0	10	15	15	10	10	10	10	10	10	100
Extension of Expiring controls (Tricia Meadows and Orleans)	0	122	0	-	-	-	-	-	-	-	122
Extension of Expiring Controls Rental Bonus	0		31	-	-						31
Ark Road Senior Housing, LLC	0	-	46	-	-	-	-	-	-	-	46
Block 215 Lot 15 Family Rental	0	-	120	-	-	-	-	-	-	-	120
Block 215 Lot 15 Senior Rental	0	-	-	80	-	-	-	-	-	-	80
Fellowship Redevelopment Area	0	-	-	100	-	-	-	-	-	-	100

⁴¹ In accordance with N.J.A.C. 5:97-3.6(a) the Township may receive 1.25 units of credit for each bedroom in supportive housing unit in excess of the growth share rental obligation. The credits will become available as the 250 unit rental obligation (with at least 125 family rentals) is reached and exceeded.

Redevelopment Bonus NJAC 5:97-3.19	0	-	-	33	-	-	-	-	-	-	33
100% Affordable Stanley Hovtech Blvd	0	-	50	-	-	-	-	-	-	-	50
100% Affordable Stanley Hovtech Blvd Rental Bonus	0	-	50								50
100% Affordable Future Site	0	-	-	-	-	-	-	-	100	-	100
100% Affordable Future Site Rental Bonus	0	-	-	-	-	-	-	-	71	-	94
Ethel Lawrence/ Stojanov Tract	0	-	-	-	-	-	72	-	-	-	72
TOTAL	96	132	319	228	10	75	82	10	181	10	1,143 plus 32 rehab

Appendix A

COAH Workbook A Growth Share Calculator

Workbook A: Growth Share Determination Using Published Data
 (Using Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections
Must be used in all submissions

Municipality Name: Mount Laurel Township

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	2,266	15,489
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
built or projected to be built post 1/1/04		
Inclusionary Development	52	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	249	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	191	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	1,774	15,489
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	354.80 Affordable Units	968.06 Affordable Units
6 Total Projected Growth Share Obligation		1,323 Affordable Units

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Mount Laurel Township

Prior Round Affordable Units NOT included in Inclusionary Developments Built post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	249
Assisted Living	
Other	
Total	249

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Trancocas Pointe	n	243	191	52	191
		0			0
		0			0
		0			0
		0			0
Total		243	191	52	191

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

[Return To Workbook A Summary](#)

Appendix B

Resolution of the Planning Board adopting the Housing Element and Fair Share Plan

**MOUNT LAUREL TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2010-10

**RESOLUTION OF MEMORIALIZATION
ADOPTING THE 2010 HOUSING ELEMENT
AND FAIR SHARE PLAN
AS PART OF THE MASTER PLAN
AND RECOMMENDING THAT
THE HOUSING ELEMENT AND FAIR SHARE PLAN
BE ENDORSED BY TOWNSHIP COUNCIL**

**Decided: March 11, 2010
Resolution Memorialized: March 11, 2010**

WHEREAS, the Planning Board of Mount Laurel Township, Burlington County, State of New Jersey, adopted its current Housing Element and Fair Share Plan pursuant to N.J.S.A. 40:55D-28 on December 8, 2005;

WHEREAS, the Township Council endorsed the Housing Element and Fair Share Plan on December 12, 2005;

WHEREAS, the Township Council and Planning Board petitioned the Court for a Judgment of Compliance and Order of Repose on December 12, 2005;

WHEREAS, a Fairness and Compliance Hearing was held and the Plan was approved by the Hon. John A. Sweeney, A.J.S.C., Law Division, Burlington County vicinage, on March 29, 2006;

WHEREAS, the March 29, 2006 Order granting approval of the Township's initial Round Three plan noted that the Third Round regulations adopted by COAH in 2004 were being challenged in the Appellate Division and that the Township would modify and update its affordable housing compliance plan in the event that the challenges invalidated the regulations that the Township had relied upon in drafting the Third Round compliance plan;

DAVID C. FRANK
ATTORNEY AT LAW

WHEREAS, the “growth share” methodology which vitiated those 2004 regulations, and other key aspects of COAH’s rules upon which Mount Laurel had relied in developing its Third Round compliance plan, were invalidated by the Appellate Division in January 2007;

WHEREAS, the Legislature adopted changes to the Fair Housing Act in July of 2008 (P.L. 2008 c. 46, commonly referred to as the “Roberts Bill”) which eliminated specific compliance mechanisms upon which Mount Laurel had relied in developing the 2006 Third Round plan approved by Judge Sweeney;

WHEREAS, COAH adopted revised rules, effective June 2, 2008, and as later amended on October 20, 2008 to address the Appellate Division’s concerns with the invalidity of portions of the agency’s 2004 rules;

WHEREAS, application of these new rules results in a calculated obligation for Mount Laurel of 1,421 affordable units, which is significantly more onerous than the 226 new units required under the 2004 rules;

WHEREAS, in a manner consistent with the ongoing efforts of Mount Laurel Township and the Mount Laurel Township Planning Board to continue assiduously to remain compliant with the Township’s affordable housing obligations, whatever the prevailing method of calculation may be (as they have since September 9, 1985, which predates by nearly a year the first rules ever adopted by COAH under the Fair Housing Act), the Board and Township directed its consultant to prepare a new analysis of available methods of compliance;

WHEREAS, the Township of Mount Laurel and the Mount Laurel Township Planning Board, in reasonable reliance upon the 2004 COAH rules, agreed to the terms and sought to implement the provisions of the March 29, 2006 Judgment of Repose, (which included the setting aside of lands and provision of moneys for the construction by plaintiff Fair Share Housing, Inc. of specific affordable housing projects and affordable housing amenities, such as daycare and recreation facilities) which have now prejudiced the Township’s ability to satisfy its now adjusted 1,421 unit fair share housing obligation;

WHEREAS, COAH's 2008 rules do not yet implement the statutory changes brought by the "Roberts Bill", though core changes, like elimination of the use of Regional Contribution Agreements, are being implemented by the agency and the courts, which adds to the confusion and uncertainty of any effort to sustain compliance;

WHEREAS, COAH's 2008 rules are the subject of still more litigation pending at the Appellate Division, which has received briefs and heard oral argument on December 1, 2009, but not yet issued its opinion on whether these latest rules will be upheld or overturned, in part or in full;

WHEREAS, notwithstanding the extraordinary ferment in the law underlying calculation of Mount Laurel's acknowledged constitutional affordable housing obligation and the means permissible to meet that obligation, the Township continued to seek compliance and repose;

WHEREAS, in accordance with the December 7, 2009 Order entered by the Hon. Michael J. Hogan J.S.C., Law Division, Burlington County, the Township Council and the Planning Board have determined to amend the Housing Element and Fair Share Plan consistent with COAH's rules that became effective on June 2, 2008, as later amended on October 20, 2008;

WHEREAS, in the period intervening between the December 7, 2009 Order and the present date there have been significant additional developments which, in addition to the ongoing litigation in the Appellate Division concerning the validity of COAH's 2008 rules, will or can potentially affect the law underlying calculation of Mount Laurel's acknowledged constitutional affordable housing obligation, and the means permissible to meet that obligation;

WHEREAS, the significant additional developments include:

- (i) Promulgation of Executive Order #12 by Governor Christie, which seeks to suspend all operations of COAH for a period of at least ninety days;
- (ii) Litigation concerning a stay of that Executive Order, which has a return date of March 16, 2010;

- (iii) Introduction and reporting out of Committee of far reaching legislation (Senate Bill S-1 and Assembly Bill A-2071) to again amend the Fair Housing Act (which would eliminate COAH and, again, radically alter the mechanisms available for compliance and which would declare Mount Laurel an "Inclusionary Municipality", which has already satisfied its *Mount Laurel* obligation without the provision of any more officially recognized affordable units); and
- (iv) Release by Rutgers University, Bloustein School of Planning and Public Policy (and forwarding by the litigants to the Appellate Division for consideration in the cases pending there), of a far reaching December 11, 2009 planning study, entitled "Impact Assessment of the New Jersey State Development and Redevelopment Plan" prepared for the New Jersey Department of Community Affairs Office of Smart Growth, which aggressively disputes the growth projections, especially job growth, which are the basis for the Third Round growth share obligations imposed under COAH's 2008 Third Round rules;

WHEREAS, the growth projections set forth in the recently released Rutgers study, if applied to Mount Laurel's affordable housing obligation, which is largely driven by projected jobs growth, would reduce the Township's Fair Share obligation to 216 affordable housing units, and demonstrate that Mount Laurel has already, by its adoption of its March 29, 2006 Plan, created affordable housing in excess of its constitutional obligation;

WHEREAS, the dramatically changed growth projections, combined with Judge Sweeney's 2006 execution of an Order of Compliance and Repose and the language in the concluding paragraphs of the Appellate Division's January 2007 opinion (390 N.J. Super. 1, at pp. 88) which refrained from disturbing substantive certifications granted prior to that opinion and stated that: "Municipalities which have acted in good faith in devising fair share plans to comply with the existing third round rules should not be subjected to an exclusionary zoning lawsuit[,]" raises significant questions of fact and law concerning the necessity for Mount Laurel to develop and implement a compliance plan under the standards of the 2008 Rules yielding 1,421 affordable housing units;

WHEREAS, the Township has sought to have the time for submission of a compliance plan extended by the Court so that some or all of the uncertainties of the law surrounding affordable housing obligations and implementation throughout the State can be resolved, but the Court has permitted extension of the original February 28, 2010 deadline for Fair Share Plan submission only to March 31, 2010, a date which sadly does not allow sufficient time in which to allow the present treacherously shifting sands of the law to settle;

WHEREAS, the Board is therefore obliged, in light of the judicially imposed deadline, to review and adopt a revised Master Plan Housing Element, and recommend adoption and implementation by the Township Council of a Fair Share Plan, founded upon law that all involved, including the Court, must know will likely change, yet again;

WHEREAS, it is in the foregoing environment of extreme legal and factual uncertainty that upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held public hearings on the amended Housing Element and Fair Share Plan on February 11, 2010, February 24, 2010 and March 11, 2010 at which the Board heard the testimony of its planning experts and reviewed a draft Housing Element and Fair Share Plan;

WHEREAS, the Board and Township Council have sought to formulate a Housing Element and Fair Share Plan that complies with current COAH regulations, and the current governing statutes, but which has sufficient flexibility to allow adjustments when judicial doctrines, the Fair Housing Act, and executive branch Regulations change;

WHEREAS, the Planning Board has determined in light of the current obligations, regulations and other legal constraints that, so long as the current 1,421 unit growth share obligation calculated in accord with the June and October 2008 COAH rules remains the measure of Mount Laurel's affordable housing obligation, the amended Housing Element and Fair Share Plan is presently the best way to achieve the goals and objectives of the Mount Laurel Township Master Plan as a whole, and that adoption and implementation of the amended Housing Element and Fair Share Plan draft dated January, 2010, prepared by Leah Furey Bruder, AICP, PP, of Bach Associates, P.C., is in the public interest, to protect public health and safety, and to promote the general welfare;

WHEREAS, it is not possible for the Township, its professionals and its citizen Board members to see the future, therefore it is imperative that the current Plan, and the Board's endorsement of the current Plan, be understood to be subject to such changes as may be necessary to best protect the public health, safety and general welfare as the policy decisions and conflicts between higher government authorities, and of the various litigants, (hopefully) are resolved and clearer direction is given to towns about the scope of their obligations and the means for fulfilling them;

NOW THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Mount Laurel, County of Burlington and State of New Jersey that the attached amended Housing Element and Fair Share Plan draft dated January, 2010, prepared by Leah Furey Bruder, AICP, PP, of Bach Associates, P.C., is adopted as the Housing Element of the Master Plan of the Township of Mount Laurel.

BE IT FURTHER RESOLVED, that the recitals and findings of the Mount Laurel Township Planning Board are incorporated herein as if set forth fully at length and are intended to be a part of and conditions to the continuing effectiveness of this Resolution and any actions undertaken in furtherance thereof;

BE IT FURTHER RESOLVED, that the Board recommends to the governing body, the draft Housing Element and Fair Share Plan be adopted as the Mount Laurel Township Fair Share Plan for compliance with the Township's Third Round affordable housing obligation.

BE IT FURTHER RESOLVED in the event that the Third Round regulations adopted by COAH in 2008 now being challenged in the Appellate Division are invalidated in whole or in part, and/or the law underlying the calculation and provision of the Township's affordable housing obligation is otherwise altered, that the Board recommends to the Township Council that Township reserve every possible opportunity and right to modify and update its Third Round compliance plan;

BE IT FURTHER RESOLVED, because change is so certain, and the Board has such profound concerns about whether or not the means proposed in the Plan which it is presently obliged to adopt and recommend will remain lawful and effective as recognized means of compliance with the Township's affordable housing obligations, the Board directs its counsel to seek from the Court a further extension of time for implementation of the specific mechanisms set forth in the current amended Housing Element and Fair Share Plan;

BE IT FURTHER RESOLVED, that the Board further directs its counsel to make application to the Court requesting the Court not to schedule any Fairness and Compliance hearing pertaining to the Master Plan Housing Element and Fair Share Plan herein adopted and forwarded to the governing body until such time as the litigation now pending at the Appellate Division concerning both the Governor's Executive Order and COAH's current regulations is fully heard and decided, the latest demographic and economic data then available is incorporated into the calculation of affordable housing obligations, and at least some semblance of stability is apparent in the Legislature's own policy choices under the Fair Housing Act.

MOTION TO ADOPT RESOLUTION:

Moved by: : Mr. Downing
Seconded by: : Mr. Cogan
In Favor : Mr. Downing, Mr. Cogan, Mr. Tomkiel, Ms. Jones,
Twp. Manager Blumenthal, Councilwoman Bobo,
Mayor Keenan, Chairman Riley
Opposed : None
Abstained : None
Absent : Vice Chair Perrone

MOUNT LAUREL TOWNSHIP PLANNING BOARD

Dated: _____
Dennis Riley, Chairman

CERTIFICATION:

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Mount Laurel Township Planning Board held on March 11, 2010 and memorializes a decision taken by the Board on March 11, 2010.

Dated: _____
Jenifer DeSimone, Secretary

Appendix C

Resolution of the Township Council Petitioning for Judgment of Repose



**TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER**

Distribution _____

Resolution No. 10-R-101

Meeting:
SPECIAL MEETING

Date: **MARCH 29, 2010**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF
MOUNT LAUREL TOWNSHIP ENDORSING AMENDED HOUSING ELEMENT
AND FAIR SHARE PLAN AND AUTHORIZING SUBMISSION TO THE COURT**

WHEREAS, the Planning Board of Mount Laurel Township, Burlington County, State of New Jersey, adopted an amended Housing Element and Fair Share Plan on February 17, 2010; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the amended Housing Element and Fair Share Plan is attached pursuant to *N.J.A.C. 5:96-2.2(a)2*; and

WHEREAS, Mount Laurel Township has maintained compliance with the *Mount Laurel* doctrine and avoided all builder remedy litigation for 25-years (since 1985) through a series of continuous and ongoing Judgments of Repose from the Superior Court of New Jersey; and

WHEREAS, on March 29, 2006, the Honorable John A. Sweeney granted Mount Laurel Township its most recent Judgment of Repose under the original Third-Round regulations of the Council on Affordable Housing (COAH) by providing for 226 affordable housing units through 2014;

WHEREAS, said March 29, 2006 Fair Share Plan was conceived and perfected by Mount Laurel Township in reasonable reliance upon the then existing COAH Third-Round Regulations, and the Plan committed the Township to providing substantial funds from its affordable housing trust fund to subsidize on behalf of Fair Share Housing Development, Inc. (FSHD) the acquisition of vacant land adjacent to the Ethel Lawrence Center (the Stojanov Property) and the construction of affordable housing amenities thereon, including an outdoor recreational facility, education building and day care building; and

WHEREAS, in consideration of the funding provided by the Township of Mount Laurel, FSHD agreed to the 2006 Fair Share Plan, including its provisions allowing the Township to utilize a Regional Contribution Agreement (RCA) for 55 affordable housing units, and to further utilize additional RCAs in the event Mount Laurel's fair share obligation was to increase due to a successful challenge to the then existing Third-Round COAH regulations; and

WHEREAS, in January 2007, the Appellate Division of the Superior Court of New Jersey invalidated the original Third-Round COAH regulations and instructed COAH to engage in new rulemaking to recalculate and reallocate affordable housing throughout the State; and

WHEREAS, Mount Laurel was one of only eight (8) municipalities in the State of New Jersey to have adopted and commenced the implementation of a Third-Round Fair Share Plan based upon those invalidated regulations at the time of the Appellate Division's January 2007 Opinion; and

WHEREAS, COAH adopted the revised Third-Round regulations, which took effect on June 2, 2008, in part, to satisfy the requirements of the Appellate Division's ruling and, in part, to meet the Governor's Office new mandate to increase the amount of low and moderate income housing statewide from 52,000 to 115,000 units; and

WHEREAS, under the revised Third-Round COAH regulations, Mount Laurel Township is now compelled to drastically overhaul its 2006 Fair Share Plan to meet its



**TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER**

Distribution _____

Resolution No. 10-R-101

Meeting:

Date:

SPECIAL MEETING

March 29, 2010

revised fair share housing obligation, which increased from 226 low and moderate income housing units to 1,421 such units; and

WHEREAS, the Township's reasonable reliance upon its 2006 Fair Share Plan has been prejudiced by: 1) the dramatic increase of its fair share housing obligation as determined by COAH; 2) FSHC and FSHD's successful legislative lobbying efforts to eliminate RCAs as a statutorily permitted affordable housing compliance mechanism under the Robert's Bill (A-500), which took effect on August 6, 2008; and 3) the Township's current inventory of vacant land; and

WHEREAS, by a March 1, 2010 Court Order, Mount Laurel Township has been directed to file with an Amended Third-Round Plan with the Court to satisfy its 1,421 affordable housing unit obligation, no later than March 31, 2010; and

WHEREAS, if Mount Laurel Township fails to submit an Amended Fair Share Housing Plan by the March 31, 2010 deadline, it stands to lose the benefits and protections of its existing Judgment of Repose and would become legally vulnerable to builder's remedy litigation, thereby losing full control of its zoning powers; and

WHEREAS, Mount Laurel Township is aware that COAH's regulations, which are the sole foundation of the Township's 1,421 affordable housing unit obligation, are presently under attack before all three branches of government in our State; and

WHEREAS, COAH's regulations are presently being challenged in the Courts at the Appellate Division by parties on all sides of the spectrum, including municipalities, homebuilders, commercial developers, and affordable housing and environmentalist advocates, with oral argument having taken place on December 1, 2009 and an Opinion now expected from the Appellate Panel at any time; and

WHEREAS, COAH's regulations are subject to potential eradication by State Legislation, including the S-1 and A-2071 Bills, and have been specifically recommended for eradication by the Governor's Office's Housing Opportunity Task Force in its comprehensive report, dated March 19, 2010; and

WHEREAS, the S-1 Bill, in its current form, would recognize Mount Laurel Township as an "Inclusionary Municipality", having met its *Mount Laurel* obligation by virtue of its substantial existing stock of multi-family housing, which constitutes more than 1/3rd of the entirety of all its existing residential development and most of which was developed within the affordable housing litigation of the Township since the Townships first judgment of repose in 1985; and

WHEREAS, the Governor's Office has officially declared COAH a failed experiment and bureaucratic nightmare and the Governor's appointed Housing Task Force had made recommendations to eliminate COAH and to replace it with a more effective and efficient means to satisfy the *Mount Laurel* obligation statewide; and

WHEREAS, the Rutgers University, Bloustein School of Planning and Public Policy, one of the original planning consultants that assisted COAH in developing its Third-Round regulations, has issued a December 11, 2009 report, which provides revised and corrected projected growth calculations for household and employment growth for each and every New Jersey municipality, taking into account the "Great Recession" and a more realistic and updated evaluation of vacant land within the State; and



**TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER**

Distribution _____

Resolution No. 10-R-101

Meeting:
SPECIAL MEETING

Date:
MARCH 29, 2010

WHEREAS, under the revised growth projections in this Rutgers University Planning Study, the Township of Mount Laurel would see its growth share obligation adjusted and reduced to 217 affordable housing units, more or less; and

WHEREAS, the Township of Mount Laurel has realistically evaluated the likelihood of proposed changes in the law with respect to affordable housing in this State and concludes that a change in the law is inevitable and likely to occur within a relatively short period of time; and

WHEREAS, the Township of Mount Laurel is reluctant to commit to implementing a Fair Share Plan for 1,421 affordable housing units through 2018 because of the inherent uncertainties now existing about whether the COAH regulations that require the 1421 units will remain the law of the State of New Jersey during the period of time that the Fair Share Plan would be in effect, through 2018;

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington and State of New Jersey that, pursuant to the provisions of *N.J.S.A. 52:27D-301 et seq.* and the requirements of *N.J.A.C. 5:96* and *5:97*, Mount Laurel Township conditionally approves and endorses the Amended Housing Element and Fair Share Plan previously adopted by the Township's Planning Board and further authorizes such documents submission to the Court along with a true copy of the within resolution pursuant to the Court's requirement that such submission be accomplished no later than March 31, 2010; and

BE IT FURTHER RESOLVED by the Township Council of the Township of Mount Laurel that the Whereas Clauses that form the introductory portions of this resolution are incorporated herein by reference as if set forth at length, it being the intention of the Township Council to incorporate those determinations into the ordained portion of the resolution.

BE IT FURTHER RESOLVED by the Township of Mount Laurel that it reserves its rights to move to set aside, invalidate, and/or modify any provisions of the Amended Housing Element and Fair Share Plan based upon any change to the affordable housing laws of this State within the period of time covered by the said Amended Housing Element and Fair Share Plan; and

BE IT FURTHER RESOLVED by the Township Council of the Township of Mount Laurel that the Court is requested to permit an incremental execution of the rights and obligations set forth in the Amended Housing Element and Fair Share Plan so as to insure the right of the Township of Mount Laurel to be heard by the Court in an equitable manner in the event the current judicial, legislative and executive activities relating to low and moderate income housing obligations of the State's municipalities alters Mount Laurel's obligations under the current COAH regulations, as of the date of this resolution; and

BE IT FURTHER RESOLVED by the Township of Mount Laurel that notice is hereby provided to all affected parties, that the long term effectiveness and binding nature of this resolution of endorsement and the long term effectiveness and binding nature of the Township's Amended Housing Element and Fair Share Plan are explicitly contingent upon an absence of change to the current status of laws within New Jersey that have led to the Township's current obligations, as of this date, pursuant to COAH regulations and/or New Jersey laws that became effective in 2008; and



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 10-R-101

SPECIAL MEETING

MARCH 29, 2010

BE IT FURTHER RESOLVED that the list of names and addresses for all owners of sites in the Amended Housing and Fair Share Plan shall be included with the application of the Township of Mount Laurel; and

BE IT FURTHER RESOLVED that notice of all hearings regarding the fairness of the Housing Element, Fair Share Plan, and the order and agreement entered into by the parties in the above-cited litigation, shall be pursuant to order of the Court; and

BE IT FURTHER RESOLVED that the Township shall hereby pursue with the Court an application for a Judgment of Repeal for the Third-Round cycle regulations of COAH as provided for in the Court's Order of March 1, 2010.

MOTION:

AYES:

NAYS:

ABSTAINED:

ABSENT:

A CERTIFIED COPY

Patricia Halbe, Municipal Clerk

	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED TO
Bobo					
Keenan					
McCaffrey					
Riley					
Smith					

Appendix D

Updated Mandatory Development Fee Ordinance

ORDINANCE #2009-5

AN ORDINANCE ESTABLISHING A NEW MOUNT LAUREL CODE SECTION 154-131.18, DEVELOPMENT FEE ORDINANCE, IN THE TOWNSHIP CODE OF THE TOWNSHIP OF MOUNT LAUREL, AND REPEALING THE CURRENT PROVISIONS OF MOUNT LAUREL SECTION 154-131.18, DEVELOPMENT FEE ORDINANCE, IN THE TOWNSHIP CODE OF MOUNT LAUREL TO COMPLY WITH P.L.2008, c.46, AMENDMENTS TO THE *NEW JERSEY FAIR HOUSING ACT*,

1. Purpose

- a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- b) Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.
- c) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.
- d) Notwithstanding with the adoption of the provisions contained herein, the adoption of this Ordinance shall not be construed as a waiver on the part of the Township of Mount Laurel of its right to pursue the claims set forth in its pending complaint in the Superior Court of New Jersey, Burlington County, Law Division, Docket No. BUR-L-2600-08 challenging, among other things, the validity of P.L. 2008, c. 46, the recent amendments to the *New Jersey Fair Housing Act*.

2. Basic requirements

- a) This ordinance shall not be effective until approved by the Superior Court in the application of COAH regulation, *N.J.A.C. 5:96-5.1*.
- b) Mount Laurel Township shall not spend development fees until the Superior Court has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.

3. Definitions

- a) The following terms, as used in this ordinance, shall have the following meanings:
 - i. "Affordable housing development" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.

- ii. “COAH” or the “Council” means the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
- iii. “Development fee” means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:97-8.3*.
- iv. “Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- v. “Equalized assessed value” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).

4. Residential Development fees

- a) Imposed fees
 - i. Within all residential zoning district(s) of the Township of Mount Laurel, residential developers shall pay a fee of one and a half percent (1.5%) of the equalized assessed value for residential development provided no increased density is permitted.
 - ii. When an increase in residential density pursuant to *N.J.S.A. 40:55D-70d(5)* (known as a “d” variance) has been permitted, developers may be required to pay a development fee of six percent (6%) percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.
- b) Eligible exactions, ineligible exactions and exemptions for residential development
 - i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
 - ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee

percentage shall be vested on the date that the building permit is issued.

- iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

5. Non-residential Development fees

a) Imposed fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b) Eligible exactions, ineligible exactions and exemptions for non-residential development

- i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.
- ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
- iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

- v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by Mount Laurel Township as a lien against the real property of the owner.

6. Collection procedures

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f) Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g) Should Mount Laurel Township fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
- h) Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

i) Appeal of development fees

- 1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by Mount Laurel Township. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
- 2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by Mount Laurel Township. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

7. Affordable Housing Trust Fund

- a) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the chief financial officer and township clerk for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 1. payments in lieu of on-site construction of affordable units;
 2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
 3. rental income from municipally operated units;
 4. repayments from affordable housing program loans;
 5. recapture funds;
 6. proceeds from the sale of affordable units; and
 7. any other funds collected in connection with Mount Laurel Township's affordable housing program.
- c) Within seven days of the adoption of this Ordinance, Mount Laurel Township shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank with which the affordable housing fees are deposited by the Township and maintained by said bank, and COAH. A copy of said three-party agreement attached hereto and incorporated herein by reference.
- d) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

8. Use of funds

- a) The expenditure of all funds shall conform to a spending plan approved by the Superior Court. Funds deposited in the housing trust fund may be used for any activity approved by the Superior Court to address Mount Laurel

Township's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.

- b) Except as specifically provided by Court Order, funds shall not be expended to reimburse Mount Laurel Township for past housing activities.
- c) At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.
 - ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income.
 - iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) Mount Laurel Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- e) No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

9. Monitoring

- a) Mount Laurel Township shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with Mount Laurel Township's housing program, as well as to the expenditure of revenues and implementation of the plan approved by the court. All monitoring reports shall be completed on forms designed by COAH.

10. Ongoing collection of fees

- a) The ability for Mount Laurel Township to impose, collect and expend development fees shall be contingent upon it maintaining its judgment of compliance unless Mount Laurel Township has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance while under COAH's jurisdiction. If Mount Laurel Township fails to renew its ability to impose and collect development fees prior to the expiration of its judgment of compliance, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C.52:27D-320). Mount Laurel Township shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall Mount Laurel Township retroactively impose a development fee on such a development. Mount Laurel Township shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

11. All Ordinances or parts of ordinances inconsistent with this ordinance are repealed to the extent of such inconsistency.

12. If, for any reason, any section of this Ordinance shall be declared unconstitutional or illegal by any court of competent jurisdiction, the remaining sections hereof shall remain in full force and effect.

13. This ordinance shall take effect upon final passage and publication according to law.

14. A copy of this Ordinance is on file in the Office of the Municipal Clerk and available for public inspection during normal business hours at no charge.

Jim Keenan, Mayor

Attest: _____
Patricia Halbe, Municipal Clerk

Introduction Date: March 23, 2009
Publication Date: March 26, 2009
Public Hearing Date: April 6, 2009
Adoption: April 6, 2009

Appendix E

**Township Council Resolution Requesting Approval of Mandatory Development
Fee Ordinance**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF MOUNT LAUREL TOWNSHIP
REQUESTING REVIEW AND APPROVAL OF THE UPDATED MANDATORY AFFORDABLE
HOUSING DEVELOPMENT FEE ORDINANCE (Ordinance 2009-5)**

WHEREAS, the Township Council of Mount Laurel Township, Burlington County petitioned the Court for a Judgment of Compliance, which is equivalent to COAH's substantive certification on March 22, 2010; and

WHEREAS, P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), permits municipalities that are under the jurisdiction of COAH or of a Court of competent jurisdiction and that have a COAH-approved spending plan to impose and retain fees on residential and non-residential development; and

WHEREAS, subject to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), N.J.A.C. 5:97-8.3 permits a municipality to prepare and submit a development fee ordinance for review and approval by the Council on Affordable Housing (COAH) that is accompanied by and includes the following:

1. A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d) ;
2. A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e);
3. A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d) ;
4. A description of collection procedures per N.J.A.C. 5:97-8.3(f);
5. A description of development fee appeals per N.J.A.C. 5:97-8.3(g); and
6. A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h).

WHEREAS, Mount Laurel Township has adopted an updated development fee ordinance on April 6, 2009 that establishes standards for the collection, maintenance, and expenditure of development fees consistent with COAH's regulations at N.J.A.C. 5:97-8 and in accordance with P.L.2008, c.46, Sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

NOW THEREFORE BE IT RESOLVED that the Township Council of Mount Laurel Township, Burlington County requests that the Court appointed Special Master and the Court review and approve Mount Laurel's development fee ordinance.

Patricia Halbe
Municipal Clerk

Appendix F

**Affordable Housing Trust Fund
Spending Plan -Draft**

Mount Laurel Township, Burlington County

Affordable Housing Trust Fund Spending Plan March 2010

PRELIMINARY STATEMENT – RESERVATION OF RIGHTS TO AMEND SPENDING PLAN

Mount Laurel Township reserves the right to amend this Affordable Housing Trust Fund Spending Plan, based upon the following facts and events:

- Mount Laurel Township is aware that COAH's regulations, which are the sole foundation of the Township's 1,421 affordable housing unit obligation, are presently under attack before all three branches of government in our State. COAH's regulations are presently being challenged in the Courts at the Appellate Division by parties on all sides of the spectrum, including municipalities, homebuilders, commercial developers, and affordable housing and environmentalist advocates, with oral argument having taken place on December 1, 2009 and an Opinion now expected from the Appellate Panel at any time.
- COAH's regulations are subject to potential eradication by State Legislation, including the S-1 and A-2071 Bills, which have been specifically recommended for eradication by the Governor's Office's Housing Opportunity Task Force in its comprehensive report, dated March 19, 2010. The S-1 Bill, in its current form, would recognize Mount Laurel Township as an "Inclusionary Municipality", having met its *Mount Laurel* obligation by virtue of its substantial existing stock of multi-family housing, which constitutes more than 1/3rd of the entirety of all its existing residential development and much of which was developed within context of the affordable housing litigation of the Township since the Township's first judgment of repose in 1985.
- The Governor's Office has declared COAH a failed experiment and a bureaucratic nightmare and the Governor's appointed Housing Taskforce has made recommendations to eliminate COAH and to replace it with a more effective and efficient means to satisfy the *Mount Laurel* obligation statewide.
- The Center for Urban Policy Research at Rutgers University, Bloustein School of Planning and Public Policy, one of the original planning consultants that assisted COAH in developing its Third-Round regulations, has issued a December 11, 2009 report, which provides revised and corrected projected growth calculations for household and employment growth for each and every New Jersey municipality, taking into account the "Great Recession" and a more realistic and updated evaluation of vacant land within the State. Under the revised growth projections in this Rutgers University Planning Study, the Township of Mount Laurel would see its Third Round growth share obligation adjusted and reduced to 217 affordable housing units, more or less.

The Township of Mount Laurel has realistically evaluated the likelihood of proposed changes in the law with respect to affordable housing in this State and concludes that a change in the law is inevitable and likely to occur within a relatively short period of time.

Accordingly, the Township of Mount Laurel is reluctant to commit to implementing a Fair Share Plan for 1,421 affordable housing units through 2018 because of the inherent uncertainties now existing about whether the COAH regulations that require the 1,421 units will remain the law of the State of New Jersey during the period of time that the Fair Share Plan would be in effect, through 2018.

When and if the laws, rules, and regulations relating to affordable housing obligations are changed and Mount Laurel's affordable housing obligation is reduced, Mount Laurel Township reserves the right to amend this Spending Plan.

SPENDING PLAN - INTRODUCTION

Mount Laurel Township, Burlington County has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was initially adopted in accordance with Ordinance 1997-12, then updated in accordance with Ordinance 2004-27 and again revised in accordance with Ordinance 2009-5 adopted on April 6, 2009. The ordinance establishes the Mount Laurel Township affordable housing trust fund for which this spending plan is prepared.

As of December 31, 2009, Mount Laurel Township has collected approximately \$12,833,321 dollars, which includes interest and advances made to the affordable housing trust fund by the Township, and has expended approximately \$5,771,141. These numbers are approximate because they do not include all of the deposits and expenditures made in 2008 and will be further refined and confirmed. The affordable housing trust fund balance as of December 31, 2009 was \$7,902,723. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in Beneficial Bank for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

Mount Laurel Township's Round Two Housing Element and Fair Share Plan were approved in accordance with a Judgment of Repose entered on December 3, 1997 and the Township received approval to maintain an affordable housing trust fund. As of December 31, 2004, the prior round balance remaining in the affordable housing trust fund was \$ 4,198,450.64. From January 1, 2005 through December 31, 2008, Mount Laurel Township collected an additional \$ \$4,968,149.22 in development fees, payments in lieu of construction, other funds, and/or interest. From January 1, 2005 through December 31, 2009, Mount Laurel Township expended a total of \$1,693,493.37 on the affordable housing activities.

Since the inception of the Affordable Housing Trust Fund in 1997, the Township's "Spending Plan" has been in the form of Court orders. The Township has monitored the account and has submitted accounting for review by the Special Master and the Court at the same time the Housing Element and Fair Share Plans have been submitted. Since the Township has been under the Court's jurisdiction and has not been engaged in the formal COAH process, this is the Township's first attempt to prepare a Spending Plan compliant with COAH's format.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, Mount Laurel considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows:

- Davis Enterprises has agreed to pay \$1,925,000, which was initially intended to fund 55 RCAs. Three payments of \$320,833 have already been made and three additional payments must be paid at least annually over the next three years.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units:

- Funds from other sources are not anticipated

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

- Current average interest rates are low (+/-1%). Considering that the money in the Affordable Housing Trust Fund must be spent within four years and that it is not possible to anticipate the exact timing of deposits and expenditures, the interest will be nominal.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND 2009 THROUGH 2018											Total					
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2018						
(a) Development fees:																	
1. Approved Development	134,575	206,300	107,100	380,400	-	-	-	-	-	-	-	-	-	-	-	-	828,375
2. Development Pending Approval																	
3. Projected Development	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	105,000
(b) Payments in Lieu of Construction	\$320,833	\$320,833	320,833														962,499
(c) Other Funds (Specify source(s))																	
(d) Interest																	
Total	455,408	527,133	442,933	395,400	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	1,895,874

Mount Laurel Township projects a total of \$ 1,895,874 in revenue to be collected between January 1, 2010 and December 31, 2018. As a result of the moratorium on non-residential development fees, only those non-residential developments approved prior to July 17, 2008 are included in the estimates above. The only projected development fees beyond the development already approved will be from residential development. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Mount Laurel Township:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Mount Laurel Township's development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

Since Mount Laurel Township has been under the jurisdiction of the Court, all expenditures except those to pay administrative costs (to the Special Master and to the Township's legal counsel) have been approved by Court Order.

With the Court's approval, the Township proposes a new procedure as follows to implement the Fair Share Plan:

1. The Township Manager or other designee will advise the Township Council about emerging opportunities to utilize the Affordable Housing Trust Fund monies in fulfillment of the Fair Share plan.
2. Township Council, with the advice of the Township's professional staff as needed, will consider the costs and benefits of the proposed project and determine whether the proposed expenditure is consistent with the Housing Element and Fair Share Plan and that the proposed expenditure is authorized by the COAH rules.
3. Township Council adopts a resolution to authorize the expenditure.
4. The Township CFO accounts for expenditures and in cooperation with the Municipal Housing Liaison, ensures proper reporting.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

Mount Laurel Township will dedicate \$__ to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

Rehabilitation program: \$ 290,000 plus administration (calculated below)

New construction project(s): \$

1. Fair Share Senior Housing –\$1,389,684 (obligations for Second Round projects)
2. 100% Affordable Family Rental (120 Units) Land Cost to be determined
3. 100% Affordable Senior rental (80 units) Land Cost to be determined

(b) Affordability Assistance (N.J.A.C. 5:97-8.8)

Since Mount Laurel has expended monies from the Affordable Housing Trust Fund in accordance with Court Orders since 1997, it is not relevant to calculate the affordability assistance requirements from the inception of the account. All of the stakeholders have been aware of how the funds were used to support the production of affordable housing – purchasing land, supporting FSHD’s design and carrying costs, providing for rehabilitations, etc. In order to be practical, the calculations are from December 2009.

Projected minimum affordability assistance requirement:

Actual development fees through 12/31/2009 (current balance)		\$7,902,723
Actual interest earned through 12/31/2008	+	\$--
Development fees projected 2009-2018	+	\$1,895,874
Interest projected 2009-2018	+	\$-
Less housing activity expenditures through 6/2/2008	-	\$-
Total	=	\$9,798,597
30 percent requirement	x 0.30 =	\$2,939,579
Less Affordability assistance expenditures through 12/31/2008	-	\$-
PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2009 through 12/31/2018	=	\$2,939,579
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2009 through 12/31/2018	÷ 3 =	\$979,859

Mount Laurel Township will dedicate a minimum of \$2,939,579 from the affordable housing trust fund to render units more affordable, including \$979,859 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

1. Rental Assistance
2. Ensuring that 10% of units within the proposed 100% Affordable Rental developments are affordable to very low income households.
3. Market to Affordable Program as described in the Fair Share Plan
4. Extension of Expiring Controls as described in the Fair Share Plan

(c) Administrative Expenses (N.J.A.C. 5:97-8.9)

Mount Laurel Township projects that \$500,000 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

1. Payment to Administrative Agent to prepare necessary manuals and program documents.
2. Payment to Administrative Agent to oversee, implement and monitor the rehabilitation program
3. Payment to the Administrative Agent to advertise and administer affordable units.
4. Payment to the Administrative Agent and or MHL to monitor affordable units in accordance with COAH's requirements
5. Payment to the Township's professionals to prepare and amend the Housing Element and Fair Share Plan as needed over the certification period, and to file necessary documentation with the Court and/or COAH.

4. EXPENDITURE SCHEDULE

Mount Laurel Township intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Program	Number of Units Projected	Funds Expended and/or Dedicated 2005-2008	PROJECTED EXPENDITURE SCHEDULE 2009 -2018										Total					
			2009	2010	2011	2012	2013	2014	2015	2016	2017	2018						
Payments to FSHD																	\$1,389,684	
Payment to MUA for FSHD projects																		103,500
Reimbursement to Mount Laurel Township for advances to the Affordable Housing Trust Fund																		
Rehabilitation	29																	290,000
100% Affordable Rental (120 Family Units and 80 Senior units)	200																	
Market to Affordable	100																	1,900,000
Extension of Expiring Controls- Davis	86																	3,000,000
Future 100% Affordable Site	100																	TBD
Total Programs																		
Affordability Assistance																		2,843,328
Administration																		493,000
Total																		10,019,512

¹ See pages 18 through 21 of March 29, 2006 Order providing repose for the initial Third Round Plan for an explanation and breakdown of the payments ordered for FSHD's Second Round affordable housing projects, which are not yet complete.

² This includes \$2,690,000 deposited to the Affordable Housing Trust Fund, \$306,412 for the Rehabilitation Program, \$112,978 for administrative expenses incurred by the Township in implementing the Second Round Fair Share Plan, and \$2700 for an appraisal related to the acquisition of Block 302, lot 3.

5. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, and subject to a reservation of rights under protest, the Township Council of Mount Laurel Township will if necessary adopt a resolution agreeing to fund any shortfall of funds required for implementing the compliance mechanisms set forth in the Fair Share Plan and in this Spending Plan to maintain its Constitutional compliance. In the event that a shortfall of anticipated revenues occurs, Mount Laurel Township will adopt again subject to a right of protest, a resolution of intent to bond to close the gap on the shortfall.

The Township is aware that the “Notice of Intent to Bond” requirement of COAH regulations to address a municipal shortfall of spending is presently being challenged before the Appellate Division in the pending challenge to the revised Third-Round COAH regulations as violating statutory provisions of the *New Jersey Fair Housing Act*, specifically *N.J.S.A. 52:27D-302(h)* and *N.J.S.A. 52:27D-311(d)*. These provisions state, in pertinent part:

N.J.S.A. 52:27D-302(h)

While provisions for the actual construction of that housing by municipalities is not required, they are encouraged, but not mandated to expend their own resources to help provide low and moderate income housing.

N.J.S.A. 52:27D-311(d)

Nothing in P.L. 1985, c. 222 shall require a municipality to raise or expend municipal revenues in order to provide low and moderate income housing.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to further subsidize the production of affordable housing or the market to affordable program. The Township of Mount Laurel also reserves the right to utilize any excess funds to (A) reimburse funds the Township has previously loaned to the Affordable Housing Trust Fund in the amount of \$3,112,112 as set forth in the March 29, 2006 Judgment of Repose. See Introduction page 1 and Section VIII(3), page 55; and (B) reimburse itself for any additional past administrative expenses incurred to implement its affordable housing plan. Such reimbursement for administrative expenses must be approved by Court Order upon an application filed by the Township.

6. BARRIER FREE ESCROW

Collection and distribution of barrier free funds shall be consistent with Mount Laurel Township’s Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

SUMMARY

Mount Laurel Township intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated March 2010.

Mount Laurel Township has a balance of \$7,902,723 as of December 31, 2009 and anticipates an additional \$1,895,874 in revenues before the expiration of substantive certification for a total of \$9,798,597. The municipality will dedicate \$ 1,493,684 to support housing production and related costs proposed by Fair Share Housing Development, Inc, as previously agreed for affordable housing to satisfy the Second Round obligation; \$3,000,000 for the extension of expiring controls, 1,900,000 for a Market to Affordable Program, 290,000 for a rehabilitation program, \$3,112,090 to reimburse the Township for loans made to the Affordable Housing Trust Fund, and a total of \$2,939,579 to render units more affordable (this may include the Market to Affordable program if permissible), and \$500,000 to administrative costs. Subject to a reservation of rights under protest, any shortfall of funds will be offset by municipal bonding. The municipality will dedicate any excess funds toward reimbursement to the Township for loans the Township has made to the Affordable Housing Trust Fund and to further subsidize affordable housing units in the Market to Affordable program.

SPENDING PLAN SUMMARY	
Balance as of December 31, 2009	\$7,902,723
PROJECTED REVENUE 2009-2018	
Development fees	+ \$933,375
Payments in lieu of construction	+ \$962,499
Other funds	+ \$0
Interest	+ \$
TOTAL REVENUE	= \$9,798,597
EXPENDITURES	
Funds used for Rehabilitation	- \$290,000
Funds used for New Construction	
1. Fair Share Housing Development, Inc	- \$1,389,684
2. Payment to MUA for FSHD connections	- \$103,500
3. Land Costs for development of 80 age-restricted and 120 family rental units	- \$ TBD
4. Market to Affordable	- \$1,900,000
5. Extension of Expiring Controls	- \$3,000,000
6. Land Cost for future 100% Affordable Site	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$2,843,328 (may overlap with market to affordable and extension of expiring control)
Administration	- \$500,000
Excess Funds for Additional Housing Activity	= \$
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
TOTAL PROJECTED EXPENDITURES	= \$10,026,512 plus Land Costs TBD
REMAINING BALANCE	= - \$227,915

Appendix G

Draft Resolution Requesting Review and Approval of Spending Plan

Resolution _____

**RESOLUTION OF THE TOWNSHIP COUNCIL OF MOUNT LAUREL TOWNSHIP
REQUESTING REVIEW AND APPROVAL OF THE AFFORDABLE HOUSING TRUST FUND
SPENDING PLAN**

WHEREAS, the Township Council of Mount Laurel, Burlington County petitioned the Superior Court of New Jersey for substantive certification and a Judgment of Compliance and Repeal on March 22, 2010; and

WHEREAS, Mount Laurel Township has submitted its development fee ordinance to the Court Appointed Special Master and the Court for review and approval; and

WHEREAS, the Township's initial development fee ordinance was adopted in 1997 and established an affordable housing trust fund that includes development fees, payments from developers in lieu of constructing affordable units on-site, barrier free escrow funds, rental income, repayments from affordable housing program loans, recapture funds, and proceeds from the sale of affordable units; and

WHEREAS, N.J.A.C. 5:97-8.1(d) requires a municipality with an affordable housing trust fund to receive approval of a spending plan from COAH prior to spending any of the funds in its housing trust fund; and

WHEREAS, in the past expenditures from Mount Laurel Township's Affordable Housing Trust Fund have been approved by the Court; and

WHEREAS, N.J.A.C. 5:97-8.10 requires a spending plan to include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
4. A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7, 8.8, and 8.9;
5. A schedule for the expenditure of all affordable housing trust funds;
6. If applicable, a schedule for the creation or rehabilitation of housing units;
7. A pro-forma statement of the anticipated costs and revenues associated with the development if the municipality envisions supporting or sponsoring public sector or non-profit construction of housing; and

8. A plan to spend the trust fund balance as of July 17, 2008 within four years of the Council's approval of the spending plan, or in accordance with an implementation schedule approved by the Council;
9. A plan to spend and/or contractually commit all development fees and any payments in lieu of construction within three years of the end of the calendar year in which funds are collected, but no later than the end of third round substantive certification period;
10. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and
11. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

WHEREAS, Mount Laurel Township has prepared a spending plan consistent with N.J.A.C. 5:97-8.10 and P.L. 2008, c.46.

NOW THEREFORE BE IT RESOLVED that the Township Council of Mount Laurel, Burlington County requests that the Court review and approve Mount Laurel Township's Spending Plan.

Date:

Patricia Halbe
Municipal Clerk

Appendix H

Affordable Housing Ordinance

ORDINANCE 2010-1

AN ORDINANCE OF THE TOWNSHIP OF MOUNT LAUREL ESTABLISHING A NEW MOUNT LAUREL TOWNSHIP CODE SECTION 154.131.12 THROUGH 154.131.24 AND REPEALING THE CURRENT PROVISIONS OF MOUNT LAUREL TOWNSHIP CODE SECTION 154.131.12 *ET SEQ.* IN ORDER TO CONFORM TO THE REQUIREMENTS OF THE UNIFORM HOUSING AFFORDABILITY CONTROL (UHAC) REGULATIONS, *N.J.A.C. 5:80-26.1 ET SEQ.*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

W **HEREAS**, the Township Council of Mount Laurel finds and determines that it is required by law to conform the provisions of its Affordable Housing Ordinance to the requirements of the Uniform Housing Affordability Control (UHAC) Regulations, *N.J.A.C. 5:80-26.1 et seq.*; and

WHEREAS, The Township Council of Mount Laurel has determined a need exists to update and revise the provisions of the Township Code relative to the UHAC Regulations, particularly in a setting in which much of its affordable housing stock is set to expire during this Third-Round cycle of the Regulations of the Council on Affordable Housing (COAH) (2004-2018) and there is a need to implement the extension of affordability controls in accordance with the applicable and mandatory provisions of the UHAC Regulations; and

WHEREAS, The Township Council of Mount Laurel has determined that such ordinance shall have both retroactive and prospective application to the affordable housing stock of Mount Laurel Township, now existing, and in the future, to ensure the goals and purposes of the UHAC Regulations (to maintain the existing affordable housing stock within the municipality and/or to provide for adequate funding source for replacement of affordable housing upon the expiration of affordability controls on affordable housing units) are properly implemented; and

WHEREAS, The Township Council of Mount Laurel desires to implement the requirements of the UHAC Regulations to ensure that the difference between deed restricted affordability control price and the market price on an affordable housing unit whose affordability control is expiring shall be recaptured for the benefit of low- and moderate-income persons through deposit of same in the Mount Laurel Township Affordable Housing Trust Fund for the production of future affordable housing units;

NOW, THEREFORE, be it resolved by the Township Council of Mount Laurel that an Ordinance establishing a new Mount Laurel Code Section 154-131.12 through 154-131.12, in the Township Code of Mount Laurel, and repealing the current provisions of Mount Laurel Code Section 154-131.12 *et seq.* is hereby adopted as follows.

Section 1.
154.131.12 Incorporation

The Whereas Clauses that form the introductory portions of this ordinance are incorporated herein by reference as if set forth at length, it being the intention of the Township Council to incorporate those determinations into the ordained portion of the within legislation.

Section 2.
154.131.12(a) Short Title.

This Section shall be known as the "Uniform Housing Affordability Control Regulations of the Township of Mount Laurel, Burlington County, New Jersey."

154.131.12(b) Purpose.

This Ordinance is intended to amend and conform the provisions of Section 154.131.12 of the Mount Laurel Township Code to comply to the requirements of the Uniform Housing Affordability Control (UHAC) Regulations, *N.J.A.C. 5:80-26.1 et seq.* This Ordinance shall apply retroactively and prospectively, except where inconsistent with applicable law.

154.131.13 Maximum Rents and Sales Prices.

- (a) Maximum Rents and Sales Prices
- a. In establishing rents and sales prices of affordable housing units, the Mount Laurel Township Housing Official and/or the developer and/or owner of affordable unit shall follow the procedures set forth in UHAC and in COAH, utilizing the regional income limits established by COAH.
 - b. The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of median income, and the average rent for restricted low- and moderate-income units shall be affordable to households earning no more than 52 percent of median income.
 - c. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units.
 1. At least 10 percent of all low- and moderate-income rental units shall be affordable to households earning no more than 30 percent of median income.
 - d. The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income, and each affordable development must achieve an affordability average of 55 percent for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type.
 - e. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units other than assisted living facilities, the following standards shall be used:
 1. A studio shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a one and one-half person household;
 3. A two-bedroom unit shall be affordable to a three-person household;
 4. A three-bedroom unit shall be affordable to a four and one-half person household; and
 5. A four-bedroom unit shall be affordable to a six-person household.
 - f. In determining the initial rents for compliance with the affordability average requirements for restricted units in assisted living facilities, the following standards shall be used:
 1. A studio shall be affordable to a one-person household;
 2. A one-bedroom unit shall be affordable to a one and one-half person household; and
 3. A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
 - g. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the

purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.

- h. The initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate household size as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- i. The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Mount Laurel Township Housing Official be lower than the last recorded purchase price.
- j. The rent of low- and moderate-income units may be increased annually based on the percentage increase in the Housing Consumer Price Index for the United States. This increase shall not exceed nine percent in any one year. Rents for units constructed pursuant to low- income housing tax credit regulations shall be indexed pursuant to the regulations governing low- income housing tax credits.
- k. Utilities. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance approved by DCA for its Section 8 program.

154.131.14 Affirmative Marketing Requirements.

- (a) Mount Laurel Township shall adopt by resolution an Affirmative Marketing Plan, subject to approval of COAH, compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
- (b) The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward COAH Housing Region 5 and covers the period of deed restriction.
- (c) The affirmative marketing plan shall provide a regional preference for all households that live and/or work in COAH Housing Region 5 comprised of Burlington and Camden Counties.
- (d) The Mount Laurel Township Housing Official shall assure the affirmative marketing of all affordable units consistent with the Affirmative Marketing Plan for the municipality.
- (e) In implementing the affirmative marketing plan, the Mount Laurel Township Housing Official shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (f) The affirmative marketing process for available affordable units shall begin at least four months prior to the expected date of occupancy.

- (g) The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by Mount Laurel Township.

154.131.15 Occupancy Standards.

- (a) In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Mount Laurel Township Housing Official shall strive to:
 - 1. Provide an occupant for each bedroom;
 - 2. Provide children of different sex with separate bedrooms; and
 - 3. Prevent more than two persons from occupying a single bedroom.
- (b) Additional provisions related to occupancy standards (if any) shall be provided in the municipal Operating Manual.

154.131.16 Control Periods for Restricted Ownership Units and Enforcement Mechanisms.

- (a) Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this Ordinance until Mount Laurel Township elects to release the unit from such requirements however, and prior to such an election, a restricted ownership unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented, for at least 30 years.
- (b) The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
- (c) Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Mount Laurel Township Housing Official shall determine the restricted price for the unit and shall also determine the non-restricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value.
- (d) At the time of the first sale of the unit, the purchaser shall execute and deliver to the Mount Laurel Township Housing Official a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first non-exempt sale after the unit's release from the requirements of this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- (e) The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
- (f) A restricted ownership unit shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the unit meets all code standards upon the first transfer of title that follows the expiration of the applicable minimum control period provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.

154.131.17 Price Restrictions for Restricted Ownership Units, Homeowner Association Fees and Resale Prices.

Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:

- (a) The initial purchase price for a restricted ownership unit shall be approved by the Mount Laurel Township Housing Official.
- (b) The Mount Laurel Township Housing Official shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
- (c) The method used to determine the condominium association fee amounts and special assessments shall be indistinguishable between the low- and moderate-income unit owners and the market unit owners.
- (d) The owners of restricted ownership units may apply to the Mount Laurel Township Housing Official to increase the maximum sales price for the unit on the basis of capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom.

154.131.18 Buyer Income Eligibility.

- (a) Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80 percent of median income.
- (b) The Mount Laurel Township Housing Official shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33 percent of the household's certified monthly income.

154.131.19 Limitations on indebtedness secured by ownership unit; subordination.

- (a) Prior to incurring any indebtedness to be secured by a restricted ownership unit, the administrative agent shall determine in writing that the proposed indebtedness complies with the provisions of this section.
- (b) With the exception of original purchase money mortgages, during a control period neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of that unit, as such price is determined by the administrative agent in accordance with N.J.A.C.5:80-26.6(b).

154.131.20 Control Periods for Restricted Rental Units.

- (a) Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance until Mount Laurel Township elects to release the unit from such requirements pursuant to action taken in compliance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, and prior to such an election, a restricted rental unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented, for at least 30 years.
- (b) Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Burlington. A copy of the filed document shall be provided to the Mount Laurel Township Housing Official within 30 days of the receipt of a Certificate of Occupancy.

- (c) A restricted rental unit shall remain subject to the affordability controls of this Ordinance, despite the occurrence of any of the following events:
 - 1. Sublease or assignment of the lease of the unit;
 - 2. Sale or other voluntary transfer of the ownership of the unit; or
 - 3. The entry and enforcement of any judgment of foreclosure.

154.131.21 Price Restrictions for Rental Units; Leases.

- (a) A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Mount Laurel Township Housing Official.
- (b) No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Mount Laurel Township Housing Official.
- (c) Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the Mount Laurel Township Housing Official to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.

154.131.22 Tenant Income Eligibility.

- (a) Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
 - 1. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of median income.
 - 2. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of median income.
 - 3. Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of median income.
- (b) The Mount Laurel Township Housing Official shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (40 percent for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - 1. The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - 2. The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - 3. The household is currently in substandard or overcrowded living conditions;
 - 4. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - 5. The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.

- (c) The applicant shall file documentation sufficient to establish the existence of the circumstances in (b)1 through 5 above with the Mount Laurel Township Housing Official, who shall counsel the household on budgeting.

154.131.23 Administration.

- (a) The position of Mount Laurel Township Housing Official is established by this ordinance and shall be appointed by the Mount Laurel Township Governing Body.
 - 1. The Mount Laurel Township Housing Official must be either a full-time or part-time employee of Mount Laurel Township
 - 2. The Mount Laurel Township Housing Official shall be responsible for oversight and administration of the affordable housing program for the Township of Mount Laurel including the following responsibilities:
 - i. Serving as the municipality's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
 - ii. The implementation of the Affirmative Marketing Plan and affordability controls.
 - iii. When applicable, supervising any contracting Administrative Agent.
 - iv. Monitoring the status of all restricted units in Mount Laurel Township's Fair Share Plan;
 - v. Compiling, verifying and submitting annual reports as required by COAH;
 - vi. Coordinating meetings with affordable housing providers and Administrative Agents, as applicable; and
 - vii. Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by COAH.
- (b) The Mount Laurel Township Housing Official shall administer the newly constructed affordable units in accordance with N.J.A.C. 5:96, N.J.A.C. 5:97 and UHAC.
- (c) An Operating Manual shall be provided by the Mount Laurel Township Housing Official to be adopted by resolution of the governing body and subject to approval of the Superior Court of New Jersey, which has jurisdiction over Mount Laurel Township's Fair Share Housing Plan. The Operating Manuals shall be available for public inspection in the Office of the Municipal Clerk and in the office(s) of the Mount Laurel Township Housing Official.
- (d) The Mount Laurel Township Housing Official shall perform the duties and responsibilities of an administrative agent as are set forth in UHAC and which are described in full detail in the Operating Manual, including those set forth in N.J.A.C. 5:80-26.14, 16 and 18 thereof, which includes:
 - 1. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH;
 - 2. Affirmative Marketing;
 - 2. Household Certification;
 - 3. Affordability Controls;
 - 4. Records retention;
 - 5. Resale and re-rental;

6. Processing requests from unit owners; and
7. Enforcement, though the ultimate responsibility for retaining controls on the units rests with the municipality.
8. The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities, hereunder.

154.131.24 Enforcement of Affordable Housing Regulations.

- (a) Upon the occurrence of a breach of any of the regulations governing the affordable unit by an Owner, Developer or Tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- (b) After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the municipality may take the following action against the Owner, Developer or Tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 1. The municipality may file a court action pursuant to *N.J.S.A. 2A:58-11* alleging a violation, or violations, of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is found by the court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the court:
 - i. A fine of not more than \$100.00 or imprisonment for a period not to exceed 90 days, or both. Each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not as a continuing offense;
 - ii. In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Mount Laurel Township Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - iii. In the case of an Owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the court.
 2. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the Owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- and moderate-income unit.
- (c) Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating Owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
- (d) The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with

either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating Owner shall be personally responsible for and to the extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the municipality for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the Owner or forfeited to the municipality.

- (e) Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- (f) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- (g) Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- (h) The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.

Section 3.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

Section 4.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5.

EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Section 6

AVAILABILITY

A copy of this Ordinance is on file in the office of the Municipal Clerk and available for inspection during normal business hours at no cost.

Jim Keenan, Mayor

Attest: _____
Patricia Halbe, Municipal Clerk

Introduction Date: January 11, 2010
Publication Date: January 14, 2010
Public Hearing Date: February 1, 2010
Adoption:

AN ORDINANCE OF MOUNT LAUREL TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY TO ADDRESS THE REQUIREMENTS OF THE COUNCIL ON AFFORDABLE HOUSING (COAH) REGARDING COMPLIANCE WITH THE MUNICIPALITY'S PRIOR ROUND AND THIRD ROUND AFFORDABLE HOUSING OBLIGATIONS

WHEREAS,

WHEREAS, Ordinance 2010-1 adopted on February 1, 2010 has addressed some of the provisions of the model "Affordable Housing Ordinance" as they relate to the UHAC standards. This ordinance is intended to update and address the remaining provisions for a complete "affordable housing ordinance".

154-131.2 "Definitions" is hereby repealed

154-131.5 "Bedroom Mix and Unit Sizes" is hereby repealed

154-131.9 "Phasing" is hereby repealed

154-131.11 "Affordability Guidelines and priorities for Units" is hereby repealed

154-XX Requirements for Low and Moderate Income Housing

A. Affordable Housing Obligation

- (1) This Ordinance is intended to assure that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy these units. This Ordinance shall apply except where inconsistent with applicable law.
- (2) The Mount Laurel Township Planning Board has adopted a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan has been endorsed by the governing body. The Fair Share Plan describes the ways Mount Laurel Township shall address its fair share for low- and moderate-income housing as determined by the Council on Affordable Housing (COAH) and documented in the Housing Element.
- (3) This Ordinance implements and incorporates the Fair Share Plan and addresses the requirements of N.J.A.C. 5:97, as may be amended and supplemented.
- (4) Mount Laurel Township shall file monitoring reports with COAH in accordance with N.J.A.C. 5:96, tracking the status of the implementation of the Housing Element and Fair Share Plan. Any plan evaluation report of the Housing Element and Fair Share Plan and monitoring prepared by COAH in accordance with N.J.A.C. 5:96 shall be available to the public at the Mount Laurel Township Municipal Building, Municipal Clerk's Office, 100 Mount Laurel Road, Mt. Laurel, NJ 08054, or from COAH at 101 South Broad Street, Trenton, New Jersey and on COAH's website, www.nj.gov/dca/affiliates/coah.

B. Definitions

The following terms when used in this section 154-XX shall have the meanings given below:

"Accessory apartment" means a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site.

"Act" means the Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.)

"Adaptable" means constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

"Administrative agent" means the entity responsible for the administration of affordable units in accordance with this ordinance, N.J.A.C. 5:96, N.J.A.C. 5:97 and N.J.A.C. 5:80-26.1 et seq.

"Affirmative marketing" means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

"Affordability average" means the average percentage of median income at which restricted units in an affordable housing development are affordable to low- and moderate-income households.

"Affordable" means, a sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:97-9; in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

"Affordable development" means a housing development all or a portion of which consists of restricted units.

"Affordable housing development" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.

"Affordable housing program(s)" means any mechanism in a municipal Fair Share Plan prepared or implemented to address a municipality's fair share obligation.

"Affordable unit" means a housing unit proposed or created pursuant to the Act, credited pursuant to N.J.A.C. 5:97-4, and/or funded through an affordable housing trust fund.

"Agency" means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1, et seq.).

"Age-restricted unit" means a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development where the unit is situated are 62 years or older; or 2) at least 80 percent of the units are occupied by one person that is 55 years or older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

"Assisted living residence" means a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum,

one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

“Certified household” means a household that has been certified by an Administrative Agent as a low-income household or moderate-income household.

“COAH” means the Council on Affordable Housing, which is in, but not of, the Department of Community Affairs of the State of New Jersey, that was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

“DCA” means the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Developer” means any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

“Inclusionary development” means a development containing both affordable units and market rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a non-residential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

“Low-income household” means a household with a total gross annual household income equal to 50 percent or less of the median household income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

“Market-rate units” means housing not restricted to low- and moderate-income households that may sell or rent at any price.

“Median income” means the median income by household size for the applicable county, as adopted annually by COAH.

“Moderate-income household” means a household with a total gross annual household income in excess of 50 percent but less than 80 percent of the median household income.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“Non-exempt sale” means any sale or transfer of ownership other than the transfer of

ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary and the transfer of ownership by court order.

"Random selection process" means a process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

"Regional asset limit" means the maximum housing value in each housing region affordable to a four-person household with an income at 80 percent of the regional median as defined by COAH's adopted Regional Income Limits published annually by COAH.

"Rehabilitation" means the repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

"Rent" means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

"Restricted unit" means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as may be amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

"UHAC" means the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq.

"Very low-income household" means a household with a total gross annual household income equal to 30 percent or less of the median household income.

"Very low-income unit" means a restricted unit that is affordable to a very low-income household.

"Weatherization" means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for rehabilitation.

C. Affordable Housing Programs

The Township of Mount Laurel has determined that it will use the following mechanisms to satisfy its affordable housing obligations:

- (1) A Rehabilitation program.
 - a. Mount Laurel Township's rehabilitation program shall be designed to renovate deficient housing units occupied by low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28.
 - b. Both owner occupied and renter occupied units shall be eligible for rehabilitation funds.

- c. All rehabilitated units shall remain affordable to low- and moderate-income households for a period of 10 years (the control period). For owner occupied units the control period will be enforced with a lien and for renter occupied units the control period will be enforced with a deed restriction.
- d. The Township of Mount Laurel shall dedicate a minimum of \$10,000 for each unit to be rehabilitated and utilized for COAH credit through this program, reflecting the minimum hard cost of rehabilitation for each unit.
- e. The Township of Mount Laurel shall adopt a resolution committing to fund any shortfall in the rehabilitation programs for the Township of Mount laurel.
- f. The Township of Mount Laurel shall designate, subject to the approval of COAH, one or more Administrative Agents to administer the rehabilitation program in accordance with N.J.A.C. 5:96 and N.J.A.C. 5:97. The Administrative Agent(s) shall provide a rehabilitation manual for the owner occupancy rehabilitation program and a rehabilitation manual for the rental occupancy rehabilitation program to be adopted by resolution of the governing body and subject to approval of COAH. Both rehabilitation manuals shall be available for public inspection in the Office of the Municipal Clerk and in the office(s) of the Administrative Agent(s).
- g. Units in a rehabilitation program shall be exempt from N.J.A.C. 5:97-9 and Uniform Housing Affordability Controls (UHAC), but shall be administered in accordance with the following:
 - i. If a unit is vacant, upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent and affirmatively marketed pursuant to N.J.A.C. 5:97-9 and UHAC.
 - ii. If a unit is renter-occupied, upon completion of the rehabilitation, the maximum rate of rent shall be the lesser of the current rent or the maximum permitted rent pursuant to N.J.A.C. 5:97-9 and UHAC.
 - iii. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:97-9.
 - iv. Applicant and/or tenant households shall be certified as income-eligible in accordance with N.J.A.C. 5:97-9 and UHAC, except that households in owner occupied units shall be exempt from the regional asset limit.

(2) A Market to Affordable program.

- a. A market to affordable program will be established in Mount Laurel Township to permit the purchase or subsidization of units through a written agreement with the property owner and sold or rented to low- and moderate-income households. Subject to the provisions of 2iii below, the market to affordable programs may produce both low- and moderate-income units (the program may be limited to only low- or only moderate-income units as per the Fair Share Plan).
- b. The following provisions shall apply to market to affordable programs:

- i. At the time they are offered for sale or rental, eligible units may be new, pre-owned or vacant.
 - ii. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.
 - iii. Mount Laurel Township will provide a minimum of \$25,000 per unit to subsidize each moderate-income unit and/or \$30,000 per unit to subsidize the each low-income unit, with additional subsidy depending on the market prices or rents in a municipality.
 - iv. The maximum number of creditable market to affordable units shall be equal to no more than 10 for sale units and 10 rental units or a combined total of 10 percent of the fair share obligation, whichever is greater.
3. The units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:
- i. Bedroom distribution (N.J.A.C. 5:80-26.3(b) and (c));
 - ii. Low/moderate income split (N.J.A.C. 5:80-26.3(a)); and
 - iii. Affordability average (N.J.A.C. 5:80-26.3(d) and (e)); however:
 - A. The maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income; and
 - B. The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income.

(3) Supportive and Special Needs Housing

- a. Supportive and special needs housing in Mount Laurel Township will include, but will not be limited to: residential health care facilities as licensed and/or regulated by DCA or the New Jersey Department of Health and Senior Services if the facility is located with, and operated by, a licensed health care facility; group homes for people with developmental disabilities and mental illness as licensed and/or regulated by the New Jersey Department of Human Services; permanent supportive housing; and supportive shared living housing. Long term health care facilities including nursing homes, and Class A, B, C, D, and E boarding homes do not qualify as supportive and special needs housing.
- b. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:

- i. The unit of credit shall be the bedroom.
 - ii. Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to N.J.A.C. 5:97-3.8.
 - iii. Occupancy shall not be restricted to youth under 18 years of age.
 - iv. All sites shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13.
 - v. The municipality or developer/sponsor shall have site control or the ability to control the site(s).
- c. The following provisions shall apply to permanent supportive housing:
- i. Units shall not be restricted to youth under 18 years of age.
 - ii. All sites shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13.
 - iii. Mount Laurel Township or developer/sponsor shall have site control or the ability to control the site(s).
- d. The bedrooms and/or units shall comply with N.J.A.C.5:97-9 and UHAC with the following exceptions:
- i.. Affirmative marketing (N.J.A.C. 5:80-26.15); however, group homes, residential health care facilities, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to individuals with special needs in accordance with a plan approved by the Council's Executive Director;
 - ii. Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3); and
 - iii. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with N.J.A.C. 5:97-9.

(4) Assisted living residence

- a. An assisted living residence is a facility licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.

- b. The following provisions shall apply to assisted living residences:
 - i. A recipient of a Medicaid waiver shall automatically qualify as a low- to moderate-income household.
 - ii. Assisted living units are considered age-restricted housing in a Fair Share Plan and shall be included with the maximum number of units that may be age-restricted pursuant to N.J.A.C. 5:97-3.8.
 - iii. Low- and moderate-income residents cannot be charged any upfront fees.
 - iv. All sites for assisted living residences shall meet the site suitability criteria set forth in N.J.A.C. 5:97-3.13.
 - v. Mount Laurel Township or developer/sponsor shall have control or the ability to control the site(s).
- c. The units shall comply with N.J.A.C. 5:97-9 and UHAC with the following exceptions:
 - i. Affirmative marketing (N.J.A.C. 5:80-26.15); provided that the units are restricted to recipients of Medicaid waivers;
 - ii. The deed restriction may be on the facility, rather than individual apartments or rooms;
 - iii. Low/moderate income split and affordability average (N.J.A.C. 5:80-26.3(a), (d) and (e)); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
 - iv. Tenant income eligibility (N.J.A.C. 5:80-26.13(b)); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

(5) Extension of expiring controls

- a. Mount Laurel Township will address a portion of its growth share obligation through the extension of affordability controls in accordance with N.J.A.C. 5:97-9 and UHAC, subject to the following:
 - i. The unit meets the criteria for prior-cycle or post-1986 credits set forth in N.J.A.C. 5:97-4.2 or 4.3;
 - ii. The affordability controls for the unit are scheduled to expire during the 1999 through 2018 period;
 - iii. Mount Laurel Township shall obtain a continuing certificate of occupancy

or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards; and

- iv. If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, Mount Laurel Township shall fund and complete the work. Mount Laurel Township may utilize its affordable housing trust fund to purchase the unit and/or complete the necessary repair and/or rehabilitation work.

(6) RESERVED

(7) RESERVED

D. Inclusionary Zoning

- (1) Presumptive densities and set-asides. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning permits minimum presumptive densities and presumptive maximum affordable housing set-asides as follows. Portions of Mount Laurel Township are specified Affordable Housing Zones within Planning Areas 1, 2, & 3. These inclusionary zones have already been built or approved for development. Additional inclusionary development on specific sites is not anticipated.

- a. The inclusionary zones in Mount Laurel Township have specific required density and set asides in accordance with the Fair Share plan and the Prior Rounds compliance plans. The specific densities and set asides are included in the Mount Laurel Township zoning ordinance.
- b. If any new inclusionary developments arise during the Round III time period they will comply with the presumptive densities set forth in the COAH rules.

- (2) Phasing. In inclusionary developments the following schedule shall be followed:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
25	0
25+1	10
50	50
75	75
90	100

- (3) Design. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
- (4) Payments-in-lieu and off-site construction. The standards for the collection of Payments-in-Lieu of constructing affordable units or standards for constructing affordable units off-site, shall be in accordance with N.J.A.C. 5:97-6.4.
- (5) Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.

E. New Construction

The following general guidelines apply to all newly constructed developments that contain low-and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.

- (1) Low/Moderate Split and Bedroom Distribution of Affordable Housing Units:
 - a. The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low income unit.
 - b. In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be low-income units.
 - c. Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
 - i. The combined number of efficiency and one-bedroom units shall be no greater than 20 percent of the total low- and moderate-income units;
 - ii. At least 30 percent of all low- and moderate-income units shall be two bedroom units;
 - iii. At least 20 percent of all low- and moderate-income units shall be three bedroom units; and
 - iv. The remaining units may be allocated among two and three bedroom units at the discretion of the developer.
 - d. Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.
- (2) Accessibility Requirements:
 - a. The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7 and N.J.A.C. 5:97-3.14.
 - b. All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:
 - i. An adaptable toilet and bathing facility on the first floor;
 - ii. An adaptable kitchen on the first floor;
 - iii. An interior accessible route of travel on the first floor;
 - iv. An interior accessible route of travel shall not be required between stories within an individual unit;
 - v. An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and
 - vi. An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7

and N.J.A.C. 5:97-3.14, or evidence that the Township of Mount Laurel has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:

- A. Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
- B. To this end, the builder of restricted units shall deposit funds within the Township of Mount Laurel's affordable housing trust fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.
- C. The funds deposited under paragraph B. above shall be used by the Township of Mount Laurel for the sole purpose of making the adaptable entrance of any affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
- D. The developer of the restricted units shall submit a design plan and cost estimate for the conversion from adaptable to accessible entrances to the Construction Official of the Township of Mount Laurel
- E. Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7 and N.J.A.C. 5:97-3.14, and that the cost estimate of such conversion is reasonable, payment shall be made to the Township of Mount Laurel's affordable housing trust fund in care of the Municipal Treasurer who shall ensure that the funds are deposited into the affordable housing trust fund and appropriately earmarked.
- F. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is site impracticable to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7 and N.J.A.C. 5:97-3.14.

F. Appeals

Appeals from all decisions of an Administrative Agent designated pursuant to this Ordinance shall be filed in writing with the Executive Director of COAH.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

AVAILABILITY

A copy of this ordinance is on file in the Office of the Municipal Clerk and available for inspection during normal business hours at no cost.

Appendix I

Service List



**MOUNT LAUREL, BURLINGTON COUNTY
SERVICE LIST**

N.J.A.C. 5:96-3.7



A municipality that petitions the Council on Affordable Housing (COAH) for substantive certification or is otherwise participating in COAH's substantive certification process must include an updated service list in order for COAH to review its submittal. At the time it files or petitions for substantive certification a municipality must provide COAH with a Service List which includes the following information (Please print clearly):

1. Current names and addresses of owners of sites included in previously certified or court settled plans that were zoned for low- and moderate-income housing and/or were to pay a negotiated fee(s). Owners of sites that have been completely developed may be excluded;

PROJECT NAME	<u>Fair Share Housing Development (Connell Tract)</u>	BLOCK	<u>701</u>
		LOT	<u>3</u>
PROPERTY OWNER	<u>Fair Share Housing Development Inc.</u>	TITLE	_____
EMAIL	_____	PHONE NO.	<u>856-439-9901</u>
ADDRESS	<u>1 Ethel Lawrence Boulevard</u>	FAX NO.	<u>856-439-9906</u>
	<u>Mount Laurel, NJ 08054</u>		

PROJECT NAME	<u>FSHD Senior Project Hovtech Boulevard</u>	BLOCK	<u>302.15</u>
		LOT	<u>2 & 3</u>
PROPERTY OWNER	<u>Mount Laurel Township</u>	TITLE	_____
EMAIL	_____	PHONE NO.	<u>(856) 234-0001</u>
ADDRESS	<u>100 Mount Laurel Road</u>	FAX NO.	_____
	<u>Mt Laurel, NJ 08054-9540</u>		

PROJECT NAME	<u>Rogers Walk</u>	BLOCK	<u>1104</u>
		LOT	<u>3</u>
PROPERTY OWNER	<u>Rogers Walk, LLC</u>	TITLE	_____
EMAIL	_____	PHONE NO.	<u>(856) 985-1200</u>
ADDRESS	<u>6000 Sagemore Dr, #6301</u>	FAX NO.	_____
	<u>Marlton, NJ 08053</u>		



**MOUNT LAUREL, BURLINGTON COUNTY
SERVICE LIST**

N.J.A.C. 5:96-3.7



2. The names and addresses of owners of all new or additional sites included in the Fair Share Plan;

PROJECT NAME	<u>Extension of Expiring Controls (Orleans)</u>	BLOCK	<u>Various</u>
		LOT	<u>Various</u>
PROPERTY OWNER	<u>Jeffrey P Orleans</u>	TITLE	_____
EMAIL	_____	PHONE NO.	215-245-7500
ADDRESS	<u>One Greenwood Square, Suite 101 3333 Street Road, Bensalem, PA 19020</u>	FAX NO.	_____
	_____		_____

PROJECT NAME	<u>Extension of Expiring Controls (Tricia Meadows)</u>	BLOCK	<u>802</u>
		LOT	<u>5, 7.01, 10, 11.01</u>
PROPERTY OWNER	<u>Davis Enterprises</u>	TITLE	_____
EMAIL	_____	PHONE NO.	856-985-1200
ADDRESS	<u>Suite 6301, 6000 Sagemore Drive Marlton, NJ 08053</u>	FAX NO.	_____
	_____		_____

PROJECT NAME	<u>Ark Road Senior Housing</u>	BLOCK	<u>306</u>
		LOT	<u>15 & 16</u>
PROPERTY OWNER	<u>Ark Road Senior Housing Inc.</u>	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	<u>16 High Point Drive Medford, NJ 08055</u>	FAX NO.	_____
	_____		_____

PROJECT NAME	<u>Fellowship Redevelopment Area</u>	BLOCK	<u>Various</u>
		LOT	<u>Various</u>
PROPERTY OWNER	<u>Mount Laurel Development, LLC (Develcom/Arc Properties)</u>	TITLE	_____
EMAIL	_____	PHONE NO.	(973) 249-0345 (856)933-2204
ADDRESS	<u>ARC Properties 1401 Broad Street Clifton, NJ 07013</u>	FAX NO.	_____
	_____		_____



**MOUNT LAUREL, BURLINGTON COUNTY
SERVICE LIST**

N.J.A.C. 5:96-3.7



	Develcom 204 Harding Avenue Belmawr, NJ 08031		
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PROJECT NAME	100% Family Rental	BLOCK	302.15
	Hovtech Boulevard	LOT	3
PROPERTY OWNER	Mount Laurel Township	TITLE	
EMAIL		PHONE NO.	856) 234-0001
ADDRESS	100 Mount Laurel Road	FAX NO.	
	Mt Laurel, NJ 08054-9540		

PROJECT NAME	Stojanov Property	BLOCK	601
		LOT	23, 24.04, 35
PROPERTY OWNER	Fair Share Housing Development. Inc.	TITLE	
EMAIL		PHONE NO.	856-439-9901
ADDRESS	1 Ethel Lawrence Boulevard	FAX NO.	
	Mount Laurel, NJ 08054		

PROJECT NAME	100% Family Rental	BLOCK	215
	100% Senior Rental	LOT	15
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS	3253 Marne Highway	FAX NO.	
	Mount Laurel, NJ 08054		



**MOUNT LAUREL, BURLINGTON COUNTY
SERVICE LIST**



N.J.A.C. 5:96-3.7

3. Except for Mayors, Clerks, Municipal Attorneys and Municipal Housing Liaisons, which are automatically added to every Service List by COAH, the names and addresses of all municipal employees or designees that the municipality would like notified of all correspondence relating to the filing or petition;

NAME	Chris Norman, Esq.	TITLE	<u>Township Attorney</u>
EMAIL	chrisnorman1@verizon.net	PHONE NO.	(609) 760-3189
ADDRESS	Law Office 30 Jackson Road # A2 Medford, NJ 08055	FAX NO.	_____

NAME	Patricia Halbe	TITLE	<u>Township Clerk</u>
EMAIL	mlclerk@mountlaurel.com	PHONE NO.	856-234-0001
ADDRESS	100 Mount Laurel Road Mt Laurel, NJ 08054-9540	FAX NO.	_____

NAME	Gerri Bucci	TITLE	<u>Housing Officer</u>
EMAIL	gbucci@mountlaurel.com	PHONE NO.	856-234-0001
ADDRESS	100 Mount Laurel Road Mt Laurel, NJ 08054-9540	FAX NO.	_____

NAME	David Frank, Esq	TITLE	<u>Planning Board Solicitor</u>
EMAIL	d.c.frank@att.net	PHONE NO.	_____
ADDRESS	P.O. Box 267 Jobstown, NJ 08041	FAX NO.	_____

NAME	Leah Furey Bruder, PP, AICP	TITLE	<u>Twp Planner</u>
EMAIL	lfurey@bachdesigngroup.com	PHONE NO.	(856)546-8611
ADDRESS	304 White horse Pike Haddon Heights, NJ 08035	FAX NO.	(856)546-8612

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____



**MOUNT LAUREL, BURLINGTON COUNTY
SERVICE LIST**

N.J.A.C. 5:96-3.7



4. The names and addresses of relevant County, Regional and/or State entities; AND

NAME	Mark Remsa	TITLE	<u>Director of Planning</u>
EMAIL	mremsa@co.burlington.nj.us	PHONE NO.	856-642-3800
ADDRESS	Burlington County 1900 Briggs Road	FAX NO.	<u>856-642-3810</u>
	Mount Laurel, NJ 08054		

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____



**MOUNT LAUREL, BURLINGTON COUNTY
SERVICE LIST**

N.J.A.C. 5:96-3.7



5. Names of known interested party(ies).

NAME	Richard Hoff, Esq.	TITLE	
EMAIL	rhoff@bisgaierhoff.com	PHONE NO.	(856) 784-1370 x103
ADDRESS	Bisgaier Hoff 2 Eastwick Drive	FAX NO.	
	Suite 102 Gibbsboro, NJ 08026		

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

NAME	_____	TITLE	_____
EMAIL	_____	PHONE NO.	_____
ADDRESS	_____	FAX NO.	_____

Appendix J

**Governor Christie Transition Team Report
Department of Community Affairs**

Final Report of the Transition Subcommittee On the Department of Community Affairs and its Agencies and Affiliates

January 5, 2010

Subcommittee Roster

Hon. Sandra B. Cunningham, Chair
Alfred C. Koeppe, Esq., Co-Chair
Hon. John Bencivengo
Bruce Blumenthal
Hank Butehorn, Esq.
William Cassidy
George Louis Garcia, Esq.
Hon. P. Kelly Hatfield, PhD
Hon. Kennedy O'Brien
Hon. Ira Oskowsky
Michael Pane, Esq.
Hon. Gerry Scharfenberger, PhD
Charles Tahaney
Tim Touhey
Alan J. Zakin, Esq.

Transition Staff

Byron V. Clark
Katherine Hedden

Transition Counsel

Denis G. Murphy, Esq.

Support Staff

Brian M. Nelson, Esq.

Executive Summary

This subcommittee reviewed the eleven divisions of the Department of Community Affairs (“DCA”) as well the five authorities or agencies that are “in, but not of” the organization.¹ The subcommittee’s findings and recommendations were developed through a series of interviews with Division heads and other senior staff at the DCA, a summary review and analysis of available data, and observations and insights provided by various constituencies that regularly interact with the DCA. The subcommittee is ready and willing to make itself available post-transition to consult with the new commissioner regarding details beyond the scope of this report. The review, analysis and recommendations provided in this report are centered on the following issues.

Fiscal Controls/Audits

The DCA and its related authorities administer hundreds of millions of dollars in grants and subsidies to municipalities, nonprofit organizations and businesses. There is a critical need for the DCA to develop a disciplined program of internal controls, particularly in its essential service areas, to ensure that funds are properly used, that they achieve their intended results and that non-compliant organizations are censured. This report recommends both improvements in internal DCA controls as well as the development and incorporation of Sarbanes Oxley (“SOX”)-like corporate responsibility best practices at the recipient level.

Technology & Utilization

DCA’s technology platforms (hardware and software) are deficient in essential areas. As a consequence, certain services are not provided at a high quality level (or at all in some cases) and personnel requirements are higher than they would be were the technology platforms adequate. This report recommends a number of investments in technology for consideration.

Organizational Structure/Consolidation

Some divisions appear to be redundant with other government entities; have been allowed to atrophy without negative consequence; can be more effective in other state agencies; or do not directly

¹ The affiliated entities reviewed for the purposes of this report are: the HMFA, NJRA, UEZA, NJMC and LUARCC.

serve the core mission of the organization. The organization would profit from a renewed clarity of purpose and an operational focus consistent with its fundamental mission to serve as the liaison between the state and local governments. This report identifies a number of opportunities (involving the majority of the organizational units reviewed) where transfer, consolidation, or elimination (in whole or part) should be considered.

Staffing

DCA's core services require personnel and leadership with specialized knowledge across a broad array of disciplines (finance, engineering, development, code enforcement and others). There is an understaffing issue across DCA that has implications for the quality of its core services, notably within the Divisions of Codes & Standards, Fire Safety, Local Government Services ("DLGS"), and at the Urban Enterprise Zone Authority ("UEZA"). Further exacerbating this situation has been a significant increase in statutory and regulatory obligations to be carried out by the DCA (many not core to its mission) without a commensurate increase in resources. Negative consequences in the form of backlogs, delinquencies and the suspension of services flow from the understaffing in these areas. For DLGS and UEZA (the two significant fiscal oversight bodies for municipal aid) the understaffing occurs in terms of absolute members as well as in the absence of critical skill sets (such as auditors). This has created serious fiscal accountability issues. This report identifies opportunities where reallocation, outsourcing and upgrading of personnel, including leadership, should be considered.

Division of Local Government Services ("DLGS")

The DLGS's 40 employees'² core responsibility is to work with local governments and authorities to ensure their financial integrity and solvency, and to support their efforts to comply with applicable laws and regulations. DLGS is responsible for providing technical assistance to strengthen local government and authorities' fiscal, managerial and functioning systems. It also oversees and is accountable for the delivery of billions of dollars in municipal aid, special distressed aid to cities and

² Since 2002, DLGS staff has been reduced from 66 to 40.

grants-in-aid for programs and shared services. *A lack of fiscal and operational accountability, inadequate technology, and reduced levels of staffing currently compromise DLGS's basic mission.*

Staff reductions and inadequate technology have compromised the DLGS's ability to review local budget documents in a timely fashion. Five hundred and sixty-six municipal, 21 county, and various authority and fire district budgets are all submitted to DLGS on paper. The technology has been described as "painfully inadequate". Budgets could be reviewed more quickly and, if needed, more frequently with electronic reporting. Additional software would provide greater transparency and allow for better information on government finance and operations, while creating a valuable database for local governments, taxpayers and nonprofits.

With the recommendation of the Local Finance Board, the legislature has approved hundreds of millions of dollars to distressed cities with little in furtherance of fiscal accountability or operational improvements at the local level to move toward self-sustainability. The absence of DLGS oversight or local corrective action steps inevitably promotes a culture of dependency. In contrast, there is a lack of flexibility for compliant, well-managed municipalities to be creative and innovative in their finance practices.

DLGS is also responsible for the administration of many grants-in-aid programs designed to encourage shared services. The support for shared services at the state level, however, is largely administrative and "top down" in approach while real gains in shared services are "bubbling up" voluntarily from municipalities. Given the correct tools, particularly in this economy, we believe that the "bubbling up" approach to shared services solutions will continue to grow. There is, however, no current repository or collection bank for these best practices to be shared with other municipalities.

Stakeholders believe the best approach continues to be utilizing state resources to provide a catalyst for voluntary arrangements rather than top down mandates. It is imperative, however, to remove impediments that prevent towns from entering into these voluntary agreements. The civil service rules are a major impediment. It is difficult, if not impossible, for civil service and non-civil service towns to

enter into significant shared service agreements. If impediments such as this are adequately addressed, the utilization of shared services should proceed at a faster pace.

Improve Fiscal and Operational Accountability

While DLGS has multiple functions, the most significant is its oversight of local budgets. The DLGS, however, faces significant problems in meeting this statutory obligation. The DLGS itself recommends a comprehensive review of its statutory obligations and we agree with its recommendation.³ Additionally, consideration should be given to the transfer of local budget oversight operations to Treasury because it has expertise in these areas and is the source of state funds flowing to municipalities.⁴

In addition, we recommend the new administration define and implement a vigorous auditing, and compliance program with enforcement controls. Utilization of operational audits and performance measurements to evaluate special aid and grants-in-aid should be considered; additional oversight is needed not only in monitoring the financial status and compliance of grants, but also to ensure the intended purpose and goals of the grants are being met. Resources should be realigned to add internal auditors, with appropriate skill sets, to provide necessary controls and consider outsourcing of projects to auditing firms when possible. Ethics training and a SOX-like certification by all government and nonprofit agencies receiving state dollars should be required (See Appendix I).⁵ The defined role and performance of the Local Finance Board also needs further evaluation.

Provide Tools to Promote Shared Services

We recommend that current state funding for shared service programs be targeted to those practices that have been proven to work. Further, well-managed, compliant municipalities should be given greater flexibility to achieve innovations, particularly when they move ahead with shared services or consolidation. Consideration should be given to an amnesty period on cap levy restrictions while communities grow into new arrangements without fear of failure due to cap restrictions. Other fiscal incentives and rewards could be investigated for those municipalities aggressively pursuing consolidated

³ There are issues generated by an ever-increasing number of statutory mandates being applied to the immense volume of budgets requiring review as well as the frequency of review.

⁴ A common complaint from municipalities is the difficulty preparing local budgets because they must await Treasury determinations about state aid; the delay and/or modifications from Treasury causes delay and uncertainty in completing local budgets.

⁵ The potential for the imposition of financial or other unfunded obligations upon municipalities must be kept in mind.

services. Enforcement controls to make non-compliant distressed governments move to sharing and consolidation should be strengthened. A public institution or nonprofit agency should be identified to become a repository of best-shared service and consolidation practices.⁶ Communication and education should be improved including the development of a “tool box” for municipalities to gain insight into the expectations, barriers, civil service issues, and consolidation contracts from municipalities that have learned from experience. In addition, the disincentives in the cap levy law, which prevent municipalities from budget cutting in any year, for fear of having new, lower spending limits imposed should be repealed.

Technology Must Be Improved

The development of electronically filed and user-friendly budgets for local units will ultimately help save taxpayer dollars and improve public access. In addition, the improvement or redesign of the SAGE software system utilized for grant-related applications is also highly recommended.

Division of Codes & Standards

The Division of Codes & Standard’s 525 employees (some temporary) are responsible for the establishment and enforcement of building codes, most of which are generally adopted by reference from national codes.⁷ It is responsible for plan review and inspection of state facilities, hospitals, casinos, nursing homes, power plants, amusements, and other large or complex structures where local code officials may not have adequate resources, authority or licenses. The Division also enforces building codes in 37 municipalities that do not have local code officials and provides elevator inspections to 457 municipalities.

Backlogs of inspections for equipment and facilities currently exist as follows: elevators (585); rooming houses (311); boarding homes (110); residential health care facilities (67); emergency shelters for the homeless (61). Further, pursuant to the Hotel and Multiple Dwelling Unit Law, hotels and multi-family dwellings must be inspected once every five years. There are approximately 206,000 units due for

⁶ For example, the Division of Fire Safety could expand its role to provide unbiased studies of fire consolidations.

⁷ Primarily the Uniform Construction Code implemented under N.J.A.C. 5:33.

inspection this year alone. The Division, however, can currently inspect only approximately 14,500 units per month.

Codes and Standards has incurred a loss of over \$7 million this year and is being subsidized by the Division of Fire Safety which has netted \$5 million, leaving a \$2 million loss when both Divisions were designed to be self-sustaining. In order for the Division to perform its statutory obligations adequately, efficiently and profitably, changes in the way it does business must occur.

Technology Improvements Required

The Division relies heavily on antiquated, labor-intensive, paper-based systems requiring the physical delivery of much of the work its inspectors conduct in the field.⁸ The Division has studied the use of technology for its Construction Code System, but is currently a standalone system and optimally should be moved to shared sever-based network. The software should be completed and it is suggested that it be done in modules reflecting the order of need. Module 1 would include field-based reporting from the inspection site by personal data assistant or notebook devices that automatically update permit progress and uniformly automates the issuance of approvals. Ideally, the improvement of this system will carry over to the municipalities allowing them to expedite their inspections and reporting in real-time and directly to the agency. This will result in significant savings for the agency and for each municipality when implemented. Module 2 would allow for E-Permitting and could be incorporated statewide even in local units.

Staffing Modifications Should Be Considered

Reductions in the Division's workforce may be possible if labor-intensive processes are eliminated through technological improvements. The Division has engaged 25 temporary professionals, 13 being used for elevator inspections. Elevator inspections are a specialty discipline and the Division should consider hiring full-time inspectors, as this is a core safety responsibility of the Division. The engagement of temporary professionals and temporary clerical employees on an as-needed basis best serves the Division because they can match the changes in the construction market. Additional

⁸ Pursuant to statute, the enforcement of code violations must be notice by certified mail at a cost of approximately \$120,000 per year.

opportunities for outsourcing should also be pursued. Morale, work consistency and production have been affected by the freezing of promotions. Low level employees often perform the work of retired associates, who are known to have had a higher scale, but the current employees cannot get commensurate pay due to the pay freeze which will expire some time in 2011. The new administration should give careful consideration to lifting the freeze on promotion (the freeze equates to approximately \$1,000 each per year at the clerical level).

Regulatory Review Required

A significant amount of Division resources are allocated to inspections, however, it appears that they may be duplicative of similar inspections for insurance purposes, for Certificates of Occupancy and may be performed too frequently. Eliminating duplicative inspections will help free the Division's inspectors to address the current backlog of inspections. Very serious consideration should also be made to follow one set of standards and codes as outlined by the UCC that could eliminate the need for state codes and standards. This review may take time, but will streamline the inspection process because it will eliminate some of the statutory requirements that are unnecessarily onerous and/or duplicative. Also, pending code revisions should be adopted (update of UCC), except for those requiring the installation of sprinklers in residential dwelling units that would have a detrimental economic impact on an already bearish housing market.⁹

Privatization of Inspections of Multiple Dwelling Units Should Be Considered

Inspections of multiple dwelling units should be considered for privatization to licensed entities with the cost and responsibility for those inspections to be borne by the owners of the properties inspected. A complete analysis (cost, benefit, safety) of the impact should be conducted to determine the optimal application of resources.

Conduct Independent Audit of Operations and Finances

⁹ See Division rule proposal regarding installation of sprinklers in one and two-family dwellings by January 1, 2012 at 41 N.J.R. 3140(a) (September 8, 2009). Comments to this proposal were accepted until November 7, 2009. Its adoption is now pending a decision by the Commissioner.

It is strongly recommended that an independent operational audit be conducted focusing on safety, staffing, technology and infrastructure, as well as a financial audit.

Division of Fire Safety

The Division of Fire Safety's 90 employees¹⁰ are responsible for the establishment and enforcement of the Uniform Fire Code, most of which is generally adopted by reference from national codes.¹¹ Among many duties, it administers training and certification programs for fire service instructors and inspectors, and enforces the fire codes for approximately 100 municipalities that do not have local enforcement agencies.

The Division of Fire Safety is well funded and self-sustaining.¹² In fact, the Division has a history of surpluses, \$5 million of which was utilized to subsidize the Division of Codes and Standards this year. The Division maintains a fleet of 60 vehicles, of which approximately half are designated as first responder vehicles.¹³

Technology Improvements Required

Similar to the Division of Codes & Standards, the Division of Fire Safety is lacking essential technology that has perpetuated inefficient labor-intensive paper-based systems. The Division has studied the use of new technology in conjunction with the Division of Codes and Standards (both of which should be moved to a shared server-based network). The ability of these Divisions to share information derived from inspections could be both cost effective and efficient, particularly if integrated with systems administered by local enforcement agencies.

Maintain Funds for Intended Purposes

The Division has generated surplus revenue that has been applied to support other entities in state government. Left alone, this Division is self-sustaining and could achieve better results if its surpluses were used to first address the needs of the Division itself. In addition to the need for technological

¹⁰ The Division is currently authorized to have a staffing level of 135. There is a freeze on all promotions and staffing levels caused by cuts and/or retirements have not been filled from years 2007, 2008 or 2009, leaving approximately 36 positions vacant.

¹¹ Primarily the International Fire Code implemented under N.J.A.C. 5:70.

¹² The Division levies 144 fees on 68,000 life hazards throughout the state generating revenues of \$26.8M annually, 65% of which is remitted to approximately 400 local municipalities that perform inspections and enforcement of the Uniform Fire Code locally.

¹³ It was reported to the subcommittee that many of these first responder vehicles have excessive mileage (150,000+) and should be replaced.

improvements, additional Compliance Officers in the Division's Regulatory Affairs Unit would likely generate incremental revenue that could be utilized to support the Division's training functions. This could provide the resources needed to hire additional inspectors to address newly imposed statutory and regulatory mandates, and foster public education and awareness, which have a direct correlation to reductions in fire-related deaths and injuries. Currently, the Division does not prepare its own budget, which makes the optimal allocation of funds more difficult.

Independent Audit of Operations and Finances

It is highly recommend that an independent operational audit be conducted focusing on staffing, safety, technology and infrastructure, as well as a financial audit.

Division of Housing & Community Resources

The Division of Housing and Community Resources has 326 employees and its primary goal is to help create safe, affordable housing, and implement programs to prevent homelessness. The Division has two primary responsibilities under its charge: (1) production and preservation of affordable housing (as well as rental assistance); and (2) contract administration--primarily of federally funded assistance programs. State funding for the housing production and rental assistance programs is generated through the Affordable Housing Trust Fund ("Balanced Housing Fund" or "Fund").

Unfortunately, the desired ends of the programs are not being optimally achieved; some have become inefficient and/or ineffective and take away from the Division's overall effectiveness. Moreover, in the current economic climate, there is a decreasing number of projects in the production pipeline because: (1) the decrease in the construction and real estate markets have decreased contributions to the Balanced Housing Fund; and (2) current real estate market conditions are making the construction of projects eligible for Balanced Housing Funds less desirable. There has been a decrease in funds applied to the creation and rehabilitation of homes while the use of rental subsidies has increased. The Division estimates the projected receipts in FY2010 will be approximately \$55 million and further indicate that this amount will be insufficient to meet the demand on the Fund.

The Neighborhood Revitalization Tax Credit (“NRTC”) Program, however, appears to be achieving its intended goal and has the potential for continued growth. The program generates up to \$20 million in new investments to certain eligible communities and its continued growth, and expansion, could enhance revitalization throughout the state.

As for the contract administration programs, they can be broken down into two areas - those administering distribution of federal dollars (the majority) and those funneling state monies. The state-financed administration programs include the Lead Hazard Control Assistance Fund (“LHCAF”) that identifies lead hazards and works to reduce and eliminate such hazards, including residence relocation; the Low Income Home Energy Assistance Program (“LIHEAP”) that pays for utility bills for low income families; and the Weatherization Assistance Program that offers weatherization assistance to eligible individuals. These programs should be reviewed to ensure the accountability of entities granted money to perform work (*e.g.*, the Weatherization program) and the eligibility of those receiving assistive monies.⁵

Enhance Division Through Merger With HMFA

It is recommended that the Division be merged into the New Jersey Housing and Mortgage Finance Agency (“HMFA”). The Division’s housing production programs serve a similar function as HMFA (both providing funding for production and/or rehabilitation of housing). Not only would this provide increased efficiencies and productivity, it would promote and maximize the ability of both entities to accomplish their goals and maximize their collective return on available dollars. Moreover, the consolidation of housing related matters is a necessary first step in coordinating housing programs and policies to achieve a consistent and productive outcome. Diminishing Balanced Housing funding hampers the Division’s productivity and the current state of the credit markets has placed some limits on the HMFA. Those two realities are not likely to change in the immediate future and this merger could provide both a short-term enhancement and a stable platform for future growth. It is predictable that the HMFA will be the lead lender in New Jersey as it becomes difficult for the private sector to provide credit for affordable housing projects.

⁵ There is a current auditing system in place to try and root out fraud, however, this is an area for potential improvement, possibly by outsourcing. Any contract for more than \$29,500 has to go through the Treasury Department and that route may take an extended period of time.

The Low Income Housing Tax Credit program, which is an equity source critical to multifamily rental housing, presents challenges as well as it continues to lose value in today's market place. Due to the decline in tax credit equity, HMFA will need an increased subsidy source such as Balanced Housing funds. Therefore, merging the Balance Housing Fund under one roof will provide a more efficient structure in providing a valued subsidy source in order to leverage HMFA financing for both owner occupied and rental housing projects.⁶ In addition, the cross marketing of opportunities through the consolidated programs could be significant. The Division's programs could be prioritized and HMFA could help promote them to ensure the desired accomplishment. This consolidated unit would make it more efficient and less costly for municipalities and those creating homes; that necessarily benefits the ultimate target (purchaser/tenant of affordable housing) with resulting increased number of available units at a decreased cost. Finally, the HMFA should also easily be able to administer the NRTC program and transferring oversight should enhance the program.

Move Contract Administration

The Division's contract administration programs could be moved to a new subsidiary corporation of HMFA. HMFA already has a contractor administrator division for USHUD Section 8 housing and the transfer of similar programs from the Division, and consolidation in a new subsidiary corporation, could follow. HMFA has successfully carried out both production and contract administration functions and formed a model that should be promoted⁷. Finally, a third Department under the contract administration division within HMFA would be created to administer the rental assistance programs.

Should the transfer of the entire Division not be viable, a second option is to split the Division between its production grant programs and its contract administration programs. Under this model the production-based programs would be brought into HMFA with the contract administration programs to remain within the DCA.

⁶The money allocated to OHA could be reduced to \$1 million to be used to sponsor nonprofit entities' attendance at Harvard program run by Government Sponsored Entities (e.g., Fannie Mae and Freddie Mac), or other similar programs, to educate them on becoming developers. The nonprofits could then be guided toward a partnership with a private entity to assist them in moving toward the current goal of OHA. The current program is not achieving the results and this model would help achieve the desired goal; otherwise OHA should be eliminated.

⁷ HMFA's contract administration department oversees 293 HUD based contract administration projects and has been issued no deficiencies by the Federal agency.

Improve Coordination of All Housing Programs and Policies

No matter which course is pursued, there must be greater coordination of housing policies and functions (*e.g.*, the Division, HMFA, COAH, etc.), including those between public and private partners.

Review Other “Well-Intentioned” Programs

The state has many well-intentioned programs⁸, but some of these programs are unsustainable in light of the current economic environment. While significant hardship cases should have some assistance for them to gain a foothold and advance upon their own, programs that promote perpetual dependence are counterproductive.

Eliminate New Jersey Office of Recreation

Created almost 60 years ago, the Office is located in the Division and its purpose is to promote and encourage the expansion and development of recreational programs on a statewide and local basis and to distribute information to governmental and other agencies engaged in fostering recreational programs. The Office’s primary purpose is more appropriately handled by local governments. In fact, counties and most municipalities have blossoming recreational programs and foster recreation within their localities.

New Jersey Housing & Mortgage Finance Agency (“HMFA”)

The HMFA is established in, but not of, the DCA and is constituted as a body politic and corporate and an instrumentality of the State of New Jersey, exercising public and essential governmental functions. The HMFA’s primary source of funding is from the sale of tax-exempt and taxable bonds—not the state treasury. Under the Single-Family Division, the HMFA is responsible for providing funds to finance the purchase or improvements of owner-occupied one-to-four family residences in the state. The HMFA’s programs, including its role as the authorized housing tax credit agency for the state, are: (a) designed to increase the opportunities for affordable housing for low, moderate and middle-income residents, including the homeless and other special needs populations; (b) to work with the private sector in meeting the HMFA’s mission; (c) to assist in urban revitalization; and (d) to develop innovative and

⁸ Issues regarding housing assistance for the disabled and special needs must also be addressed, and there is no suggestion herein to deny such assistance.

flexible financing vehicles which will be responsive to the granting of low-interest mortgages financed by the sale of housing revenue bonds. The HMFA also serves as a conduit for various federal and state subsidies, grants and demonstration funds.

The HMFA, however, with a rich history as a financial institution and as an independent agency of the state has been challenged in recent years and the subcommittee feels that the following recommendations will assist in improving its performance.

Highest Priority Recommendations

- **Transfer housing production and funding functions of the Division of Housing and Community Resources to HMFA.** Please note the comments under the Division of Housing and Community Resources section that recommends all such functions be merged.
- **The HMFA is a financial institution, and therefore, requires an Executive Director with a strong banking, financial and operational skill set.**

Short Term Recommendations

- **Hire and fill the vacant position of Chief Financial Officer immediately.** This position was vacated by a 30-year employee at HMFA on December 18, 2009. There are pressing issues that must have the attention of the CFO.
- **Investigate in depth potential serious short-term issues.** Such critical activities such as special needs trust funding, single family and multifamily projects at risk, preservation of affordable units and long term available funding for HMFA programs and products are of critical concern and should be reviewed immediately.
- **Continue to communicate opposition to the Prevailing Wage Bill.** The current prevailing wage legislation (S3096/A4291), if passed, will increase the cost of housing, estimated to be an additional 30%, which will undermine HMFA's ability to fund affordable housing.
- **Re-establish the independence of the HMFA from DCA.** This change in direction is necessary to fulfill the HMFA's core mission of financing affordable housing. There is also a serious concern that if HMFA is viewed as another state department, rather than a state agency or "bank" the attractiveness of its bonds will diminish.

Longer Term Recommendations

- **Study all programs within HMFA to determine if they belong in the "Banking" function of the Agency. Consolidate externally, eliminate or consider outsourcing those functions unnecessary or determined not to help meet its core mission.** Many functions and programs that have been made the responsibility of HMFA have no relation to the "Banking" role of the agency. These functions and programs detract from its core mission and take staff and other resources from more important responsibilities.

- **Develop strategies and programs to improve HMFA management and staff morale.** It was communicated, both internally by long-time employees and externally, that the HMFA management and staff's morale is low.
- **Discontinue the practice of diverting HMFA funds for other state budget purposes.** Over the last eight years, Treasury has required that HMFA provide \$62 million in funds for the state budget, which could have been used to fund various programs, projects and operations of the HMFA. In addition, since rating agencies look to excess funds when they are auditing the HMFA to provide a bond rating, a continuation of this practice will have a potentially detrimental impact on the bond rating and result in higher financing costs. Further, it should be noted that a diversion of funds takes on many forms; for example, HMFA currently funds 13 positions in other departments.
- **Protect against single-family financial risk through the usage of cash reserves.** Due to current market conditions, both bond and pool insurance is not currently available. Regardless of the HMFA putting 85% of its single-family mortgages into FHA insurance, it still has exposure on the 15% of non-FHA mortgages it has financed. If it experiences losses, it would hit the HMFA's General Obligation. As a matter of prudence, HMFA should set-aside cash reserves to protect against potential defaults on non-FHA single-family mortgages.
- **Increase participation in leveraging available funding through private and public partnerships.** In these times of limited available funding for affordable housing programs, it is important that the HMFA leverage private and public entities and their funding resources. Simply put, the HMFA needs to do more with less by working with banks, nonprofits and other local, county, state and federal government funding sources.
- **Coordinate efforts in the areas of inspections for tax credits, property management and HUD's REACT Programs.** Various stakeholders expressed concern about the number of inspections that are made for each program on the same development. The HMFA's individual divisions handle several of these inspections. Better coordination of these inspections, perhaps limiting it to just one all inclusive inspection, will increase productivity, be more cost effective and less time consuming for those financing with the HMFA.
- **Reconsolidate the Policy, Legislative Affairs, Marketing and Communications units within HMFA from DCA.** Recently, these units and their associated functions were transferred to DCA. This has resulted in inefficiencies and the inability to manage the affordable housing responsibilities of the HMFA. By reinstating these units at the HMFA all of these functions can be under one umbrella that will allow it to improve on meeting the overall goal of managing housing policy and programs for the state.
- **Reinvigorate the Management Task Force.** The purpose of the task force is to get the HMFA, owners and project managers together to improve existing communications and relationships to help expedite its mutual goals. Ultimately the developments and the residents that reside there benefit from this interaction. It is imperative that this dialogue be re-established.

Government Records Council ("GRC")

The GRC was created in order to promote the principle of government openness and transparency under the Open Public Records Act ("OPRA") and former Right-To-Know Law. Proper implementation

of the GRC is essential to promoting transparency and ethics in government. The GRC, however, can and must carry out its duties in such a way that balances the right of the public to the privacy of their personal information, and the taxpayers' right to efficiency in government.

- **Immediately fill the vacant public seats on the GRC.**
- **Adopt recommendations of the Privacy Study Commission concerning redaction of personal information including phone numbers, home addresses, emails, and exemption from access for the commercial use of personal information.** This will not only address such concerns, but also provide less ambiguity in the application of the law, which will provide increased efficiency for records custodians to comply with the law.
- **Administrative and legislative changes are needed to expand the term “actual costs” to include the cost of labor and actual costs of retrieval and reproduction.** Current cost estimates fail to account for the time and other resources spent by municipal clerks to fulfill requests. This creates a burden to taxpayers that far outweigh any direct benefits. Legislation should encourage the increased use of technology as part of a broader government efficiency initiative in order to facilitate easy and inexpensive access to records online.
- **The GRC should create a more user-friendly website that includes more updates.**

Local Unit Alignment Reorganization and Consolidation Commission (“LUARCC”)

LUARCC was established in 2007 to study and report on the structure and functions of county and municipal government. It engaged the School of Public Affairs and Administration (“SPAA”) at Rutgers-Newark to: (a) survey available research regarding the optimal size of municipalities and service delivery areas; (b) define what constitutes efficiency in service delivery; and (c) ascertain the costs and benefits of consolidation. LUARCC has also undertaken a detailed examination of municipal service delivery starting with public health, emergency communications, and administration of justice given the fundamental role the state plays in overseeing the delivery of these services. *At the conclusion of its 2010 study, LUARCC should be eliminated, and its recommendations should become part of the public institution “repository” of the best shared service and consolidation practices. This will be another tool for local governments to foster change.*

New Jersey Redevelopment Authority (“NJRA”)

The NJRA was created to assist in the revitalization of New Jersey's distressed urban areas. It currently provides financial and technical support to 68 urban aid municipalities through the fostering of

functional public-private partnerships. In 2008, its operating expenses were approximately \$2.8 million and it maintains a 15 person staff, all of which are members of the New Jersey Public Employees' Retirement System ("PERS"). The NJRA's uncompensated board consists of 21 members (10 specified ex-officio cabinet members, 7 specified appointees of the Governor, 2 appointees of the Senate President and 2 appointees of the Assembly Speaker). The Commissioner of the DCA serves as the Chair of the NJRA board. The NJRA maintains its own office space, computer network, auditors, financial and other consultants. The following recommendations should be considered.

Transfer Assets to NJEDA. and Merge NJRA Staff With UEZA

Within the last eight years, the state has undertaken the consolidation of economic development finance programs under the NJEDA as the state's "bank for business." A centralized banking function that provides the foundation to achieve the state's economic development mission is critical in several respects: In this extremely challenging economic period, it provides a path to aggregate resources to assist businesses in more meaningful transactions; improves the creditworthiness of individual deals by eliminating multiple underwritings by different state entities; and strengthens the NJEDA balance sheet to attract the banking and investor community for leveraged lending and equity opportunities. *We recommend this continue with a transfer of the NJRA assets to the NJEDA.* The NJEDA has the existing infrastructure to lend and service loans and currently assists the same municipal, real estate development and business customer base that the NJRA serves.

The NJRA can continue to perform its function within the NJEDA. This move would increase its ability to finance larger and a greater number of projects. At the time of the NJRA's formation, it may have been the appropriate body to provide financing for urban community redevelopment; however, in 2010, the NJEDA clearly commands this position with respect to all redevelopment projects in the state that primarily take place within the 68 urban aid municipalities currently qualifying for the utilization of the NJRA's programs. Simply put, the NJEDA is a better home for the functions of the NJRA, which would free it of its current limitations to effectively promote community-based urban redevelopment.

NJRA staff, while limited in size, has been active in urban enterprise zones and has provided assistance to municipal officials and community development staff along the lines of neighborhood planning activities and deal structuring. Often local community development staffs perform multiple functions, including that of Zone Coordinators for the UEZA. The assistance that NJRA and State UEZA staffs offer to municipalities is of an overlapping nature, and therefore, *we recommend their staffs should be merged.*

New Jersey Urban Enterprise Zone Authority (“UEZA”)

New Jersey’s UEZ program was created as a key economic development strategy aimed at job creation for local residents in ten targeted NJ urban areas that faced formidable obstacles to revitalization and business growth. Over time, the program has grown to over 30 cities. Currently, the UEZA is inadequately staffed and technologically challenged at a time when the number of projects it administers has increased substantially (150 in 2004 to over 200 in 2008). As a consequence, the organization (and its Board) is significantly challenged in meeting and applying necessary fiscal controls and does not have the resources to plan key economic development.

As the program has evolved over time it has reduced its focus on economic development projects and applied assistance funds increasingly to the provision of municipal services. Of the \$121 million of first generation zone expenditures (funds derived from sales tax receipts) for the period from June 2008 to June 2009, approximately \$68 million was applied to municipal services (fire, police, sanitation, emergency and infrastructure capital construction projects. The remainder (approximately \$53 million) was applied to economic development projects including \$13 million for marketing programs.

Conduct Comprehensive Analysis of the Mission, Direction and Composition

A comprehensive objective analysis by a group comprised of experts and professionals drawn from multiple disciplines is required to review the program’s history, effectiveness, and organizational and operating zone structures. We cannot understate the importance of this first step in addressing the deficiencies in this highly visible and politicized program. The review should explore the current use of the program for municipal services and weigh options that may entail new formulas for state municipal

aid; analyze the economic development functions provided for by the program; determine the success of the program investments dedicated to this mission; and, identify synergies, efficiencies, consolidation and streamlining opportunities with other state agencies performing like services. Impartial analysis and observations may suggest reformation of the existing program, or in the extreme, the distribution of functional areas to other areas of state government where the delivery of aid and services to municipalities and businesses would be more efficient.

Interim Recommendation

In the interim, pending completion of this review, funding should be applied only to existing projects. Funding for new projects should be subject to a rigid approval process.

Office of Smart Growth (“OSG”)/State Planning Commission (“SPC”)

The OSG and SPC were created to streamline the planning and development process in the state. As envisioned, it was to serve as the focal point at which various state agencies would coordinate to advance state planning strategies. The planning strategies would then engender economic growth opportunities throughout the state in a streamlined and predictable manner.

The OSG and SPC, however, have not, nor can they, achieve their intended purposes for several reasons. First, the planning functions and controls over vast areas of land in the state are governed by other planning agencies and regulatory schemes (Highlands, Pinelands, Meadowlands, Fort Monmouth, CAFRA, etc.). Second, cooperation with the OSG is voluntary and there is no reason or incentive for municipalities to work within its guidelines or planning strategies. Third, OSG and SPC have no enforcement powers. Fourth, in light of the foregoing, OSG has become a mere advisory office. Fifth, OSG and SPC’s interaction with other state agencies that have enforcement powers, most notable the NJDEP, further frustrates their purposes because the functions of OSG and SPC are almost always duplicated by other agencies such as NJDEP, COAH and NJDOT.

- Abolish the OSG and SPC; or
- Reposition OSG (with or without the SPC) as a “One-Stop” shop (the “Interagency Office”) in the Department of State where both the private and public sectors can utilize the office for purposes of carrying out future development of the State. The focus of the office would be to

serve as a liaison with all state agencies involved in the oversight or regulation of development projects statewide.

New Jersey Historic Trust (“the Trust”)

The Trust is a statutorily created body charged with the preservation of historic resources across the state. It has a comparatively small staff of five, all of whom are experienced professionals in historic preservation. The Trust is currently under the organization of the DCA. Related departments include the Historic Preservation Office (“HPO”) under the NJDEP; the New Jersey Historical Commission and State Museum, under the Department of State; and Historic Sites and Villages under the Department of Parks and Forestry.

This disjointed structure for allied departments should be combined into a single “Office of Historic Resources”, which could reside in the Department of State. In addition, a permanent source of funding should be secured for the Trust. Currently, the Trust is funded by the Garden State Historic Preservation Trust Fund, which is set to expire in 2011. Public and private partnerships are avenues that should be explored to diminish reliance on state appropriations and increase the ability of the agency to meet its goals.

New Jersey Meadowlands Commission (“NJMC”)

The NJMC is a regulatory agency for the 30.4-square mile Meadowlands District, composed of parts of 14 municipalities in Bergen and Hudson counties. The NJMC has a total of 124 employees, including 119 full-time and 5 part-time workers. The NJMC 2008 Annual Audit budget can be viewed online at (www.njmeadowlands.gov/audit/intro.html). The NJMC is a self-standing and self-funded. Substantially all of its employees, however, participate in state’s PERS program creating future economic obligations on the state. Suspension or prohibiting future contributions to the PERS program will dramatically minimize the state’s future liabilities. The new administration should engage the NJMC and pay particular attention to its efforts in relation to the redevelopment of the former EnCap site, which is undergoing remediation under a settlement with AIG.

Division on Women (“DOW”)

The DOW was established by in 1974 as an advocacy agency for the rights and opportunities of all women. It provides leadership in the formation of public policy and in the development, co-ordination and evaluation of programs and services for women. There is an Executive Director and eleven staff members. The majority of DOW programs focus on empowering women who have been victims of domestic violence, abuse, rape, and/or need skills to transition into the labor market. The DOW funds domestic violence and rape care hotlines in 21 counties 24 hours a day as well as 14 Centers for Displaced Homemakers.

DOW is also responsible for the NJ Women's Micro business Credit Program, which is geared toward low-income women and which may be better suited to reside within the NJEDA. The DOW also oversees three Urban Women's Job Training Centers to improve the job readiness skills of impoverished single mothers. Furthermore, DOW oversees three (legislatively enabled) Hispanic Women's Demonstration Resource Centers, which provide outreach to Hispanic women, particularly single women who are head of their households.

The DOW should be merged with the Center for Hispanic Policy and Research Development and located in a more unified and robust diversity office within the Department of State. Alternately, the DOW could be moved to the Department of Children and Families. A cost benefit analysis should inform this determination, but in either case, cost savings would be achieved by unifying the Children and Families funded domestic violence programs (at DHS) with the DOW funded rape care programs. Additional cost savings could be achieved by consolidating the 45 state funded 24-hour hotlines into three or four regional centers. A review of the Division's Advisory Councils and Commissions is needed. Some boards meet regularly while others do not.

Center for Hispanic Policy Research & Development (“CHPRD”)

The CHPRD was established by law in 1975 with the mission of empowering the Latino community through the process of policy development and direct social services. The CHPRD has grown from a \$300,000 budget in 1975 to \$4.5M in 2008. It has an Executive Director and three staff members.

The CHPRD administers grants that are awarded to nonprofit community based organizations whose primary focus is the needs of the Hispanic community in the area of general social services, Hispanic work readiness, capacity building (helps nonprofit organizations with technology, financial management, etc.) and domestic violence. Additionally, it partners with the New Jersey Division of Highway Traffic Safety to administer a federally funded (\$285k/yr) program to increase the awareness of traffic safety principles and to change the behavior of motorists, bicyclists and pedestrians. Furthermore, CHPRD provides leadership and career opportunities to Hispanic college students through a summer internship program with private and public entities. Over 500 college students have participated since its inception in 1988. The CHPRD oversees the administration of \$4 million in grants. It is recommended that:

- While a self-monitoring instrument is used to measure compliance, *improvements are needed in the area of performance measurements and fiscal accountability* in order to ensure that the funds are properly used.
- In addition, there is some overlap with DOW in the area of domestic violence and the DOW administration of the Hispanic Women’s Resource Center. *There could be some cost savings in their merger.*
- This organization should be *merged into a more unified and robust diversity office within the Department of State.*

Council on Affordable Housing (“COAH”)

COAH was created by the Fair Housing Act of 1985 (“FHA”)¹⁴ to encourage voluntary compliance with the Mt. Laurel I and II obligations. The FHA created COAH with the function to: (a) determine housing regions of the State; (b) estimate the present and prospective need for low and moderate income housing; (c) adopt criteria and guidelines for present and prospective fair share of the

¹⁴ N.J.S.A. 52:27D-301 et seq.

housing need; and (d) determine population projections and place a limit upon the aggregate number of units which may be allocated to a municipality.

Under the FHA, COAH adopted substantive rules for each housing cycle which outlined how a municipality's fair share obligation is calculated and the manner in which each municipality must address it during that housing cycle. Upon compliance with the regulations and approval by COAH of its affordable housing plan, a municipality receives its Substantive Certification, which shields that municipality from builder's remedy lawsuits. COAH's Third Round regulations represented a significant departure from the prior rounds and proved problematic.¹⁵ In 2008, the legislature passed amendments to the FHA (known as "A500") that further complicated compliance issues.¹⁶

Approximately 250 municipalities have submitted housing plans to COAH for Third Round certification. Municipalities in the Highlands Region were given an extension of time to file through June 8, 2010¹⁷ and approximately 50 more towns intend to submit plans on or before that date. The Executive Director indicated to the subcommittee that over 50 municipalities have had their plans certified by COAH, and estimates that at the current pace, approximately 100 municipalities will be certified within by the end of 90 days into the new administration, and approximately 130 municipalities by the end of the first 6 months of the new administration.

As a division, COAH consists of approximately 25 individuals including planners, attorneys and administrative staff. According to the Executive Director, of the twelve seats on COAH, at the current time five seats are vacant and there are several holdover appointments. COAH's functions include generating regulations, reviewing and certifying municipalities fair share plans, monitoring of deed restricted units and monitoring of affordable housing trust funds.¹⁸

¹⁵ The Third Round regulations used a "growth share" approach to determine a municipality's prospective affordable housing obligation, which ultimately required calculating municipal affordable housing obligations through 2018 at a ratio of one (1) affordable unit for every four (4) market rate units and one affordable unit for every 16 jobs generated by non-residential development. As a result, many municipal affordable housing obligations increased significantly.

¹⁶ A500 among other things: (a) imposed a Statewide mandatory 2.5% development fee charged on the equalized assessed value of the proposed development; and (b) eliminated the use of regional contribution agreements ("RCAs"), a mechanism for municipalities to transfer some of their affordable housing obligations.

¹⁷ Pursuant to a Memorandum of Understanding directed by Governor Corzine Executive Order No. 114.

¹⁸ Currently estimated to be \$277M among all the local Trust Funds.

Long Term Recommendations

Since the New Jersey Supreme Court based the Mt. Laurel decisions on the “general welfare” clause of the Constitution, a constitutional amendment could be made, but would have to be specific so as to either: (a) define what a municipality’s obligation is; or (b) affirmatively state that a municipality does not have the obligation. Any constitutional amendment to that effect would eliminate the need for COAH. In order to pass a constitutional amendment, however, it must overcome significant legislative obstacles to get on the ballot to be voted upon, which will take time to come to fruition.

Short Term Recommendations

In order to dissolve, replace, or change the functionality of COAH, amendments to the FHA would be required. The constitutional obligation to provide a realistic opportunity for affordable housing lies with the municipality, and it is not a requirement of the constitution that a state agency exists for the purpose of assisting municipalities. Therefore, COAH could be abolished through legislation, and any aggrieved party would have the right through a builder’s remedy lawsuit to challenge a municipality zoning scheme in court as was done before the FHA. In the alternative, the scope of COAH authority can be dramatically scaled back through legislation. In the event that legislation amending the FHA is not produced by the Legislature in a form acceptable to the new administration, then regulatory reform remains an option. In such an event, the best remaining course of action may be to scale back regulations and re-working the fair share estimates based upon a realistic analysis in light of the current housing market.

Recommendations for Immediate Action

- **Pursue legislation to amend the FHA.** Any new legislation to amend the FHA should address major deficiencies including, but not be limited to the following: (i) eliminating the obligation to retroactively satisfy perceived prior need; (ii) elimination of the growth share methodology of calculating need; (iii) expanding the definition of qualifying affordable housing to include non-deed-restricted properties that are government subsidized or other properties from the existing housing stock that have a rational basis for being treated as affordable; (iv) allowing municipalities greater flexibility in satisfying need through an emphasis on rehabilitation of existing housing or allowing the renewed use of RCAs; (v) insuring that municipalities are not obligated to expend their own resources to satisfy need to the extent possible; and (vi) restraining the role of the agency to a municipal assistance program rather than a policy making enterprise.

- **Issue a 90-day freeze on all new regulations, on new certifications and on all pending mediations.** This period would give the new administration time in order to pursue new legislation or, determine that new legislation is not achievable in the form desired by it so that regulatory reform can then be enacted. Municipalities could cease spending money on plans that will likely need to be revised again once new legislation and/or regulations are adopted. Municipalities in the Highlands should also be given a further extension of the time to submit their plans to COAH beyond June 2010 for at least 90 more days for the same reason.
- **Create a panel to consider policy and make specific recommendations.** A panel selected by the new administration could continue the work started by this subcommittee and make recommendations and coordinate with the new administration as to the best path to follow. The members of the DCA Transition Subcommittee who worked on this section of the report are ready, willing and able to continue this work. This panel should be formed as soon as possible, with recommendations to be made within 30 to 60 days of the inauguration.
- **Seek a stay in all pending litigation challenging the Third Round Rules.** Since oral arguments have already been heard by the Appellate Division in the primary consolidated appeal, the panel can issue its opinion at any time. Regardless of the outcome, the opinion could be disruptive and changes to the system during the stay would make any appeal moot.
- **Consider Changes in COAH's Leadership.** The subcommittee did not receive specific complaints about specific individuals within COAH, but COAH has veered off course from the intent and purpose originally given to it by the legislature.
- **Re-Direct Staffing.** During the 90-day freeze, assuming that staffing is not immediately reduced, only ministerial functions of monitoring of deed restriction and affordable housing trust funds need to continue during the 90 days.

Appendix K

Inventory of Development Approved, Not Yet Constructed

**Mount Laurel Township
Non-residential Development Approved, Not Yet Constructed (12/2009)**

Resolution	Block / Lot	Acres	Location	Square Feet/ No. units	Description	Jobs (According to COAH Appendix D)
R-2008-21	303/ 3	12.24	3055-3075 Forstertown Road	66,271 and 28,000	Cintas Industrial Laundering facility and office building	80 industrial 78 office
R-2008-19	301.03 & 301.04/ 2 & 1	1.43	3221-3223 Route 38	12, 150	Addition to office	34
R-2008-08	304/ 4.02	4.39	2020 Briggs Road	89,155 144 rooms	6 story Hotel	152
R-2007-34	500/ 2, 3, & 4	4.35	3601-3609 Route 38	8,465 diner	8,465 sq ft diner on the property which includes liquor store	27
R-2007-29	509/ 1.03	47.86	2501 Leadenhall Road	61,250 office	2 story office building	172
R-2007-24	1300.05/ 5	7.47	Atrium and Arbor Way	76,585	Hilton Hotel	130
R-2007-21	515/ 1	10.34	7000 Midlandic Drive	112,815	Office	316
R-2007-04	510/ 4	4.9	2057 Briggs Road	26,175	4 professional medical office buildings	73
R-2007-02	509/ 1.01, 1.04, & 1.05	79.76	Walton Ave and Leadenhall Road	407,832 office	5 office buildings on the south campus of Bishops Gate Corporate Center	1,142 (not likely to be complete by 2012)
R-2006-38	1301/ 1.02	0.97	4101 Church Road	24,600 indoor recreation	Jersey Wahoos Swim Club additional indoor	39
R-2006-25	401/ 58	3.7	527 Hartford Road	3,200 church	Conversion of vacant industrial building to 92 seat church	exempt
R-2006-14	1201/ 1, 3 & 6	2.35	809 Route 73	80 room hotel	Renovation of existing 27 room motel and construction 80 room hotel	60 estimate
						2,303 jobs 144 affordable units

**Mount Laurel Township
Residential Development Approved, Not Yet Constructed (12/2009)**

Resolution	Block / Lot	Acres	Location	Zone/ Planning Area	Number of Units
R-2008-16	703/5.01	6.29	4900 Church Road	R-3 / PA2	5 residential units
R-2008-07	703.02/ 1	8.22	4852 Church Road	R1D / PA2	4 residential units
R-2008-05 2007-17	211/ 3	4.55	506 Garden Way	R-3 / PA2	5 residential units
R-2007-33	803.10/ 14	2.29	Sharp Road and Church Road	R-3 / PA2	4 residential units
R-2007-18	405.90/ 17	4.44	314 Union Mill Road	R-3 / PA2	5 residential units (7 total lots)
R-2006-21	703.02/ 1	2.01	4852 Church Road	R-3 / PA2	3 residential units
R-2005-07	1105/ 14	6.05	812 S Church Street	R-3 / PA1	9 residential units (10 total lots)
	1104/3		Rogers Walk	SRI/ PA-1	232 additional units (40 built)
Total Market Rate Residential Approved not yet built					267
Total Projected Residential Growth Share by 2012					67

Appendix L

Rehabilitation Checklist and Inventory

REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)

General Description

Municipality/County: *Mount Laurel Township, Burlington County*

Program Name: *Burlington County/Municipal Program*

Number of proposed units to be rehabilitated: 29

Information and Documentation Required with Petition

- Determination of Rehabilitation Share
- Accept number in N.J.A.C. 5:97 – Appendix B; **OR**
- Exterior Housing Survey conducted by the municipality
- Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu of submitting forms.)
- Documentation demonstrating the source(s) of funding
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

Information and Documentation Required Prior to Substantive Certification

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

Rehabilitation Narrative Section

The Township will work towards establishing a partnership with Burlington County to rehabilitate an additional 29 housing units in the Township during the certification period. The County runs the Burlington County Home Improvement Loan Program, and there may be efficiencies in working together to rehabilitate 29 units over the next eight years. Initial conversations with the Program Supervisor suggested that it may be possible, but would need to be approved by the Freeholders. The Township will contribute funds from the affordable housing trust fund and if a partnership with the County is not possible, the Township will initiate a municipal program.

**OWNER OCCUPIED PROPERTIES
REHABILITATED IN MOUNT LAUREL TOWNSHIP
2000-Present (2/4/2010)**

ADDRESS	DATE COMPLETED	# of PERSONS	HUD INCOME LIMIT	COST OF WORK/LOAN AMOUNT	WORK COMPLETED
8 Evergreen Road	1/7/2002	1	\$20,250 Very Low	\$20,000	New roof, new gutters, ext. paint. New concrete step, new concrete rear deck, five new windows, new electric box, new sliding door, inter. paint.
31 W. Oleander Drive	9/23/2003	1	\$23,850 very low	\$6,700	New Roof.
29 Rancocas Blvd.	7/28/2009	1	\$26,000 very low	\$17,685	New roof, new hot water heater, paint exterior, new windows. New kitchen floor, electric range, sink, faucet, drain, new bathroom floor, toilet and sink, caulet and drain
559 Thornwood Drive	4/24/2006	1	\$13,824.60 ext. low	\$5,000.00	Heater replacement
29 Rancocas Blvd.	8/3/2006	1	\$10,478.59 ext. low	\$3,153.00	Heater replacement
802 Woodchuck Drive	9/1/2006	2	\$20,403.58 very low	\$5,000.00	Heater replacement
34 Fairfax Drive	11/16/2006	1	\$22,896.10 very low	\$3,547.00	Heater replacement
32 Fairfax Drive	11/16/2006	1	\$23,327.72 very low	\$3,547.00	Heater replacement
113 Berkshire Drive	11/22/2006	1	\$38,643.45 low	\$3,700.00	Heater replacement
3192 Neils Court	12/11/2006	1	\$32,873.14 low	\$5,000.00	Heater replacement
85 Bastian Lane	12/14/2006	2	\$26,945.34 very low	\$5,000.00	Heater replacement
4202B Adelaide Drive	1/3/2007	1	\$11,786.04 Ext. low	\$4,357.00	Heater Replacement
1669 Thornwood Drive	1/22/2007	2	\$46,150.00 low	\$4,975.00	Heater Replacement
3193 Neils Court	1/25/2007	1	\$9508.02 ext. low	\$4,238.00	Heater Replacement
3519A Neils Court	1/25/2007	1	\$20,869.63 very low	\$4,795.00	Heater Replacement
887 Scotswood Court	1/25/2007	2	\$31,255.00 low	\$4,695.00	Heater Replacement

ADDRESS	DATE COMPLETED	# of PERSONS	HUD INCOME LIMIT	COST OF WORK/LOAN AMOUNT	WORK COMPLETED
551B Thornwood Drive	1/29/2007	1	\$20,938.02 Very low	\$5,000.00	Heater Replacement
97 Red Cedar Court	1/30/2007	1	\$19,640.00 very low	\$3,395.00	Heater Replacement
47 Village Lane	1/30/2007	1	\$15,595 very low	\$4,040.00	Heater Replacement
3194 Neils Court	2/9/2007	1	\$28,478.56 low	\$4,995.00	Heater Replacement
100 Waverly Avenue	2/9/2007	1	\$41,068.16	\$5,000.00	Heater Replacement
3194B Neils Court	2/15/2007	1	\$28,478.56 low	\$4,995.00	Heater Replacement
884 Scotswood Court	2/27/2007	1	\$21,489.39 very low	\$4,662.00	Heater Replacement
30 Fairfax Drive	2/27/2007	1	\$25,032.00 very low	\$4,033.00	Heater Replacement
886 Scotswood Court	2/27/2007	1	\$26,827.62 low	\$4,798.00	Heater Replacement
564 Thornwood Drive	3/6/2007	1	\$14,183.90 ext. low	\$3,500.00	Heater Replacement
445 Thornwood Drive	3/26/2007	1	\$21,354.85 very low	\$4,975.00	Heater Replacement
37-5 Village Lane	4/19/2007	1	24623.55 very low	\$4,650.00	Heater Replacement
101 Schoolhouse Lane	1/14/2008	1	\$16,652.32 very low	\$3,700.00	Heater Replacement
202 Charing Way	10/10/2008	1	\$15,723.22 very low	\$3,580.00	Heater Replacement
312 Walnut Lane	12/16/2008	1	\$25,820.64 very low	\$4,700.00	Heater Replacement
681 Cornwallis Drive	1/5/2009	2	\$45,698.75 low	\$4,975.00	Heater Replacement
39 Village Lane	10/16/2009	1	\$29,239 Low	\$2,487.00	Heater replacement
111 Bastian Drive	11/13/2009	1	\$16,044.85 Ext. Low	\$2,475.00	Heater Replacement
114 Village Drive	11/17/2009	1	\$31,417.04 Low	\$2,325.00	Heater Replacement

ADDRESS	DATE COMPLETED	# of PERSONS	HUD INCOME LIMIT	COST OF WORK/LOAN AMOUNT	WORK COMPLETED
2 Warner Court	12/9/2009	2	\$32,768.43 low	\$2,490.00	Heater Replacement
108 Village Lane	12/9/2009	1	\$22,192.01 very low	\$2,325.00	Heater Replacement
433 Timberline Drive	1/6/2010	3	\$52,580.80 low	\$3,475.00	Heater Replacement
33 Village Lane	1/11/2010	1	\$19,448.85 very low	\$2,475.00	Heater Replacement
123 W. Berwin Way	1/25/2010	1	\$14,351.72 Ext. low	\$2,490.00	Heater Replacement
124 W. Berwin Way	2/1/2010	1	\$29,134.96 low	\$2,490.00	Heater Replacement
14 W. Berwin Way	2/1/2010	1	\$35,532.21 Low	\$2,490.00	Heater Replacement
42				\$197,912.00	

Total: \$197,912
Average Loan: \$4,712

Low Income = 80% of median
Very Low Income = 50% of median

Appendix M

Assisted Living Checklist

ASSISTED LIVING RESIDENCE (N.J.A.C. 5:97-6.11)

(Submit separate checklist for each site or project)

General Description

Municipality/County: Mount Laurel Township, Burlington County

Project or Program Name: Ark Road Senior Housing

Block(s) and Lot(s): Block 306 Lots 15 and 16

Date facility will be constructed or placed into service: 1/1/2012

Total units proposed 114

Market-rate units:

91

Affordable units/bedrooms:

23 = 20%

Number restricted for Medicaid waivers:

TBD

Bonuses, if applicable:

Prior Round Rental bonuses as per N.J.A.C. 5:97-3.5 none

Compliance bonuses as per N.J.A.C. 5:97-3.17: 23

Date zoning adopted: D Variance Date Development approvals granted: 5/2/2007

Information and Documentation Required with Petition

- Completed Assisted Living survey form (If project was previously reported in 2007 monitoring and/or subsequent CTM update, also check here in lieu of submitting forms.)

A general description of the site, including:

- Name and address of owner
- Subject property address
- Subject property block(s) and lot(s)
- Subject property total acreage
- Description of previous zoning
- Current zoning and date current zoning was adopted
- Tax maps showing the location of site with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- Description of surrounding land uses

- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- Wetlands and buffers
- Steep slopes
- Flood plain areas
- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site
- Based on the above, a quantification of buildable and non-buildable acreage
- RFP or Developer's Agreement
- Construction schedule and timetable for each step in the development process
- Pro-forma statement for the project
- Documentation of funding sources
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

Information and Documentation Required Prior to Marketing the Completed Units or Facility

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- A draft or adopted operating manual that includes a description of the program procedures and administration in accordance with UHAC
- An affirmative marketing plan in accordance with UHAC if the units are not restricted to recipients of Medicaid waivers
- Check here if the affirmative marketing plan and resolution/contract with an Administrative Agent is being replaced with an executed Memorandum of Understanding with the New Jersey Housing and Mortgage Finance Agency (HMFA)

Assisted Living Narrative Section

Ark Road Senior Housing, LLC received a use variance to permit 114 units of inclusionary age-restricted supported housing. The 10.28 acre site is located in both the R-3 residential and the I-Industrial zones. The use variance was approved in 2005 and final site plan was approved on May 2, 2007. The approval provides that 5.516 acres of the site will be utilized for the age-restricted housing and the remaining 4.552 acres will be made available for a future non-residential use. The proposed senior supportive housing will be within a three-story building and will have 23 affordable units as follows:

12. 9 low income studios

11. 3 low income one bedroom

3 moderate income studios

8 moderate income one bedroom

please see pages 57-59 of the plan for full description. This site was included in the Township's previously approved Round III Fair Share Plan, and therefore should be eligible for compliance bonus credits.

Appendix N

Resolution Authorizing Redevelopment Study



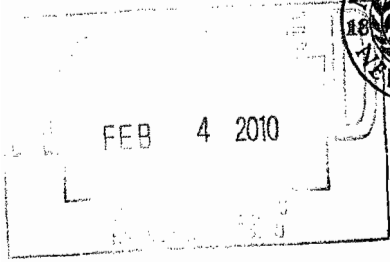
**TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER**

Distribution _____

Resolution No. 10-R-57

Meeting: SECOND REGULAR

Date: FEBRUARY 1, 2010



A RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL, COUNTY OF BURLINGTON REQUESTING THE TOWNSHIP'S PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF CERTAIN PROPERTIES WITHIN THE TOWNSHIP FOR POTENTIAL REDEVELOPMENT OR REHABILITATION AREA DESIGNATION

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is an "area in need of redevelopment" pursuant to the criteria contained in **N.J.S.A. 40A:12A-5** or alternatively an "area in need of rehabilitation" pursuant to the criteria contained in **N.J.S.A. 40A:12A-14**; and

WHEREAS, the Mayor and the Township Council of the Township of Mount Laurel have determined that it is in the interest of the Township to encourage redevelopment and rehabilitation of eligible lands within the Township, particularly when such redevelopment may advance the specific goals and objectives of the Township, the County of Burlington and the State of New Jersey; and

WHEREAS, the Mayor and Township Council have determined that it is in the best interest of the Township to have the Township's Planning Board conduct such an investigation of the following parcels within the Township:

Block	Lots
1310	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.01, 11, 13 12, 12.01
1305.03	11, 12, 13, 14, 14.01
1305.02	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
1305.01	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
1304.03	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
1304.02	1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
1304.01	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18

, all of which are delineated on the official Tax Map of the Township of Mount Laurel pursuant to such Block and Lots; and

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for attractive redevelopment due to its strategic location as a gateway and entrance point to Mount Laurel Township, given its location adjacent to major roadway hubs of the State of New Jersey, including State Highway Route 73, Interstate I-295 and the New Jersey Turnpike; and



TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER

SECOND REGULAR

Meeting:

Distribution _____

Resolution No. 10-R-57

FEBRUARY 1, 2010

Date:

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for redevelopment given that the land parcels described herein, comprising of approximately 47 acres +/-, are currently bisected by three separate zoning districts of the Township, including the B-Business Zone, NC-Neighborhood Commercial Zone, and R-Residential Zone, which disjunctive zoning scheme has constituted a significant impediment to its proper development and utilization from a land use perspective; and

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for redevelopment given its development potential as a valuable and attractive property asset and tax ratable to the Township of Mount Laurel; and

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for redevelopment given its development potential to produce jobs and non-residential ratables within the Township, particularly given its location on State Highway Route 73, where non-residential use is both appropriate and anticipated, and

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for redevelopment given its essential need for road improvements, through the expenditure of private capital, to improve existing traffic conditions within the corridor of State Highway Route 73, Fellowship Road, Church Road and Beaver Road, which is more likely to occur by way of redevelopment; and

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for redevelopment based upon its development potential for other uses satisfying public purposes, including the parcels described above that are located near or adjacent to Church Road; and

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for redevelopment given the existing conditions of the area, which through the years have become dilapidated and underutilized, thereby having detrimental impacts upon property values within the Township and the local community; and

WHEREAS, the Mayor and Township Council have identified this particular site location as potentially suitable for redevelopment given that the largest property owner of the parcels described above has indicated a willingness to discuss comprehensive redevelopment meeting the specific needs of the Township and, in particular, the local community through the improvement of the overall site; and



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 10-R-57

SECOND REGULAR

FEBRUARY 1, 2010

WHEREAS, the preliminary investigation will be designed to evaluate the area to determine whether designation of these properties as an "area in need of redevelopment" is in conformance with statutory criteria, in support of the Township's efforts toward redevelopment and revitalization, pursuant to a Redevelopment Plan to adopted by the Township

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Mount Laurel that:

1. The Planning Board of the Township of Mount Laurel is hereby directed to conduct a preliminary investigation to determine whether the aforementioned parcels constitute an "area in need of redevelopment" according to criterion set forth within N.J.S.A. 40A:12A-5 or alternatively an "area in need of rehabilitation" pursuant to the criteria contained in N.J.S.A. 40A:12A-14; and
2. The Planning Board of the Township of Mount Laurel is hereby directed to study the aforementioned parcels; to develop a map reflecting the boundaries of the proposed redevelopment area; to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6; and to draft a report/Resolution to the Township Council containing the Board's findings; and
3. The results of such preliminary investigation shall be submitted to the Mayor and Township Council for review and approval in accordance with the provisions of N.J.S.A. 40A:12A-1, et seq.

Certified to be a true copy of a resolution as was adopted by Mt Laurel Township Council at a regular meeting held on 2-1-10

*Patricia Halbe
Municipal Clerk*

MOTION: McCaffrey Riley
 AYES: McCaffrey Riley Bobo Mayor Keenan
 NAYS:
 ABSTAINED:
 ABSENT: Smith

A CERTIFIED COPY
Patricia Halbe
 Patricia Halbe, Municipal Clerk

	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED TO
Bobo	✓				BB + file 2-2-10 Plan Bd. Patricia Halbe C. Keenan
Keenan	✓				
McCaffrey	1 ✓				
Riley	2 ✓				
Smith				✓	

Appendix O

Redevelopment Needs Investigation Report and Resolutions



**TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER**

Distribution _____

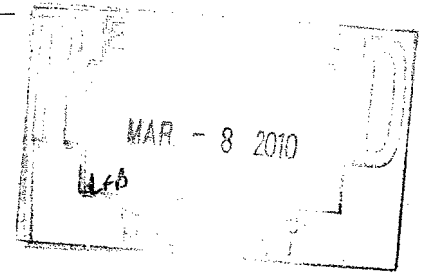
Resolution No. 10-R-81

Meeting:

Date:

Third Regular

March 1, 2010



**RESOLUTION OF THE TOWNSHIP OF MOUNT LAUREL,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY,
DESIGNATING CERTAIN PROPERTIES IN THE "FELLOWSHIP AREA
PRELIMINARY NEEDS INVESTIGATION REDEVELOPMENT STUDY AREA"
AS AN AREA IN NEED OF REDEVELOPMENT
IN ACCORDANCE WITH N.J.S.A. 40A:12A-1, ET SEQ.**

WHEREAS, the Legislature has granted powers to municipalities to redevelop areas determined to be "in need of redevelopment;" and

WHEREAS, N.J.S.A. 40:12A-6 authorizes a municipality to request that its Planning Board undertake a preliminary investigation to determine whether a proposed area is a redevelopment area or rehabilitation area in accordance with N.J.S.A. 40A:12A-1, et seq. (the Redevelopment Law); and

WHEREAS, the Township Council of Mount Laurel Township authorized the Mount Laurel Township Planning Board ("Planning Board") to undertake a preliminary investigation to determine whether the proposed properties set forth in Township Council Resolution 10-R-57 are in need of redevelopment, and whether the properties set forth therein should be designated as a redevelopment area according to criteria set forth in N.J.S.A. 40A:12A-5 or alternatively as a rehabilitation area according to criteria set forth in N.J.S.A. 40A:12A-14; and

WHEREAS, the Planning Board Planner, in cooperation with the Planning Board, conducted said investigation as set forth in a Report entitled "Fellowship Area Preliminary Needs Investigation Redevelopment Study, dated February 2010;" and

WHEREAS, the recommended redevelopment area is delineated in such Report, and is illustrated on maps within said Report; and

WHEREAS, the Planning Board provided notice as required by the Redevelopment Law, and thereafter conducted a public hearing on said matter on February 24, 2010; and

WHEREAS, members of the public testified at such hearing; and

WHEREAS, following a presentation at such hearing by the Planner, and testimony by members of the public, including owners of certain of the properties, the Planning Board found that the following properties ("the Properties") do in fact, meet criteria for designation as an "Area in Need of Redevelopment" under the Redevelopment Law:

Block 1310, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.01, 11, 13, 12, 12.01
Block 1305.03, Lots 11, 12, 13, 14, 14.01
Block 1305.02, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
Block 13.05.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
Block 1304.03, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Block 1304.02, Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
Block 1304.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18

WHEREAS, the Planning Board has therefore recommended that the Properties be formally designated as an "Area in Need of Redevelopment."

NOW THEREFORE, BE IT RESOLVED by the Mount Laurel Township Council that, based upon the investigation undertaken by the Mount Laurel Township Planning Board, and the recommendation of the Planning Board following public hearing on February 24, 2010



TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER

Distribution _____

Resolution No. 10-R-81

Third Regular

March 1, 2010

jointly designated as an "Area in Need of Redevelopment," pursuant to the Redevelopment Law, and the Properties are hereby so designated:

- Block 1310, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 10.01, 11, 13, 12, 12.01
- Block 1305.03, Lots 11, 12, 13, 14, 14.01
- Block 1305.02, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
- Block 13.05.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
- Block 1304.03, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
- Block 1304.02, Lots 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
- Block 1304.01, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18

Certified to be a true copy of Resolution 10-R-81, as was adopted by Mt Laurel Twp. Council at a regular meeting held on 3/1/10 Patricia Halbe Municipal Clerk

NOW THEREFORE, BE IT FURTHER RESOLVED by the Township Council of Mount Laurel that a copy of this Resolution designating such Blocks and Lots as a redevelopment area shall be made available to each owner of record of the Properties within the designated redevelopment area, as well as any interested entities that have submitted written objections to the area designation during the Planning Board process, pursuant to the Redevelopment Law.

BE IT FURTHER RESOLVED by the Township Council of the Township of Mount Laurel, in the County of Burlington and State of New Jersey, that, on this the 1st day of March, 2010, the Township hereby designates the Properties as an Area in Need of Redevelopment pursuant to the Redevelopment Law, for the public purpose of redevelopment, and directs that a true and correct copy of this Resolution so designating the area be immediately forwarded to the Commissioner of the New Jersey Department of Community Affairs, and that copies of same also be forwarded to the owners of the subject designated area, by certified and regular or overnight mail, under cover letter containing the three-prong designation notice requirement set forth in Harrison v. DeRose, et al., 398 N.J. Super. 361 (App. Div. 2008) to fully inform owners and to clarify the designation challenge period.

BE IT FURTHER RESOLVED that the Township proceed with the preparation and adoption of a Redevelopment Plan for the designated area.

- MOTION: Bobo Riley
 AYES: Bobo Riley McCaffrey Smith Mayor Keenan
 NAYS:
 ABSTAINED:
 ABSENT:

A CERTIFIED COPY
Patricia Halbe
Patricia Halbe, Municipal Clerk

	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED TO
Bobo	1 ✓				<i>BB - file 3-2-R Comm of NJ Dept. Comm. Affairs</i>
Keenan	✓				
McCaffrey	✓				
Riley	2 ✓				<i>P. Halbe, Clerk C. Norman, Esq. Property Owners</i>
Smith	✓				

**MOUNT LAUREL TOWNSHIP
PLANNING BOARD**

RESOLUTION NO. P.B.-2010-09

**RESOLUTION OF MEMORIALIZATION
ADOPTING PRELIMINARY INVESTIGATION REPORT
RECOMMENDING BOUNDARIES OF PROPOSED
FELLOWSHIP REDEVELOPMENT AREA
AND RECOMMENDING THAT THE GOVERNING BODY
DECLARE DESIGNATED PARCELS AS
“IN NEED OF REDEVELOPMENT”
PURSUANT TO N.J.S.A. 40A:12A-1 *et seq.***

Decided: February 24, 2010
Resolution Memorialized: March 11, 2010

WHEREAS, the Mount Laurel Township 2006 Master Plan recommended that a “full in-depth study” be conducted in the area bounded by Fellowship Road, Church Road, I-295 and Route 73;

WHEREAS, on February 1, 2010 the Township Council of the Township of Mount Laurel adopted Resolution 10-R-57 directing the Township Planning Board to undertake a preliminary investigation to determine whether certain properties in the area bounded by Fellowship Road, Beaver Avenue, Church Road, and Route 73 (a subset of the properties within the area noted as in need of study by the 2006 Master Plan) qualify under the statutory criteria as an “area in need of redevelopment” or alternatively as “an area in need of rehabilitation” pursuant to the Local Redevelopment and Housing Law NJSA 40A:12A-1 *et seq.*;

WHEREAS, the Planning Board directed its expert planning consultants, of the firm Bach Associates, P.C., to prepare a Preliminary Needs Investigation Redevelopment Study analyzing the individual properties within the study area, and the study area as a whole, pursuant to the criteria set forth in NJSA 40A:12-5;

WHEREAS, at a special meeting held on February 24, 2010, the Planning Board opened a public hearing, duly noticed in accord with NJSA 40A:12-6(b), at which the Board reviewed the draft "Fellowship Area Preliminary Needs Investigation Redevelopment Study" draft dated February 5, 2010, prepared by Leah Furey Bruder, AICP, PP, of Bach Associates;

WHEREAS, Ryan P. Conklin, PP, and Stephen M. Bach, PE, RA, PP, CME, both also of Bach Associates, offered their testimony, supported by a slide presentation entered into evidence in the course of the hearing as "Exhibit A-1", to the Board and assembled public explaining the analysis set forth in the draft Study;

WHEREAS, public comment was offered by Frank Juliano, owner of property known as 29 Beaver Avenue, which adjoins the Study Area, who requested that his property be included in any proposed redevelopment area, and also by Barbara Casey, Esquire, of the firm of Ballard Spahr, representing Laurel Capital Group, who offered the support of her client for designation of the study area as "in need of redevelopment", and who also requested inclusion of the entirety of her client's lands in any redevelopment area;

WHEREAS, after further discussion by members of the Board of the analysis and recommendations set forth in its planning consultant's draft Study, of the testimony presented at the hearing, and of the subject properties, the Board moved to adopt said Study as its own analysis and recommendation to the governing body;

NOW THEREFORE, it is hereby **RESOLVED** by the Planning Board of the Township of Mount Laurel, County of Burlington and State of New Jersey that the attached report entitled "Fellowship Area Preliminary Needs Investigation Redevelopment Study" draft dated February 5, 2010, prepared on behalf of the Board by Leah Furey Bruder, AICP, PP, of the firm Bach Associates, P.C., is adopted as the recommendation of the Board to the governing body, in accord with NJSA 40A:12-6(b)(5), that the areas delineated therein are blighted and in need of redevelopment.

MOTION:

Moved by : Mr. Cogan
Seconded by : Ms. Jones
In Favor: Mr. Cogan, Ms. Jones, Mr. Downing, Mr. Tomkiel,
Ms. Blumenthal, Councilwoman Bobo, Mayor Keenan,
Vice Chair Perrone, Chairman Riley

Opposed : None
Abstained : None
Absent : None

MOTION TO ADOPT RESOLUTION:

Moved by: :
Seconded by: :
In Favor :
Opposed :
Abstained :

MOUNT LAUREL TOWNSHIP PLANNING BOARD

Dated: _____
Dennis Riley, Chairman

CERTIFICATION

BE IT REMEMBERED that the within written Resolution was duly adopted at a regular meeting of the Mount Laurel Township Planning Board held on March 11, 2010 and memorializes a decision taken by the Board on February 24, 2010.

Dated: _____
Jenifer DeSimone, Secretary

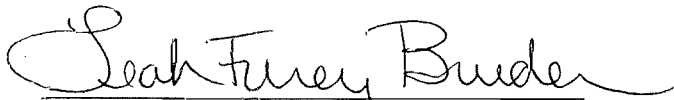
**Mount Laurel Township
Burlington County, New Jersey**

**Fellowship Area
Preliminary Needs Investigation
Redevelopment Study**

February 2010

**Recommended by the Mount Laurel Township Planning Board
In accordance with Resolution 2010-09 after a public hearing on February 24, 2010.**

**Redevelopment Area Designation by Township Council in accordance
Resolution 10-R-81 on March 1, 2010.**



Leah Furey Bruder, AICP, PP# 5851

The original of this document was signed and
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ENGINEERS • ARCHITECTS • PLANNERS

304 White Horse Pike, Haddon Heights, NJ 08035
(856)546-8611 * Fax (856)546-861

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I. INTRODUCTION

The land area of Mount Laurel Township is 21.9 square miles or approximately 13,982 acres and is located in northwestern Burlington County. Mount Laurel Township is bordered by Willingboro Township and Westampton Township to the north, Hainesport Township, Lumberton Township and Medford Township to the east, Evesham Township to the south and Moorestown Township, Maple Shade Township, and Cherry Hill Township in Camden County to the west. Mount Laurel Township's location in Burlington County is shown on the map below.

In the 1800s Mount Laurel Township was a rural farming community with clusters of homes built at crossroads villages such as Masonville, Centerton and Fellowship. These were the most heavily developed areas until the middle of the 20th century. Agricultural production supported the local population and agricultural output was transported via the Rancocas Creek. In 1863, the Burlington-Camden Railroad was built. Centerton, located near the Moorestown border, thrived because of its wharf, lumber and coal yard, phosphorus factory, tavern and the Centerton Hotel. Centerton was a popular vacation spot for families from Philadelphia seeking the tranquility of the countryside during the hot summer months. On the western side of town, Fellowship was settled on land owned by George Roberts, a well-known Quaker. Fellowship was the most established of the villages that comprised Mount Laurel at that time.

The majority of Mount Laurel's economy was dominated by farming until residential housing development accelerated in the 1950s and continued to soar until the early part of this past decade, with the gradual conversion of farmland to a variety of residential and commercial uses.¹ Much of the Township was developed in the 1970's and 1980's and the population increased accordingly. Mount Laurel Township is traversed by State Highway Route 73, State Highway Route 38, the New Jersey Turnpike, and Interstate Route 295. There are no commuter rail stations in Mount Laurel, but a number of New Jersey Transit bus routes traverse the Township.

The July 1, 2008 population estimate for Mount Laurel Township is 39,182 persons according to the New Jersey Department of Labor and Workforce Development (based on 2000 U.S. Census Bureau data and the number of certificates of occupancy, less any demolition permits, multiplied by the average number of persons per unit). At the time of the 2000 Census the Township population was 41,221 people. The estimates indicate that the Township has lost population. The 2010 Census will provide clarity about any increase or decrease in population over the past decade.

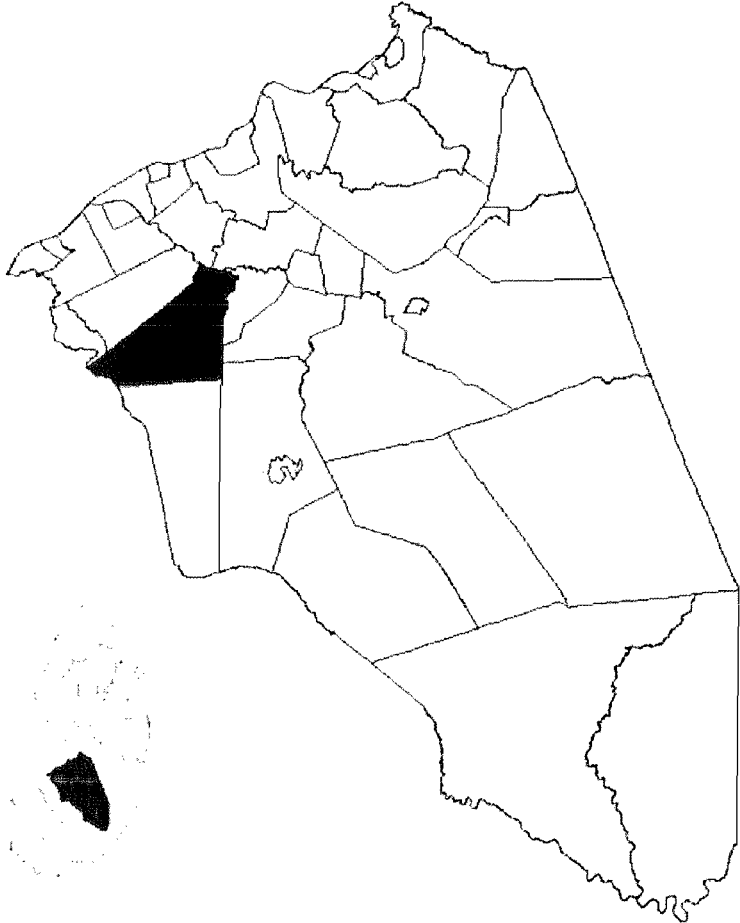
The foundation for this redevelopment study is rooted in the Township's Master Plan. The Township's 2006 Master Plan recommends on page P-9 that a "full in-depth study" be initiated for the area bound by Fellowship Road, Church Road, I-295 and Route 73. The plan notes that the area was one of the earliest neighborhoods to develop in the Township and that the development pattern is reflective of trends in the 1930s and 1940s (with grid pattern neighborhood streets off of arterial roads). The Master Plan indicates that the area has been severely impacted over the years by the construction of major roadways and commercial

¹ The Township's website was consulted for historical background. <http://www.mountlaurel.com/history/>

development along those roadways and urges consideration of future land use for the area in order to avoid scattered uncoordinated development.

Mount Laurel Township has taken a proactive approach toward land use planning, by identifying areas that should be protected or lightly developed and where suburban sprawl should be limited; as well as areas that should be studied for redevelopment and revitalization, and areas where economic development activity should be encouraged. This redevelopment study has been undertaken as one part of an overall strategy to create economic development opportunities and encourage reuse of previously developed sites in a manner consistent with the Township's overall vision.

The Fellowship Redevelopment Study Area consists of specific properties in an area that appears not to be functioning well and that is positioned in a location that presents both challenges and opportunities. The Township Council has considered that the area may benefit from the application of the redevelopment tools available through the New Jersey Local Redevelopment and Housing Law, and therefore authorized a redevelopment study. Redevelopment planning has the potential to create new opportunities out of derelict sites, and may be used as a tool to facilitate economic development and meet other community needs, such as for affordable housing, while requiring high quality design in a cohesively planned development.



II. STUDY AREA OVERVIEW

Mount Laurel Township has decided to investigate the Fellowship Study Area in accordance with the Local Redevelopment and Housing Law (P.L. 1992, c.79 N.J.S.A. 40A:12A-1 et seq.) to determine whether the study area properties are an “area in need of redevelopment”, or alternatively an “area in need of rehabilitation”. Conducting the Preliminary Redevelopment Needs Investigation (i.e. Redevelopment Study) will reveal the strengths, weaknesses, opportunities and constraints presented within the study area. The Mount Laurel Township Council, by Resolution 10-R-57 on February 1, 2010, has authorized the Township’s Planning Board to conduct a preliminary redevelopment investigation to determine whether the area of the Township designated as the study area qualifies under the statutory criteria as an “area in need of redevelopment” or alternatively as an “area in need of rehabilitation”. The study area includes properties between Fellowship Road, Beaver Avenue, Church Road, and Route 73, and also includes several properties along Route 73 stretching toward the Route 295 exit ramp. The area is shown on **MAP 1**.

Parcels that meet the criteria outlined in the sections that follow may be determined to be “in need of redevelopment”, which will afford the Township the opportunity to utilize additional tools to implement a coordinated and proactive land use plan for those areas, and will afford the property owners or a designated redeveloper the ability to market or develop the properties in accordance with the redevelopment plan. The parcels under investigation in the Fellowship Area are functionally and spatially related to the other properties that surround them, so while the study area is limited to the specific properties listed, they must be considered in the context of their surroundings and in the context of the Township’s overall vision for the area. In order to plan comprehensively for the area, an overlay zoning scheme may be created for the entire study area, even if all of the properties are not designated as “In Need of Redevelopment”.

The Township Council and the Planning Board have been working towards addressing the Township’s development, revitalization and conservation goals by taking a proactive stance and involving various interested organizations, agencies and individuals and engaging their support. In this case the Township intends to apply the tools provided in N.J.S.A. 40A:12A-1 in order to enhance opportunities to meet the Township’s goals. This process has been and will continue to be coordinated with various stakeholders and regulatory agencies.

III. REDEVELOPMENT PLANNING PROCESS

A redevelopment area designation provides the governing body, as the “redevelopment entity”, with additional tools to facilitate redevelopment of an area, and potentially more input into the design and function of the redevelopment projects. Once an area is designated as an area in need of redevelopment and a redevelopment plan is in place, the governing body may chose a redeveloper to undertake a the redevelopment of properties within the redevelopment area, and facilitate the sale or lease of property to the redeveloper. The governing body may also enter into alternative financial/tax structure agreements with the redeveloper and negotiate contributions for public improvements. The redevelopment designation may also enable a redeveloper to qualify for special financing or other incentives. A redevelopment area provides the opportunity to work cooperatively with a redeveloper to meet the Township’s vision for the

area through flexible and creative design while ensuring that the redevelopment is economically feasible.

The Local Redevelopment and Housing Law (LRHL, also N.J.S.A. 40A:12A-1 et seq.) governs local redevelopment and rehabilitation activities in New Jersey. The intent of the LRHL is to codify, simplify and concentrate prior enactments related to housing and redevelopment, to promote the advancement of community interest, and to promote physical development that will be conducive to social and economic improvement. The LRHL provides a legal mechanism that may be utilized by public bodies in efforts to arrest and reverse negative, blighting influences that may be taking a toll on community interests. A redevelopment designation requires a showing that the area meets the criteria set forth in the LRHL and exhibits signs of blight.

The Mount Laurel Township Council and Planning Board have considered the use of the Local Redevelopment and Housing Law as one of several tools to achieve a stable, balanced and vibrant community that maintains and enhances the Township's assets, makes efficient use of existing infrastructure, and directs redevelopment and growth to appropriate locations.

There are a series of specific steps that must be followed in accordance with the LRHL (N.J.S.A. 40A:12A-1 et seq) to determine redevelopment need and designate a redevelopment area. An overview of these steps is as follows:

1. The Township Council directs the Planning Board to undertake a preliminary investigation to recommend whether or not the identified area is in need of redevelopment or rehabilitation. *This was done in accordance with Resolution 10-R-57 on February 1, 2010.*
2. The Planning Board is charged with conducting a preliminary investigation and holding a public hearing, and then making a recommendation as to whether the study area is in need of redevelopment or rehabilitation. The Planning Board and its staff must follow these steps:
 - Prepare a map showing the boundaries of the redevelopment and rehabilitation study area. *This is included as MAP 1.*
 - Prepare a report explaining the basis for the investigation and analyzing the conditions in the study area.
 - Invite property owners in the study area to meet to discuss redevelopment planning process and implications. *This step is not mandatory, but undertaken to foster cooperative relationships and reduce uncertainty for property owners.*
 - Provide notice to the Township's official newspaper for two consecutive weeks and provide notice by mail to all persons owning property within the proposed area. *Notice is being sent by the Planning Board's secretary.*
 - Conduct a public hearing to hear testimony from all persons who are interested in or who may be affected by a determination that the area is a redevelopment or

rehabilitation area. All objections shall be made part of the public record and considered. *The hearing was held on February 24, 2010.*

- After completing the hearing the Planning Board will recommend that the delineated area, or any part thereof, be determined or not determined by the governing body to be an area in need of redevelopment or rehabilitation.
3. Based on the Planning Board's recommendation, the governing body may adopt a resolution determining that the delineated area or any part thereof is an area in need of redevelopment or rehabilitation. Upon adoption, the clerk will send a certified copy of the resolution along with the preliminary Investigation to the Commissioner of the Department of Community Affairs for review.
 4. The Township Council may prepare, or direct the Planning Board to prepare a redevelopment and/or rehabilitation plan.
 5. The Township Council adopts the redevelopment and/or rehabilitation plan by ordinance in accordance with the requirements of the law. The redevelopment and/or rehabilitation plan is referred to the Planning Board for review and recommendation by resolution. The redevelopment and/or rehabilitation plan may include permitted uses, recommendations for site design and standards, and an illustrative plan.
 6. The Township Council, as the redevelopment entity, oversees implementation of the redevelopment or rehabilitation plan.
 7. The Township Council, as the redevelopment entity, selects redevelopers to undertake the redevelopment project(s) to implement the plan and enters into redevelopment agreements to spell out responsibilities and expectations.

IV. FELLOWSHIP STUDY AREA IDENTIFICATION and DESCRIPTION

In accordance with Resolution 10-R-57 on February 1, 2010, the Mount Laurel Township Council has authorized the Planning Board to undertake an investigation and hold a public hearing to determine whether certain areas of the Township are in Need of Redevelopment. The study area is shown on **MAP 1** and includes the following properties:

Block	Lots
1310	1, 2, 3, 4, 6, 7, 8, 9, 10, 10.01, 11, 12, 12.01, 13
1304.01	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18
1304.02	1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24
1304.03	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
1305.01	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
1305.02	4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
1305.03	14, 14.01, 11, 12, 13

This analysis will assess whether the properties in the study area qualify as an area in need of redevelopment in accordance with the statutory criteria set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq) and outlined below.

The total study area is approximately 48.36 acres in size and contains a mix of current and former uses including commercial and single-family residential. While the properties have been functional in the past, the bulk of the properties have fallen into disuse and a state of disrepair. The majority of the properties were once part of an older residential neighborhood, which was to some extent isolated and impacted by the construction of Interstate 295 and the interchange at Exit 36 in the 1960s. The study area and surrounds have evolved over the years from a primarily residential area to one that has accommodated an array of residential and non-residential uses. The study area is in fact an area of transition. Uses along Route 73 to the north and along Fellowship Road to the east are highway-oriented uses such as hotels, large offices and uses to serve the motoring public. Uses along Church Road to the south are light industrial, professional office, neighborhood retail and residential. Uses along Beaver Avenue to the west are residential.

The redevelopment of the study area would allow for the design of a coordinated and logically planned development to include a variety of uses in a comprehensive plan. This area is effectively a gateway into Mount Laurel for those entering the Township from Maple Shade on Route 73 and for those exiting I-295 at Exit 36 or the NJ Turnpike at Exit 4. It is clear from an initial review of the study area properties that some variables have led to the stagnation of the study area, while surrounding properties have been developed to accommodate high quality office and lodging facilities.

The redevelopment planning process provides an avenue for the Township, in cooperation with study area property owners and potential redevelopers, to prepare a plan that will assist in effectuating the type of development that the site is well suited for and that will advance the goals and objectives of the Township. A well planned redevelopment scheme will enhance and protect the quality of life in the area and promote development that responds to the location

along diverse roadways -Church Road, Fellowship Road, Route 73, Interstate 295, Beaver Avenue, and close to the New Jersey Turnpike.

The redevelopment of the study area properties in a consolidated manner is vital to achieving development of this area in a well planned manner that will maintain safe and efficient traffic circulation, enhance the aesthetics of the area, and provide jobs, housing and services easily accessible to Township residents and through-traffic. The Township intends to set the stage for a successful redevelopment project that will return the study area properties to productive use and ensure that the properties are an integrated part of the community fabric, enhancing the quality of life and economic viability of this gateway into the Township.

A recommendation by the Planning Board that the study area is in fact in “need of redevelopment” or in “need of rehabilitation” will provide the foundations for a redevelopment or rehabilitation area declaration by the governing body, which will enable the coordinated application of various redevelopment and rehabilitation tools to the benefit of the community overall and the study area properties. If the area is declared an area in need of redevelopment, the governing body (as the redevelopment entity) will be empowered to adopt a redevelopment plan to proactively set forth a vision for the area with requirements to implement the vision, utilize financial incentives to effectuate the plan, facilitate change by working with property owners and potential redevelopers, acquire land and buildings, and sell publicly owned property within the redevelopment area without public bidding to a chosen redeveloper.

V. LOCAL and STATE PLANNING CONTEXT

Mount Laurel Township is located in the central part of Burlington County and is part of the Philadelphia- Camden metropolitan area. The Township is traversed by Interstate Route 295 and the New Jersey Turnpike as well as State Highway Routes 73 and 38. The Township was once at the fringe of the metropolitan area, but in recent decades as development has pushed the urban/suburbanized areas further outward, Mount Laurel has found itself closer to the center of the metropolitan complex. The community can be characterized as a suburban in nature with commercial and industrial land uses along the major roadways and residential land uses mainly on interior streets off of the highways. Mount Laurel Township shares its border with Moorestown Township, Cherry Hill Township (Camden County), Maple Shade Township, Evesham Township, Medford Township, Lumberton Township, and Hainesport Township.

There are two State Planning Areas within the Township, as designated by the New Jersey State Development and Redevelopment Plan Policy Map. **MAP 3** shows the State Planning Areas in Mount Laurel and surrounding municipalities. The study area properties are within the Metropolitan Planning Area (PA-1), a smart growth area. The proposed State Plan Policy Map released in 2009, which has not yet been adopted, also shows all of the properties in PA-1.

The State Plan's intent for the Metropolitan Planning Area PA-1 is:

- To provide for much of the State's future redevelopment;
- To revitalize cities and towns;
- To promote growth in compact forms;
- To stabilize older suburbs;
- To redesign areas of sprawl; and
- To protect the character of existing stable communities.

The study area consists of 93 lots totaling approximately 48.36 acres. The properties that are included in the redevelopment study include all lands fronting on the west side of Route 73 (assuming Route 73 is north-south) from the Route 295 exit ramp south to Fellowship Road; as well as all lands bound by Beaver Avenue, Church Road, Fellowship Road and Route 73 (within block 1310, block 1304.01, block 1304.02, block 1304.03, block 1305.01, block 1305.03 and block 1305.02). Many of the properties exhibit signs of underutilization and neglect, and all of the properties within the contiguous area were included in the study so that they may be considered, and potentially planned for concurrently.

VI. CURRENT ZONING

There are three existing zones and one overlay within the study area. The diversity of zoning districts within a compact area complicates and creates challenges in planning for the study area in a comprehensive manner. The area along Beaver Avenue and in the interior of the block is zoned for medium density residential (R-1); the area along Route 73 and Fellowship Road is zoned for business (B); and the area along Church Road is zoned for neighborhood commercial (NC). Additionally, along Route 73, the Business Development overlay may be applied to land from the Route 73 right-of-way line to a depth of 600 feet. The zoning within and around the study area is shown on **MAP 2**. Each of the existing zoning districts within the study area are described briefly below.

The following zoning calculations are for the overall study area (shown on MAP 1).

Zone	Gross Acreage	Wetland Acreage	Net Acreage
R-1 Residential	23.58 acres	6.5 acres wet	17.08 acres
B Business	22.15 acres	2.5 acres wet	19.65 acres
NC Neighborhood Commercial	2.62 acres	0 acres wet	2.62 acres
Total	48.36 gross acres	9 wetland acres	39.35 Acres Upland

Residential (R-1) Zoning District

The R-1 Residential district encompasses the areas of Mount Laurel Township that have been determined to be appropriate for the highest density of single family residential development and includes the oldest residential neighborhoods in the Township. The vast majority of the R-1 zoning district is existing residential neighborhoods. The R-1 zoning district permits the following uses in accordance with section 154-15A of the Township's Land Development Ordinance (note that the uses apply to all residential zones)

- Single family dwellings
- Public Parks and facilities, golf courses and municipal facilities
- Agriculture or horticulture
- Storage, processing, and sale of farm products on the property where grown
- Cemetery or funeral home
- Group Homes Supportive and Special Needs homes.

The area, yard and setback requirements for the R-1 Residential zone are as follows:

R-1 Zoning District	
Minimum lot area	9,375 sq ft / 11,000 sq ft if lot is corner lot
Minimum lot width	75 feet
Frontage	50 feet
Front Yard Setback	30 feet
Side Yard Setback	10 feet, 24 feet aggregate, adjacent to street 25 feet, not adjacent to street 10 feet
Rear Yard Setback	35 feet
Maximum lot coverage by building	25%
Maximum Building Height	2.5 stories or 35 feet

Business (B) Zoning District

The B Business district encompasses the areas of Mount Laurel Township that have been deemed appropriate for the development of retail and related services. The B zone is located at key intersections and along major arterial roads in the Township. The B zoning district permits the following uses in accordance with section 154-43A of the Township's Land Development Ordinance.

- Retail
- Personal and business services
- Banks
- Professional and general offices
- Indoor recreation and entertainment
- Restaurants
- Lodging
- Funeral Homes
- Recreation facilities
- Motor vehicle service stations
- Child-care centers

The area, yard and setback requirements for the B Business zone are as follows:

B Zoning District	
Minimum lot area	5 acres
Minimum lot width	400 feet
Frontage	400 feet
Front Yard Setback	100 feet
Side Yard Setback	25 feet adjacent to a street, 30 feet not adjacent to a street, 60 aggregate
Rear Yard Setback	50 feet
Maximum lot coverage by building	50%
Maximum Building Height	35 feet

Neighborhood Commercial (NC) Zoning District

The NC Neighborhood Commercial district encompasses the areas of Mount Laurel Township that have been deemed appropriate for the development of smaller scale retail and professional office uses. The NC zoning district permits the following uses in accordance with section 154-37A of the Township's Land Development Ordinance.

- Churches, places of worship
- Public, and non-public schools
- Municipal parks
- Public, governmental, or cultural building or uses
- Conventional agriculture without livestock
- Professional offices
- Retail and personal services of neighborhood character such as: grocery stores, pharmacies, hardware stores, liquor stores, restaurants, barber shops, professional office, banks
- Business enterprises for instruction
- Child Care centers

The area, yard and setback requirements for the NC Neighborhood Commercial zone are as follows:

NC Zoning District	
Minimum lot area	15,000 square feet
Minimum lot width	75 feet
Frontage	75 feet
Front Yard Setback	30 feet
Side Yard Setback	15 feet, 30 aggregate (30 to residential)
Rear Yard Setback	30 feet
Maximum lot coverage by building	60%
Maximum Building Height	35 feet

VII. MASTER PLAN and REGIONAL PLANS

Mount Laurel's Master Plan was adopted in April of 2006. Many of the Township's goals and objectives would be advanced by the revitalization and redevelopment of the properties within the Fellowship Study Area. Overall the Township has strived to maintain the character and quality of its residential neighborhoods, revitalize commercial areas, enhance recreational facilities, protect environmental resources, maintain infrastructure, provide design controls for development and encourage a safe and efficient circulation system.

A. Mount Laurel Township 2006 Master Plan

The Master Plan goals focus on coordinating and finding balance between existing neighborhoods, commerce, recreation and open space, appropriate growth and the provision of services. The Township's Master Plan has aimed to provide the foundations for a variety and balance of uses that would contribute to the well being of the community- with fiscal stability, preservation of open space, and focus on infill and efficient development patterns. The Goals of the 2006 Master Plan are listed below. The goals are followed by policies intended to direct the implementation of the goals.

1. To preserved and enhance the character and living quality for all residents in all parts of the Township.
2. To recognize the natural constraints preventing development in certain areas, such as flood plains, wetlands, streams, natural amenity areas, high water tables, and erosion-prone land, and the necessity of preserving these critical areas for the benefit of the citizens.
3. To guide future land development and community facilities to meet the needs of the residents while insuring that new development is compatible with existing developments.
4. To provide for a variety of residential, commercial, industrial, public open space, recreational and conservation uses.
5. To insure that developments are compatible with the adjacent land uses in surrounding communities, where feasible.
6. To provide for a balanced economic base and a source of employment through the utilization of non-residential lands.
7. To provide for the efficient movement of goods and people through the Township.
8. To encourage continued efforts to coordinate regional services and conservation efforts.
9. To provide for the implementation of low and moderate-income housing.
10. To satisfactorily address the issue of increased traffic congestion.

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11. To acquire more open space and recreation land as set forth in the recently updated recreation and open space program.

The Township's 2006 Master Plan recommends on page P-9 that a "full in-depth study" be initiated for the area bound by Fellowship Road, Church Road, I-295 and Route 73. The plan notes that the area was one of the earliest neighborhoods to develop in the Township and that the development pattern is reflective of trends in the 1930s and 1940s (small lots on a grid-pattern street network). The Plan indicates that the area has been severely impacted over the years by the construction of major roadways and commercial development along those roadways and urges consideration of future land use for the area to avoid scattered uncoordinated development. This Redevelopment Study is consistent with the Master Plan recommendation

B. Regional Planning Efforts

This year the Delaware Valley Regional Planning Commission (DVRPC), intends to undertake a planning study of the Route 73 Corridor through Evesham, Mount Laurel, Moorestown, and Maple Shade Townships. Route 73 is recognized as an Urban Principal Arterial Road. In total Route 73 is 35 miles long, but the study area is an approximately six mile segment of Route 73 that traverses through the four townships. Within this segment, Route 73 intersects with several regionally-significant roadways, including the New Jersey Turnpike, Interstate 295, Route 38, and several county highways.

The study will evaluate the current state of congestion and mobility as well as land-use patterns within the study area. Emphasis will be on Route 73 as well as major parallel and perpendicular routes. The study will be multi-modal in scope, integrate transportation and land-use, and be responsive to emerging lifestyle patterns. The study will identify existing and future problem areas; and short, medium, and long-term recommendations will be developed. This effort will be documented in a report that will include the baseline data, the utilized methodologies, the alternatives explored, and the final recommendations. An implementation plan, highlighting potential breakout projects will be developed.

Though this study is just getting underway, this Redevelopment Study is being conducted for the same reasons as the broader DVRPC study, on a more site specific and local level. ²

² Information about the Route 73 Corridor Study was taken from DVRPC's website.

VIII. CONDITIONS WARRANTING DETERMINATION OF REDEVELOPMENT NEED

A land use planning analysis of the Fellowship Redevelopment Study area has been conducted to determine whether the study area is in need of redevelopment or rehabilitation in accordance with the statutory criteria. The delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing, the governing body by resolution concludes that within the delineated area, any of the following conditions is found (in accordance with N.J.A.C. 40A:12A-5):

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of

the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and Planning Board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The Local Redevelopment and Housing Law defines “redevelopment area” or “area in need of redevelopment” as follows (NJSA 40A:12A-3):

“an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) or determined here to be a “blighted area” pursuant to P.L. 1949, c.187 (C.40:55-21.1 et seq.) repealed by this act, both determinations as made pursuant to the authority of Article VII, Section III, paragraph 1 of the Constitution. A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety, and welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”

Thus, properties may be included in the redevelopment area if their inclusion in the study area is essential for the effective redevelopment of the area as a whole.

IX. APPLICABILITY OF CRITERIA TO STUDY AREA

A. Overall

The criteria outlined in the Local Redevelopment Housing Law and enumerated above have been considered as they relate to the properties within the study area. The study area consists of 93 parcels totaling approximately 48.36 acres. At the outset of the study it was unknown whether all of the properties in the study area would meet the criteria for redevelopment area designation, but the characteristics exhibited by the properties and the study area in general have led to their inclusion in the study area. A thorough investigation was required to make a sound recommendation. Many of the properties are currently vacant, and many exhibit signs of distress. The deferral of maintenance and the stagnation of the properties in the study area, in a highly visible location, contribute to the sense that intervention is needed to reverse the trend toward decline. In the next section each lot within the study area is addressed.

Overall the study area exhibits varying degrees of disrepair and disinvestment. Eighty of the properties are vacant; active sites include an existing Bob Evan's restaurant, a Red Roof Inn, Econolodge, an office, and an Exxon Gas Station. There are thirteen vacant residential dwellings, 2 vacant commercial structures, and several vacant accessory residential structures located within the study area.

The property analysis has been broken down by owner and by block. Given the large number of properties and the fact that the majority of the properties and structures are vacant, the lots have been grouped together where appropriate. Based on manifestations of the A, B, D, E, and H criteria, the Planning Board recommends that all of the properties in the study area be determined to be an Area in Need of Redevelopment (N.J.S.A. 40A:12-5). **Those parcels recommended for the Redevelopment Area designation are summarized below and shown on MAP 1.**

**Properties Recommended for inclusion in
Redevelopment Area**

Block	Lot	Address	Owner	Existing Use	Criteria
1304.01	1,2,3,4,5,6,7,8,9,10,11, 12,13,14,15,16,17,18	3903 Church Road, Packer Ave, Beaver Ave	Mount Laurel Development	Vacant lots, one vacant single family home, and 4 other vacant residential structures	A, D, E, H
1304.02	1,2,3,4,7,8,9,10,11,12, 13,14,15,16,17,18,19, 20,21,22,23,24	3875,3881,3889 Church Rd 2 Beaver Ave	Mount Laurel Development	Vacant lots, 3 vacant single family homes and accessory structures	A, B, D, E, H
1304.03	1,2,3,4,5,7,8,9,10,11,12	28, 30 Beaver Ave rear of Beaver Ave	Mount Laurel Development	Vacant lots, two vacant single family homes and accessory structures	A, B, D, E, H
1305.01	1,2,3,4,5,6,7,8,9,10	34,36 Beaver Ave 922, 932 Route 73 rear of Beaver Ave	Mount Laurel Development	Vacant lots, two vacant single family home and accessory structures, one vacant commercial building	A, B, D, E, H
1310	1,2,3,4,6,7,9,10,11,13	3915,3923 Church Road 607,615,617,625,627	Mount Laurel Development	Vacant lots, former Chazz Lounge site, five vacant single family homes, one vacant office building	A, B, D, E, H
1305.02	6,7,8,9,10,11,12,13	912 Route 73	912 Route 73 S Mount Laurel Lehigh Gas	Active gas service station	D, E, H
1305.02 1305.03	4,5,14,15 11,12,13,14,14.01	33,35 Beaver Ave 40,41,43 Oregon Ave Route 73	Laurel Capital Group, LLC	Vacant lots	B, E, H
1310	12	601 Fellowship Road	Bob Evans Farm, Inc.	Existing Bob Evan's Restaurant	E, H
1310	12.01	603 Fellowship Road	R-Roof II, LLC10066; %Tax Dept	Existing Red Roof Inn	E, H
1310	10.01	611 Fellowship Road	Bansri Hospitality, LLC	Existing EconoLodge	E, H
1310	8	623 Fellowship Road	DCS Properties, LLC	Existing Office	E, H

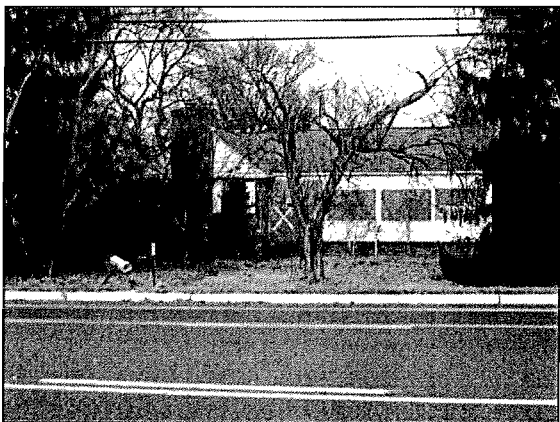
B. Study Area Analysis

1. Block 1304.01, Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18

Block 1304.01 and the lots listed above consist of approximately 7.76 acres of the study area. Lots 1 through 4 have frontage on Church Road, but the remaining properties within this block consist of interior lots that are mostly vacant. The block currently houses a vacant single family home and accessory structure on lots 1 through 4, a vacant residential structure and accessory structures on lots 5 and 6, one vacant residential structure on lot 16, and two vacant residential structures on lots 17 and 18. All of these structures are in poor condition. The structures on lots 16, 17, and 18 have questionable structural integrity, and the remaining structures on this block have been vacant for a minimum of 2 years and are unsafe, unsanitary and dilapidated. The remaining interior lots are vacant with successional growth woodlands.

The conditions within block 1304.01 are shown in the photographs below. The vacant residential home on lots 1 through 4, with frontage on Church Road, is in a highly deteriorated state. The accessory residential structures on lots 5 and 6 are also in a state of disrepair. The residential structures on lots 14 through 18 all appear to be structurally deficient and in some cases have deteriorated to the point that the structure has collapsed. The block has garbage and other dumped materials strewn throughout. The block is within the NC Neighborhood Commercial zoning district and the R-1 Residential zoning district.

Block 1304.01 Lots 1-5 looking North



Block 1304.01 Lots 1-5 looking East



Block 1304.01 Lots 1-6 looking NE



Block 1304.01 Lots 1-6 looking NE



Block 1304.01 Lots 17 and 18 looking S



Block 1304.01 Lots 14-17 looking W



This block meets criteria “a,” “d,” “e,” and “h” All of the buildings in this block are substandard, unsafe, unsanitary, dilapidated and are detrimental to the safety, health, morals, or welfare of the Township. These conditions have interfered with the proper utilization of this block and have become detrimental to the health, safety and welfare of the Township. The redevelopment of this block would promote smart growth principles. It would allow the Township to guide growth in existing developed areas and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township’s goals and objectives.

2. Block 1304.02, Lots 1,2,3,4,7,8,9,10,11,12,13,14,15,16,17,18,19, 20,21,22,23,24

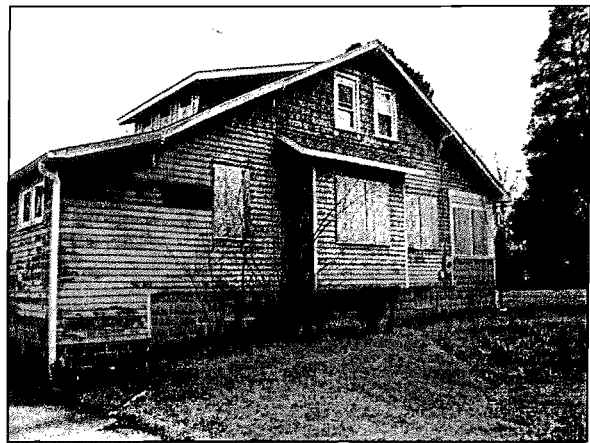
Block 1304.02 and the lots listed above consist of approximately 9.14 acres of the study area. This block has frontage on both Church Road and Beaver Avenue. The block currently houses 3 vacant single family homes and accessory structure on lots 1 through 4, 7, and 8 along the Church Road frontage. With the exception of lot 10 which has an accessory shed, the remaining lots are vacant land. All of the structures are in poor condition. The structures on lots 1, 2, and 3 have appear to have questionable structural integrity. The remaining residential structures on lots 4, 7, and 8 have been vacant for a minimum of 2 years and are unsafe, unsanitary and dilapidated. The remaining interior lots are vacant with successional growth woodlands and some open fields.

The conditions on block 1304.02 are shown in the photographs below. The vacant residential home on lots 1 through 3, which fronts on Church Road, is in a highly deteriorated state and appears to be structurally deficient and partially collapsed. The two other residential structures on lots 4, 7, and 8 are boarded up and have been vacant for several years. The block is within the NC Neighborhood Commercial zoning district and the R-1 Residential zoning district.

Block 1304.02 Lots 7 and 8 looking N



Block 1304.02 Lots 7 and 8 looking E



Block 1304.02 Lots 9-11 and 22-24 looking E



Block 1304.02 Lots 4, 7 and 8 looking E



Block 1304.02 Lots 1-3 looking W



Block 1304.02 Lots 1-3 W



Block 1304.02 Lots 13-20 looking E



Block 1304.02 Lots 13-20 E



This block meets criteria “a,” “d,” “e,” and “h”. All of the buildings in this block are substandard, unsafe, unsanitary, dilapidated and are detrimental to the safety, health, morals, or welfare of the Township. These conditions have interfered with the proper utilization of the properties on this block and have become detrimental to the health, safety, and welfare of the Township. The redevelopment of this block would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township’s goals and objectives

3. Block 1304.03 Lots 1,2,3,4,5,7,8,9,10,11,12

Block 1304.03 and the lots listed above consist of approximately 5.22 acres of study area. This block has frontage Beaver Avenue and the Packer Avenue stub. Five of the properties are interior lots with no frontage at all. The block currently contains two vacant single family homes and an accessory structure on lots 1 and 6 along the Beaver Avenue frontage, while the remaining lots are vacant land. All of the structures are in poor condition. The residential structures on lots 1 and 6 have been vacant for a minimum of 2 years and are unsafe, unsanitary and dilapidated. The remaining interior lots are vacant with successional growth woodlands and some open field areas.

The conditions on the block are shown in the photographs below. The vacant residential homes on lots 1 and 6, which fronts on Beaver Avenue are boarded up and have been vacant for several years. The block is within the R-1 Residential zoning district.

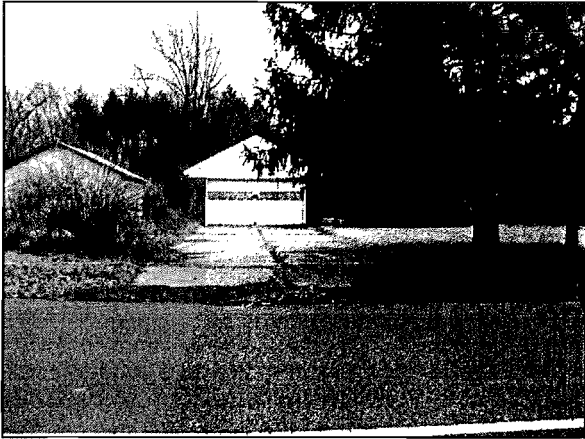
Block 1304.03 Lot 7 looking E



Block 1304.03 Lot 7 looking E



Block 1304.03 Lot 6 looking E



Block 1304.03 Lot 6 looking E



Block 1304.03 Lots 1-5 and 8-12 looking E



Block 1304.03 Lots 1-5 and 8-12 looking E



This block meets criteria "a," "d," "e," and "h". All of the buildings in this block are substandard, unsafe, unsanitary, dilapidated and are detrimental to the safety, health, morals, or welfare of the Township. These conditions have interfered with the proper utilization of the properties on this block and have become detrimental to the health, safety, and welfare of the Township. The redevelopment of this block would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township's goals and objectives.

4. Block 1305.01 Lots 1, 2,3,4,5,6,7,8,9,10

Block 1305.01 and the lots listed above consist of approximately 3.17 acres of study area. This block has frontage Beaver Avenue, Route 73, and the Packer Ave stub. Two interior lots do not have any road frontage. The block currently houses two vacant single family homes and several accessory structures on lots 1 and 2 along the Beaver Avenue frontage. Along the block's Route 73 frontage on lots 3 through 7 there is a vacant commercial building (former service station) and the remaining lots are vacant. All of the structures are in poor condition. The residential structures on lots 1 and 2 and the commercial building on lots 3 through 7 have been vacant for several years and are unsafe, unsanitary and dilapidated. The excessive land coverage on lots 3 through 7 has resulted in the ponding of water. The properties along Route 73 have become an eyesore and have a blighting influence on the surrounding properties. The remaining interior lots are vacant with successional growth woodlands and gravel areas along Route 73.

The conditions on the block are shown in the photographs below. All of the structures are boarded up and have been vacant for several years. The block is within the R-1 Residential zoning district and the B Business district.

Block 1305.01 Lot 1 E



Block 1305.01 Lot 1 E



Block 1305.01 Lots 1 and 2 looking E



Block 1305.01 Lots 1 and 2 looking E



Block 1305.01 Lots 1 and 2 looking E



Block 1305.01 Lots 1 and 2 looking E



This block meets criteria "a," "b," "d," "e," and "h". All of the buildings in this block are substandard, unsafe, unsanitary, dilapidated and are detrimental to the safety, health, morals, or welfare of the Township. These conditions have interfered with the proper utilization of the properties on this block and have become detrimental to the health, safety, and welfare of the Township. The redevelopment of this block would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township's goals and objectives

5. Block 1310 Lots 1,2,3,4,6,7,9,10,11,13

Block 1310 and the lots listed above consist of approximately 11.36 acres of the study area. This block has frontage Fellowship Road, Route 73, and Church Road. The lots in this portion of the block currently house five vacant single family homes, one vacant office and several accessory structures on lots 1, 2, 3, 4, 6, 7, 9, and 11 along the Fellowship Road and Church Road frontages. Lot 13 is adjacent to Route 73 and was the site of the former (now demolished) Chazz Lounge, but is now vacant. All of the structures on this portion of the block are in poor

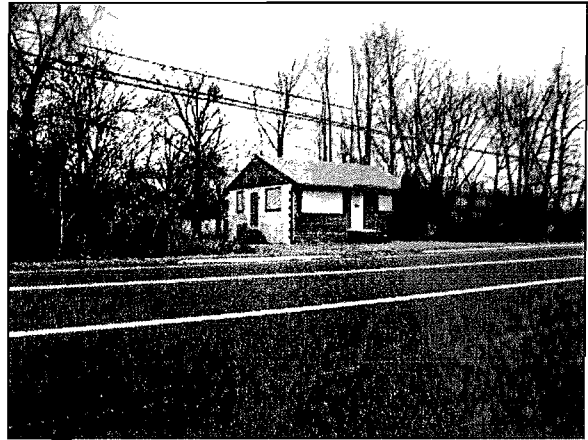
condition. The residential structures on lots 1, 2, 3, 4, 6, 7, and 9 and the commercial building on lot 11 have been vacant for several years and are unsafe, unsanitary and dilapidated. Lot 10 is a vacant lot with successional growth woodlands on it.

The conditions on this portion of the block are shown in the photographs below. All of the structures are boarded up and have been vacant for several years. The block is located in the B Business district.

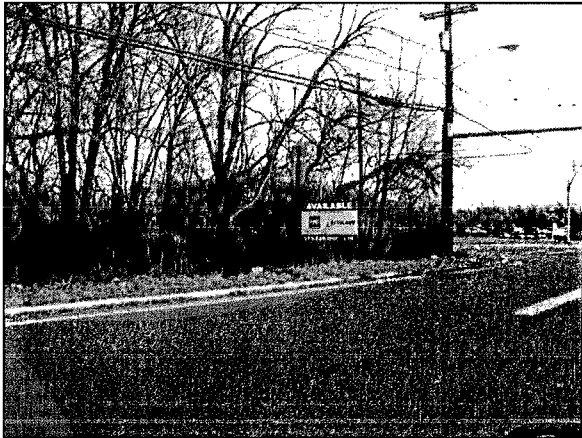
Block 1310 Lot 1 looking N



Block 1310 Lots 3 and 4 looking N



Block 1310 Lot 4 looking E



Block 1310 Lot 6 looking W



Block 1310 Lot 7 looking W



Block 1310 Lot 2 Looking W



Block 1310 Lot 9 looking W



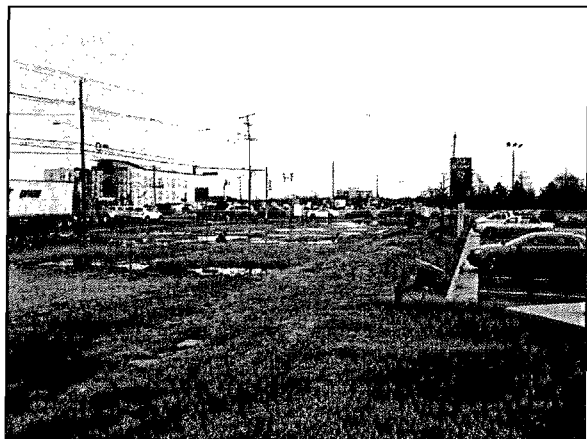
Block 1310 Lot 10 Looking W



Block 1310 Lot 11 looking N



Block 1310 Lot 13 looking S/E



This block meets criteria “a,” “b,” “d,” “e,” and “h” All of the buildings in this portion of the block are substandard, unsafe, unsanitary, dilapidated and are detrimental to the safety, health, morals, or welfare of the Township. These conditions have interfered with the proper utilization of the properties on this block and have become detrimental to the health, safety, and welfare of the Township. In addition to the vacant and boarded up properties, the obsolete layout of the sites and the disjointed development contribute to the blighting influence of these properties. This block will be critical to the overall rational redevelopment of the area, as the properties provide potential access points into the redevelopment area. The redevelopment of this block would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township’s goals and objectives.

6. Block 1305.02 Lots 6, 7, 8, 9, 10, 11, 12, 13

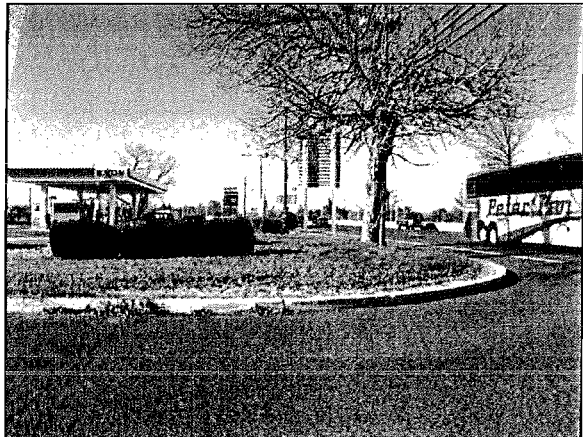
Block 1305.02 and the lots listed above consist of approximately 1.45 acres of the study area. This block has frontage on Route 73 and Beaver Avenue. The block currently has an Exxon gas station on it. The majority of lots 6 and 7 are vacant and the rear parts of all the remaining lots are undeveloped. The gas station’s pump islands are located approximately 40 feet from the Route 73 right-of-way and the pavement is not separated at all from the highway.

The conditions on this portion of the block are shown in the photographs below. The block is located in the B Business district.

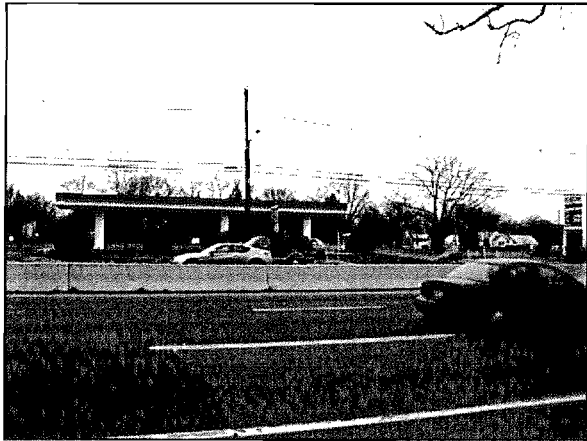
Block 1305.02 Lots 6-13 looking W



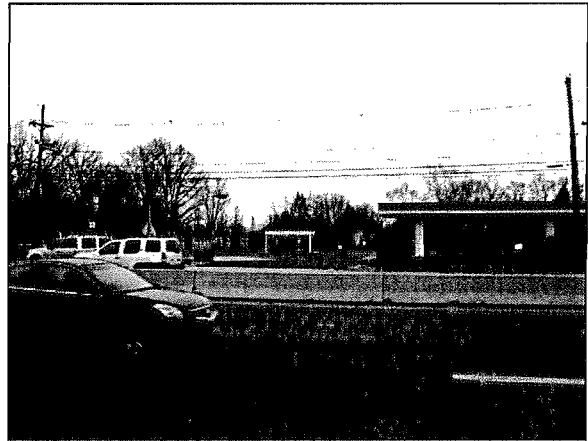
Block 1305.02 Lots 6-13 looking W



Block 1305.02 Lots 6-13 looking SW



Block 1305.02 Lots 6-13 looking S



This block meets criteria “d,” “e,” and “h.” The site currently has an excessive amount of impervious surface and the driveway into the site off of Beaver Avenue is only approximately 90 feet from the intersection with Route 73. The current site layout does not lend itself to making interconnections with development on adjacent parcels and isolates the lots behind it. The improvements on the property are located within 40 feet of Route 73. The redevelopment of this site would also provide an opportunity for transportation improvements in the study area. The redevelopment of this block would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township’s goals and objectives.

**7. Block 1305.02 Lots 4, 5, 14, 15
Block 1305.03 Lots 11, 12,13,14,14.01**

The lots listed above in blocks 1305.02 and 1305.03 consist of approximately 2.56 acres of the study area. This block has frontage Route 73, Beaver Avenue and is adjacent to the exit ramp from Exit 36 off of Interstate 295. The entire property is vacant with the exception of a vacant trailer being utilized for advertising on Block 1305.03 Lots 12 and 13. The properties have been cleared and have open areas of grass and the two blocks are bisected by the Oregon Avenue right-of way, which no longer connects with Route 73.

The conditions on portions of blocks 1305.02 and 1305.03 are shown in the photographs below. Block 1305.03 lots 11, 12, and 13 are located in the B Business district; while the remaining lots are located in the R-1 Residential zoning district, though the Business Overlay could be applied here since the properties are within 600 feet of Route 73.

Block 1305.03 Lots 11-14.01 looking N/W



Block 1305.03 Lots 11-14.01 looking N



Block 1305.02 Lots 4, 5, 14, 15 looking N



Block 1305.02 Lots 4, 5, 14, 15 looking E



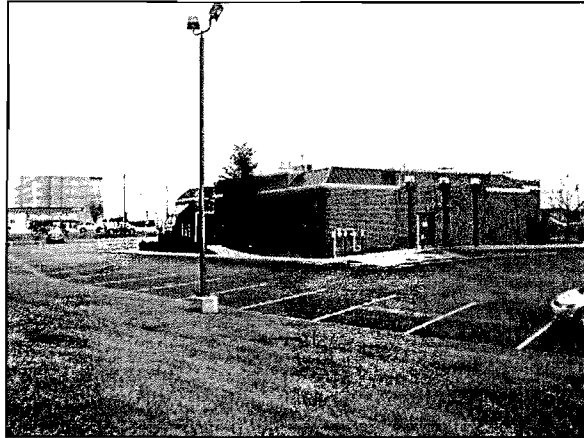
These lots meet the “d,” “e,” and “h” criteria. The disjointed layout of the lots, the presence of the Oregon Avenue dead end, the proximity to the I-295 exit ramp and the inconsistent zoning collaborate to inhibit effective redevelopment of the properties. The redevelopment of the properties, together with a larger redevelopment area would provide an opportunity to return the properties to productive use. The redevelopment of this block would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township’s goals and objectives

8. Block 1310 Lot 12

Block 1310 lot 12 consists of approximately 2.77 acres. This property has frontage on Fellowship Road and currently has a Bob Evans Restaurant located on it. The restaurant use only occupies the front half of the property while remaining portion of the property is vacant with successional growth woodlands.

The conditions on the property are shown in the photographs below. This property is located in the B Business district.

Block 1310 Lot 12 looking N/E



Block 1310 Lot 12 looking S/E



This lot is functional as a stand alone site. However, viewed in the context of the redevelopment study area, it is clear that this site is critical to the development of the area overall. Properties on block 1305.01 to the north and west will be made more viable with the inclusion of this lot (as well as lot 12.01) in the designated redevelopment area, as it has the potential to provide access to the redevelopment area, which will allow for a more comprehensive development approach. The definition of “redevelopment area” in N.J.S.A. 40A:12A provides that “A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety and welfare, but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part”. This property is precisely such a situation. Lot 13 to the north along Route 73 (former Chazz Lounge site) has significant frontage along Route 73 (approximately 370 feet), but is only 80 feet deep. Using modern development standards and traffic safety standards, lot 13 by itself is practically useless. Together with the lots 12 and 12.01 as well as the entirety of the study area, lot 13 has potential to be integrated into a broader overall development plan. Consistent with the Township’s Master Plan and NJDOT policies, the redevelopment plan will need to minimize access points from Route 73. The inclusion of these 2 properties will allow the Township and prospective redeveloper to work with the property owners to maximize the value of the properties and to provide opportunities for shared access and vehicular circulation. In addition to the reasons included above, these properties meet criteria “e” and “h”.

The inclusion of this lot in the redevelopment area would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, promote interconnectivity among uses, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township’s goals and objectives.

9. Block 1310 Lot 12.01

Block 1310 lot 12.01 consist of approximately 2.81 acres. This property has frontage on Fellowship Road is developed with a Red Roof Inn motel. The motel use occupies approximately 3/4 of the property while remaining portion of the property is vacant with successional growth woodlands.

The conditions on the property are shown in the photographs below. This property is located in the B Business district.

Block 1310 Lot 12.01 looking S



Block 1310 Lot 12.01 looking N/W



Similar to the Bob Evans site, this lot is functional as a stand alone site. However, viewed in the context of the redevelopment study area, it is clear that this site is critical to the development of the area overall. Properties on block 1305.01 to the north and west will be made more viable with the inclusion of this lot (as well as lot 12) in the designated redevelopment area, as it has the potential to provide access to the redevelopment area, which will allow for a more comprehensive development approach. The definition of “redevelopment area” in N.J.S.A. 40A:12A provides that “A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety and welfare, but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part”. This property is precisely such a situation. Lots 15, 16, 17 and 18 in block 1304.01 and lots 8, 9, and 10 in block 1304.03 behind the Red Roof Inn do not have access to public streets. In order to promote a comprehensive development approach with interconnected driveways as well as pedestrian connections, it is necessary to include this lot in the redevelopment area. Consistent with the Township’s Master Plan and NJDOT policies, the redevelopment plan will need to minimize access points from Route 73 and create a safe and efficient circulation system in and around the redevelopment area. Together with lot 11, this lot may be utilized to align a road or driveway with Century Parkway across Fellowship Road to the east. The inclusion of this property will allow the Township and prospective redeveloper to work with the property owner to maximize the value of the properties and to provide opportunities for integrated design, shared access and vehicular

circulation. In addition to the reasons included above, the property meets the block meets criteria “e” and “h”.

The inclusion of this lot in the redevelopment area would promote smart growth principles. It would allow the Township to guide infill growth to existing developed areas close to existing infrastructure and services, promote interconnectivity among uses, and the opportunity to plan for a coordinated development together with surrounding properties to advance the Township’s goals and objectives.

10. Block 1310 Lot 10.01

Block 1310 lot 10.01 consist of approximately 1.46 acres. This property has frontage on Fellowship Road and currently has an EconoLodge motel located on it. The lodge use occupies the majority of the property. The site is almost entirely impervious, with the stormwater management areas located at the rear of the site along its border with an undeveloped portion of the study area. The property contains one building with parking on both sides of the building and at the rear of the rectangular lot.

The conditions on the property are shown in the photographs below. This property is located in the B Business district.

Block 1310 Lot 10.01 looking S/W



Block 1310 Lot 10.01 looking S/W



Though this building itself is functional and generally well maintained as a stand alone site, it must be considered in the context of the redevelopment study area overall and the surrounding roadways and land uses. This site is recommended for inclusion in the designated redevelopment area in order to promote a coherent and comprehensive redevelopment plan and to ensure ample opportunity to create a safe and efficient circulation plan consistent with the Township’s Master Plan.³

The definition of “redevelopment area” in N.J.S.A. 40A:12A provides that “A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the

³ Master Plan policies 2a, 2b, 2d, 2e, 2g, 4a, 4d, and 4g on pages O-4 through O-6 specifically refer to traffic congestion and vehicular circulation concerns.

public health, safety and welfare, but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part". Property to the rear of the EconoLodge site (to the west) is a wetland area, so the only opportunity to internally connect the northern and southern portions of the redevelopment area would be through Lot 10.01. Additionally the overall redevelopment planning effort will require a centralized circulation plan, especially considering the high levels of congestion that are common in the vicinity of the NJ Turnpike and I-295 interchanges. Further, lots 10.01 and lot 11 are directly aligned with Century Parkway across Fellowship Road. In order to promote public safety and improve circulation within the redevelopment area in the vicinity overall, the potential for this connection must be maintained.

If left out of the redevelopment area, this property would be isolated and would not have the benefit of the redevelopment tools and comprehensive planning approach. This property should be included in the redevelopment area so that it may be integrated into the comprehensive plan.

Consistent with the Township's Master Plan and NJDOT policies, the redevelopment plan will need to minimize access points from Route 73 and create shared access points off of Fellowship Road, to ensure a safe and efficient circulation system in and around the redevelopment area. The inclusion of this property will allow the Township and prospective redeveloper to work with the property owner to maximize the value of the properties and to provide opportunities for integrated design, shared access and vehicular circulation. In addition to the reasons included above, the property meets criteria "e" and "h". The inclusion of this lot in the redevelopment area would promote smart growth principles, and will allow the Township to consider the site in the context of the broader redevelopment area.

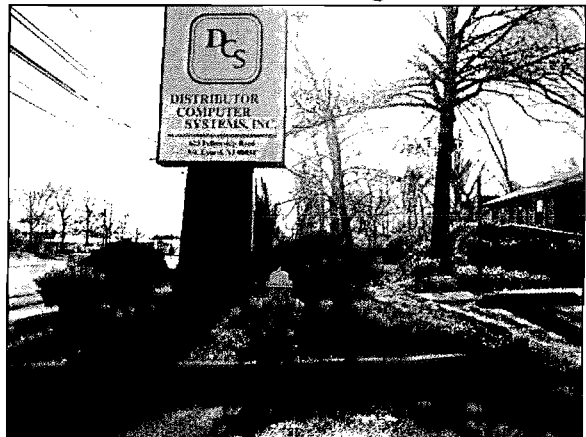
11. Block 1310 Lot 8

Block 1310 lot 8 consist of approximately .6 acres. This property has frontage on Fellowship Road and currently contains a converted single family home being used as an office. The office use only occupies the 3/4 of the property while remaining portion of the property is vacant with successional growth woodlands. The conditions on the property are shown in the photographs below. This property is located in the B Business district.

Block 1310 Lot 8 looking S



Block 1310 Lot 8 looking S



Though this building itself is functional and generally well maintained as a stand alone site, it must be considered in the context of the redevelopment study area overall and the surrounding roadways and land uses. This site is recommended for inclusion in the designated redevelopment area in order to promote a coherent and comprehensive redevelopment plan and to ensure ample opportunity to create a safe and efficient circulation plan consistent with the Township's Master Plan.⁴

The definition of "redevelopment area" in N.J.S.A. 40A:12A provides that "A redevelopment area may include lands, buildings, or improvements which themselves are not detrimental to the public health, safety and welfare, but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part". Property to the north, west and south of lot 8 are recommended for inclusion in the redevelopment area. Lot 8 is recommended for inclusion so that it will not become an isolated property, and may be included in a comprehensive plan for the redevelopment area. Additionally the overall redevelopment planning effort will require a centralized circulation plan, especially considering the high levels of congestion that are common in the vicinity of the NJ Turnpike and I-295 interchanges. Lot 8 is directly across from the southerly leg of Century Parkway and may become part of the overall plan to ensure a safe and efficient roadway network with aligned intersections. In order to promote public safety and improve circulation within the redevelopment area in the vicinity overall, the potential for this connection must be maintained.

If left out of the redevelopment area, this property would be isolated and would not have the benefits afforded by the redevelopment area designation using a comprehensive planning approach. Consistent with the Township's Master Plan and NJDOT policies, the redevelopment plan will need to minimize the number of access points from Route 73 and create shared access points off of Fellowship Road, to ensure a safe and efficient circulation system in and around the redevelopment area. The inclusion of this property will allow the Township and prospective redeveloper to work with the property owner to maximize the value and functionality of the properties and to provide opportunities for integrated design, shared access and vehicular circulation. In addition to the reasons included above, the property meets criteria "e" and "h". The inclusion of this lot in the redevelopment area would promote smart growth principles, and will allow the Township to consider the site in the context of the broader redevelopment area.

⁴ Master Plan policies 2a, 2b, 2d, 2e, 2g, 4a, 4d, and 4g on pages O-4 through O-6 specifically refer to traffic congestion and vehicular circulation concerns.

X. REDEVELOPMENT and REVITALIZATION PLANNING POTENTIAL

The study area properties are located at one of the gateways to Mount Laurel Township in an area that is traversed by thousands of people each day. For years the decline of this stretch of Route 73 has had detrimental impacts on the property values within the study area, the productivity of the area and the perceptions of Mount Laurel in this highly visible area. Given the key location of the study area it is clear that they study area properties have significant potential to play an important role in the Township's vision for revitalization.

All of the properties within the study area meet the statutory redevelopment criteria, and all are consistent with the intent of the Local Redevelopment and Housing Law. The strengths and weaknesses of the area as well as the property specific conditions have been detailed in this report. The study area consists of 93 lots on just over 48 acres – small lots for an area where major business development is common. The consolidation of lots will be facilitated by the redevelopment designation and will advance the implementation of a comprehensive redevelopment plan.

It is the Township's intent to utilize the redevelopment area designation to open doors for community improvement, to encourage investment, and to invite the participation of the study area property owners in forging a vibrant smart growth plan for the future of the area. A proactive and cooperative approach toward redevelopment and revitalization will ensure that private development efforts add community value as part of an overall plan to redevelop the study area, and have ripple effects throughout the community.

It is the intention to use the Redevelopment and Rehabilitation Area designations as a jumping off point for the creation of a redevelopment plan that will provide the foundations to catalyze desirable change in the study area. The redevelopment designation is a tool to assist in reversing the trend toward stagnation and decline within the study area. The next step in the planning process is to create a Redevelopment and Revitalization Plan that will lead the way to realizing a coordinated vision for the area over time.

Appendix P

Resolution Authorizing Agreement of Redevelopment Plan Intent



**TOWNSHIP COUNCIL
MOUNT LAUREL
MUNICIPAL CENTER**

Distribution _____

Resolution No. 10-R-100

Meeting:

Date:

SPECIAL MEETING

MARCH 29, 2010

**RESOLUTION OF THE TOWNSHIP COUNCIL OF MOUNT LAUREL
TOWNSHIP AUTHORIZING THE MAYOR OF MOUNT LAUREL TOWNSHIP
TO EXECUTE JOINT LETTER PROVIDING FOR THE INCLUSION OF
THE FELLOWSHIP ROAD REDEVELOPMENT PROJECT IN THE AMENDED
FAIR SHARE PLAN FOR THE TOWNSHIP OF MOUNT LAUREL**

WHEREAS, the Planning Board of Mount Laurel Township, Burlington County, State of New Jersey, adopted an amended Housing Element and Fair Share Plan ("Fair Share Plan") on February 17, 2010; and

WHEREAS, an essential element of the Fair Share Plan is the planning for and provision of 102 affordable housing units, with additional 1/3rd unit bonus credits, to be proposed within a 6.4 acre portion of the area designated for redevelopment by the Township of Mount Laurel, on property more particularly described as the Fellowship Road Redevelopment Project Area; and

WHEREAS, under the applicable regulations of the Council on Affordable Housing (COAH), it is essential that the conceptual terms of the redevelopment plan, the provision of the affordable housing thereon, and the scheduled timing for the implementation and staging of the overall redevelopment plan, including the production of the 102 affordable housing units, be specifically set forth upon mutually agreed terms between the redeveloper and the Township to allow for its inclusion in the Fair Share Plan; and

WHEREAS, these requirements are set forth in a letter, dated March 25, 2010, from the redeveloper and owner of the lands on which the affordable housing is proposed as part of this redevelopment project; and

WHEREAS, said March 25, 2010 letter is wholly consistent in meeting the specific requirements of the Fair Share Plan and sets forth the general and agreed upon parameters for the proposed scope of redevelopment of the Fellowship Road Redevelopment Project Area; and

WHEREAS, to meet applicable COAH requirements for affordable inclusionary redevelopment, the Township Council of the Township of Mount Laurel must endorse the provisions contained in the aforesaid March 25, 2010 letter, to allow for its incorporation in the Fair Share Plan.

WHEREAS, the Township Council of the Township of Mount Laurel is aware that the affordable housing laws of the State of New Jersey are under attack before the Courts, Legislature and the Governor's Office and are likely to change within a relatively short period of time; and

WHEREAS, the Township Council of the Township Mount Laurel specifically reserves its rights to modify the Fair Share Plan, including any components therein, based upon any future change in the affordable housing laws of this State, particularly in the event that the Township's current Fair Share Housing obligation for the Third-Round COAH cycle is reduced or eliminated; and

WHEREAS, the provision of the 102 units of affordable housing proposed on a 6.4 acre portion of the Fellowship Road Redevelopment Project Area is subject to this



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 10-R-100

SPECIAL MEETING

MARCH 29, 2010

aforementioned reservation of rights by the Township Council of the Township Mount Laurel; and

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Laurel, County of Burlington, and State of New Jersey that, the Mayor is hereby authorized to execute the March 25, 2010 letter, copy of which is attached hereto, and incorporated herein.

BE IT FUTHER RESOLVED by the Township Council of the Township of Mount Laurel that the Whereas Clauses that form the introductory portions of this resolution are incorporated herein by reference as if set forth at length, it being the intention of the Township Council to incorporate those determinations herein.

MOTION:

AYES:

NAYS:

ABSTAINED:

ABSENT:

A CERTIFIED COPY

Patricia Halbe, Municipal Clerk

	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED TO
Bobo					
Keenan					
McCaffrey					
Riley					
Smith					

Appendix Q

Draft Redevelopment Agreement

MT. LAUREL DEVELOPMENT, LLC
204 HARDING AVENUE
BELLMAWR, NEW JERSEY 08031
856-933-2204

March 25, 2010

The Honorable Jim Keenan, Mayor
Mount Laurel Township
100 Mount Laurel Rd.
Mount Laurel, New Jersey 08054

Re: Fellowship Road Redevelopment Plan

Dear Mayor Keenan:

As you are aware, our company, as the owner of almost all of the tax lots located in the Fellowship Road Redevelopment Area (the "Area"), is committed to working closely with the Township in formulating a plan for the successful redevelopment of this section of Mount Laurel. We have been asked by the Township to include, in the proposed redevelopment of the land which we own within the Area, the construction of an affordable housing development, with which we are in agreement.

For the purpose of defining what is meant by affordable units in this case, we are proposing that these units will be rental units, with low income restrictions on half of these units and moderate income restrictions on the other half of these units, as said income limitations are defined by COAH at the time of the issuance of the first certificate of occupancy.

The affordable housing development under consideration is to consist of 102 such affordable housing units, most likely to be constructed in multifamily 3.5 story structures. The exact design of these units will be determined by the contractor engaged for this purpose, in cooperation with Township officials and subject to approval by the Township Planning Board. The contractor to be selected will be experienced in developing, and, if required, continuing to manage and operate affordable housing units. We are currently considering several companies, as the potential sub-redeveloper of these units, all of whom are prominent, reputable, and experienced in the development of affordable housing. We further agree that the Township shall have the right to approve any entity designated as a potential sub-redeveloper of affordable housing units, but such approval shall not be unreasonably withheld.

The proposed location for these units is in the Southwest quadrant of the Area. We are estimating that these units will occupy approximately 6.4 acres of the rear tract of our site, with frontage on both Church Road and Beaver Avenue. That will locate these units within the Redevelopment Area, but as far as possible away from the busy intersection of Route 73 & Fellowship Road. It will also locate them as close as possible to the remaining residential properties located outside of the Area on the West side of Beaver Avenue. Immediately abutting this suggested site we will be proposing open space which will be available to the public, thereby providing the residents of these affordable units with a significant immediately adjacent public amenity. Of course, we will also commit to cooperate with the Township in the event that there is identified a preferred or more suitable location for these affordable housing units elsewhere in the Township.

The land, which we have assembled within the Area, consists of approximately 44.2 acres. This land assemblage has taken approximately 5 years, and a great deal of funds to acquire and maintain, in anticipation of its redevelopment. We are therefore very pleased that the Township is proceeding with the adoption of a Redevelopment Plan ("Plan") for this Area, which primarily impacts our property. We look forward to cooperating with the Township in crafting a Plan which will enable this Area to be successfully redeveloped with valuable ratables within a relatively short time period in light of the state of the current economy.

The land which our company owns within the Area has certain obvious challenges which must be addressed, in order for any projects to be successfully developed on this tract. These challenges include, but may not be limited to:

- The current zoning of the Area, which subjects our tract to three different and conflicting zoning districts, plus an overlay zone with additional limitations
- Relief may be needed from various existing Township development standards, so that the maximum development potential of the site can be realized
- A significant amount of wetlands, which effectively bifurcates the Area into two sections
- Some out parcels which may need to be acquired, perhaps with the assistance of the Township, in order for a coordinated development of the site to be achieved
- Infrastructure improvements which will be needed to the adjacent road systems and utilities in order to accommodate any development within the Area, including the affordable housing component of the Plan

You must recognize that it will require a significant amount of funding, and cooperation between the Township and the redevelopers of the Area, in order for the above challenges to be met, before any redevelopment of the site can be accomplished.

Examples of the type of cooperation which will be required, in order for our company to allocate the acreage needed for development of the affordable housing as part of the overall development of this tract, include the following. The zoning of the tract will need to be revised, which, of course, can be done easily enough through the adoption of the Plan. We will need to be able to attract users for this land which can afford to cover the costs involved in development of a tract of this magnitude and location. Typically big box retailers, frequently with ancillary discount fueling centers, provide these types of

resources, although we do not expect to consider any retailer proposals in excess of 120,000 square feet. We have been considering a major fitness center for the tract, as it would be both a significant amenity for the community and a substantial ratable.

As mentioned above, the Area is currently divided among three different zoning districts – Residential, Business, and Neighborhood Commercial – with an additional overlay zone impacting the Route 73 frontage of the tract. The boundary lines for each zoning district bisect the tract in such a fashion as effectively precludes implementation of any of the permitted uses identified in these current zoning districts, even hotel, restaurant, office and retail uses, all of which are logical and appropriate uses for this tract. A properly drafted Plan will need to be adopted by which the zoning in the Area will be revised to address these concerns, and afford us the flexibility needed to market this project to attractive end users.

The Plan will also need to be used to provide some relief from the Township's existing development standards, which potentially constrict the development of this site beyond the limit which will enable us to dedicate the land needed for development of the affordable housing. Examples of the relief, which we anticipate needing to work out with the Township, include the required number and dimensions of parking stalls, setbacks, berms and height restrictions.

In order to create the best on-site circulation and access to adjacent public streets, it is possible that assistance from the Township may be needed in several ways, as permitted under various statutes and regulations. Such assistance could include the exercise of eminent domain where necessary, tax abatements, and support for obtaining assistance from various government funding sources including recently adopted stimulus funding. Each of these powers and programs have been statutorily authorized for usage in redevelopment areas, and the benefits derived from them may be needed to accomplish the redevelopment of the Area in an economically feasible manner.

Our company has been invested in this site for more than five years. We are therefore most interested in starting construction on development of our tracts as soon as possible. Adoption by the Township of a Plan, that addresses the issues outlined in this letter in a mutually agreeable manner, will significantly expedite the redevelopment of this Area, as it will enable us to market the site to interested end users with the understanding that the Township has approved the various uses and development standards needed to attract the types of ratables required to make this project, including the affordable housing component, economically viable. With the cooperation of the Township, as described above, we would anticipate that the following time line for development is realistic:

Commercial Development

April, 2010 – Township adopts Redevelopment Plan
May, 2010 – Redevelopment Agreement signed with Township
May – July, 2010 – Agreements negotiated with end users of the site
August, 2010 – Site Plan application filed with Planning Board

October, 2010 – Municipal site plan approvals complete
November, 2010 – County site plan approval complete
December, 2010 – All other governmental approvals complete
January, 2011 – Site work begins
March, 2011 – Construction begins
May, 2012 – Initial certificates of occupancy are issued

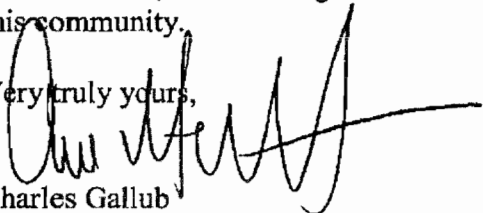
Affordable Housing Development

April, 2010 – Township adopts Redevelopment Plan
May, 2010 – Redevelopment Agreement signed with Township
May – July, 2010 – Negotiations with sub-redeveloper/contractor
August, 2010 – Sub-redevelopment Agreement executed with contractor
October, 2010 – Site Plan application filed with Planning Board
December, 2010 – Municipal site plan approvals complete
January, 2011 – County site plan approval complete
February, 2011 – All other governmental approvals complete
March, 2011 – Site work begins
May, 2011 – Construction begins
June, 2012 – Initial certificates of occupancy are issued

Obviously these time lines could be impacted, one way or the other, by circumstances unforeseeable at this time. However, our company is committed to use its best efforts to accomplish this project within the above estimated time frames. It should also be significant to the Township to recognize that, since our company has already invested millions of dollars in assembling this land, it is clearly in our best interest to proceed with this proposed project as quickly as reasonably possible.

On behalf of our company and its investors, I would like to thank the Township for its cooperation in declaring this Area as an “area in need of redevelopment”, and for the Township’s exceptional efforts in moving forward with the adoption of a Redevelopment Plan, pursuant to the requirements of the LRHL, on an expedited basis. We look forward to the Township’s endorsement of the contents of this letter, through its inclusion into the Plan when adopted, and to working closely with the Township in the redevelopment of this important section of the Township by bringing new significant tax ratables to the Township, developing this Area with amenities and conveniences for the residents of Mount Laurel, and assisting the Township in addressing its need for affordable housing in this community.

Very truly yours,


Charles Gallub

The above proposal from the principal landowner in the Fellowship Road Redevelopment Area has been reviewed by Mount Laurel Township Council, and has been endorsed by

Council by resolution adopted at its regularly scheduled meeting held on March 29, 2010
for inclusion into a Redevelopment Plan for this Redevelopment Area.

Mount Laurel Township

By: _____
Mayor Jim Keenan

Appendix R

Redevelopment Time Table

Appendix S

Market To Affordable Checklist

MARKET TO AFFORDABLE PROGRAM (N.J.A.C. 5:97-6.9)

General Description

Municipality/County: Mount Laurel Township, Burlington County

Affordable Units Proposed: 100

Family Rentals: 0

Low-Income: 0

Moderate-Income: 0

Age-Restricted Rentals: 0

Low-Income: 0

Moderate-Income: 0

Family For-Sale: 100

Low-Income: 40

Moderate-Income: 60

Age-Restricted For-Sale: 0

Low-Income: 0

Moderate-Income: 0

Average expenditure:

For each low-income unit: \$ 40,000

For each moderate-income unit: \$ 25,000

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: 0

Information and Documentation Required with Petition

Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu of submitting forms.)

- Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program
- Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs
- Documentation of funding sources
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- Spending plan including the details to implement this program

Information and Documentation Required Prior to Substantive Certification

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- Affirmative Marketing Plan in accordance with UHAC

Market to Affordable Narrative Section

As described in section IIID(5) of the Fair Share Plan, the Township proposes a 100 unit market to affordable program. There are sufficient housing units within the focus area (shown on MAP 10) and certainly within the Township overall if need be, for a viable program (see pages 64-65). COAH's market to affordable calculators were utilized to estimate the cost to make units in the focus area affordable to low and moderate income households.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Appendix T

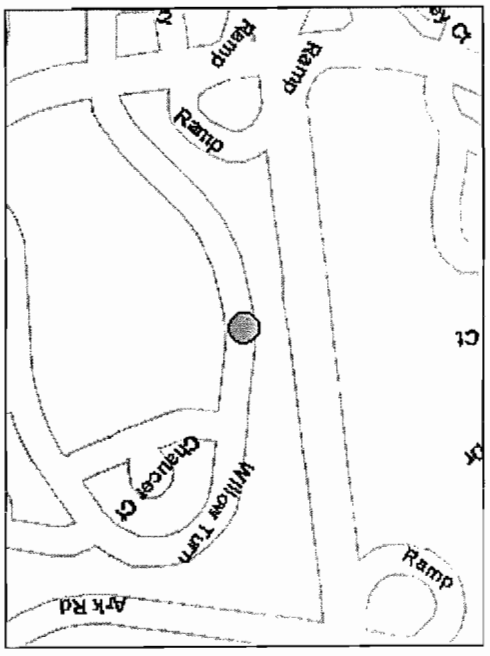
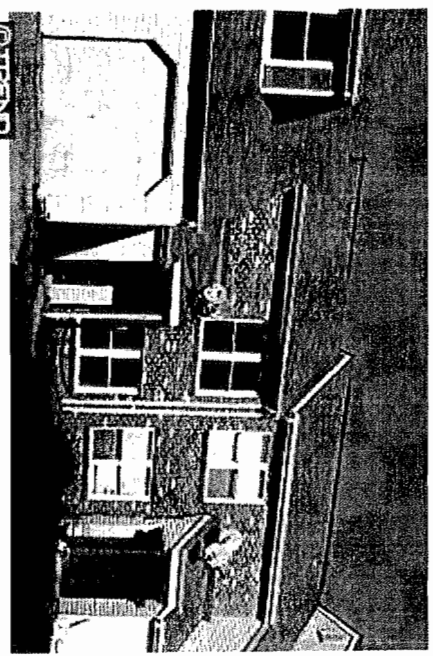
Market to Affordable Recent Sales and Listings

Pru Fox & Roach-Martton
 Client Full Report courtesy of: Eileen Furey
 1 to 1 of 35 Listings

Office: (856) 768-3000 EX15314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

158A Willow Turn, Mount Laurel, NJ 08054

RES ACT \$96,600



General

MLS #: 5584618 Subdiv / Nei: Willow Turn Ownership: FeeSimple Beds, Baths: 2 1/0
 DOM: 72 School Dist: Mount Laurel Twp Type: Unit/Flat Age: 30
 MLS Area: 20324 Mount Laurel Twp Design: LotRise1-4st Int Sq Ft: 972/ A
 County: Burlington Style: StraightThru Unit Flr #: 1 AC: Y
 Tax ID #: 24-00303 -High: Map Grid:
 -Middle:
 -Elem:

Room Dimensions

LR/GR: 0 x 0 M Main BR: 0 x 0 M
 Dining: 0 x 0 M 2nd BR: 0 x 0 M
 Kitchen: 0 x 0 M 3rd BR:
 Family: 4th BR:

Other Information

Total Rooms: 5
 Bath Full: 0M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Exclusions:

Tax Information

RE Taxes / Yr: \$2500 / 2008
 Assessment: 62900

Association Information

Condo / HOA: N / Y
 Recur Fee / Freq: \$500.00/A

Lot Information

Acr / SqFt: 0.00 / Land Use: Zoning: res
 Lot Dim: 0.0 Waterfront: N

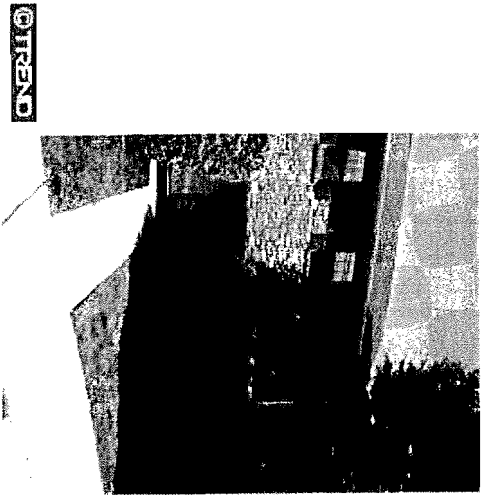
Features

Pru Fox & Roach-Marton
Client Full Report courtesy of: Eileen Furey
2 to 2 of 35 Listings

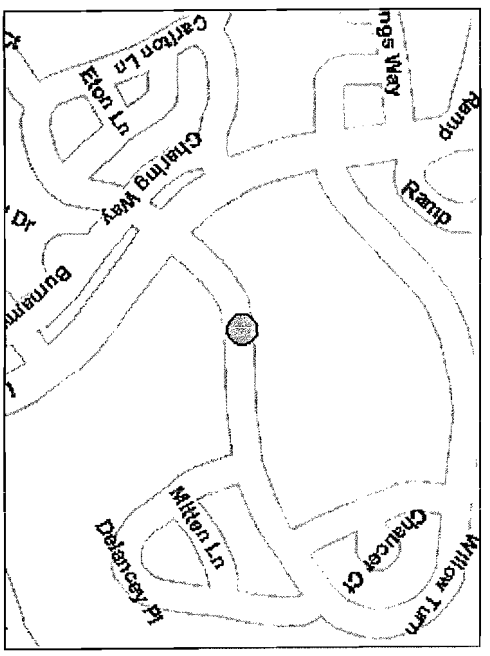
Office: (856) 768-3000 Ext5314
HomePhone: (856) 577-5955
E-mail: eileenfurey@comcast.net

548B Willow Turn, Mount Laurel, NJ 08054

RES ACT \$109,900



Exterior Front



General

MLS #: 5555697	Subdiv / Nei: Willow Ridge	Ownership: Condo-FeeSim	Beds, Baths: 1 / 0
DOM: 131	School Dist: Mount Laurel Twp	Type: Unit/Flat	Age: 28
MLS Area: 20324 Mount Laurel Twp		Design: 1-Story	Int Sq Ft: 654 / A
County: Burlington		Style: OtherStyle	Unit Fir #: 1 AC: Y
Tax ID #: 24-00303			Map Grid:
04-00079-C5482			

Room Dimensions

LR/GR: 15 x 12 U	Main BR: 11 x 10 U	Den: 8 x 6 U	Total Rooms:
Dining: 8 x 6 U	2nd BR:	Balcony: 8 x 6 U	Bath Full: 0M 1U 0L
Kitchen: 9 x 7 U	3rd BR:		Bath Part: 0M 0U 0L
Family:	4th BR:		Model:
Inclusions:			Builder:
Exclusions:			

Tax Information

RE Taxes / Yr: \$1852 / 2008
Assessment: 46600

Association Information

Condo / HOA: Y / N
Recur Fee / Freq: \$95.00/M

Lot Information

Act / SqFt: 0.00 /
Lot Dim: 0
Land Use:
Waterfront: N
Zoning: condo

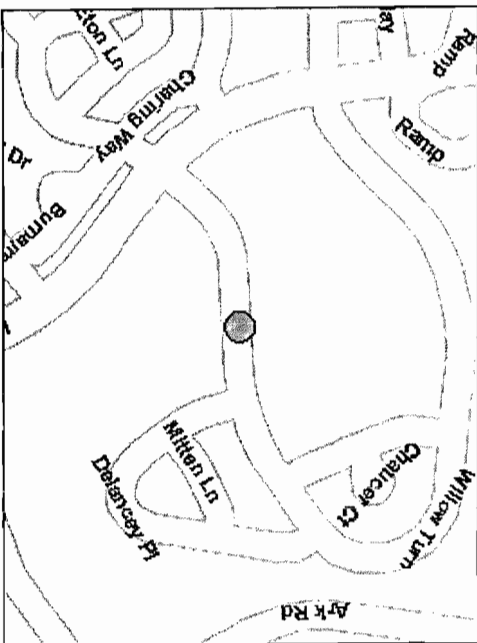
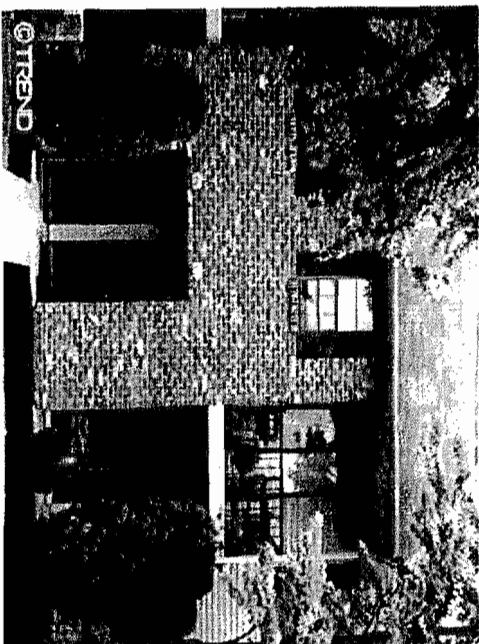
Features

Pru Fox & Roach-Martton
 Client Full Report courtesy of: Eileen Furey
 3 to 3 of 35 Listings

Office: (856) 768-3000 Ext5314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

572 Willow Turn B, Mount Laurel, NJ 08054

RES ACT \$145,000



General

MLS #: 5605217	Subdiv / Nei: Gatewood Park	Ownership: Condo-FeesSim	Beds, Baths: 2 1/0
DOM: 30	Manor	Type: Unit/Flat	Age: 26
MLS Area: 20324 Mount Laurel Twp	School Dist: Mount Laurel Twp	Design: OtherDesign	Int Sq Ft: 924/ A
County: Burlington		Style: OtherStyle	Unit Flr #: 2AC: Y
Tax ID #: 24-00303		Map Grid:	
04-00079-C5722			
		- High:	
		- Middle:	
		- Elem:	

Room Dimensions

LR/GR: 12 x 13 M Main BR: 12 x 12 M
 Dining: 10 x 8 M 2nd BR: 11 x 10 M
 Kitchen: 10 x 7 M 3rd BR:
 Family: 4th BR:

Inclusions: All Appliances

Exclusions:

Tax Information

RE Taxes / Yr: \$2297 / 2008
 Assessment: 57800

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$95.00/M

Lot Information

Ac / SqFt: 0.00 /
 Lot Dim: 0

Other Information

Total Rooms: 5
 Bath Full: 0M 1U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Land Use:

Waterfront: N

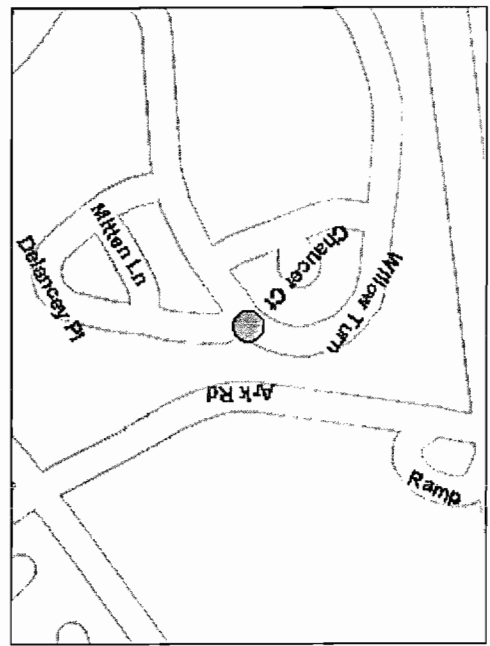
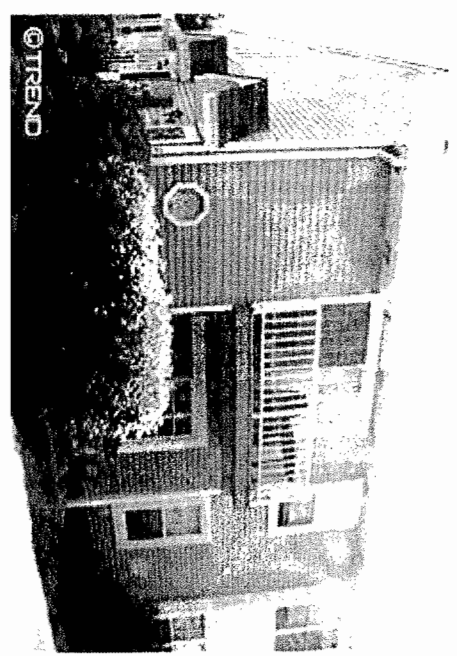
Zoning: res

Pru Fox & Roach-Marton
Client Full Report courtesy of: Eileen Furey
4 to 4 of 35 Listings

Office: (856) 768-3000 Ext5314
HomePhone: (856) 577-5955
E-mail: eileenfurey@comcast.net

314B Willow Turn B, Mount Laurel, NJ 08054

RES ACT \$157,900



General

MLS #: 5596598 Subdiv / Nei: Delancey Place Ownership: Condo-FeeSim Beds, Baths: 2 1/0
DOM: 46 School Dist: Mount Laurel Twp Type: Unit/Flat Age: 25
MLS Area: 20324 Mount Laurel Twp Design: 2-Story Int Sq Ft: 1,053/ A
County: Burlington Style: Colonial Unit Flr #: 2AC: Y
Tax ID #: 24-00305 -High: -Middle: -Elem: Map Grid:

Room Dimensions

LR/GR: 0 x 0 U Main BR: 0 x 0 U Laundry: 0 x 0 U
Dining: 0 x 0 U 2nd BR: 0 x 0 U Walk-In: 0 x 0 U
Kitchen: 0 x 0 U 3rd BR: Balcony: 0 x 0 U
Family: 4th BR: Storage: 0 x 0 U

Other Information

Total Rooms: Bath Full: 0M 0U 0L
Bath Part: 0M 0U 0L
Model: Builder:

Inclusions: Washer, Dryer, Refrigerator
Exclusions: Sellers Personal Items

Tax Information

RE Taxes / Yr: \$2420 / 2008
Assessment: 60900

Association Information

Condo / HOA: Y / N
Recur Fee / Freq: \$120.00/M

Lot Information

Acr / SqFt: 0.00 /
Lot Dim: 0x0

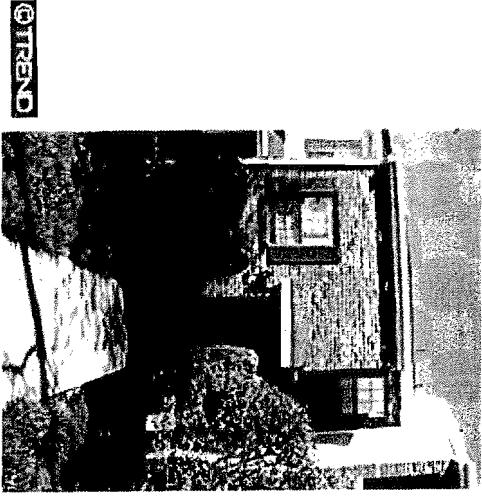
Land Use: Zoning: Res
Waterfront: N

Features

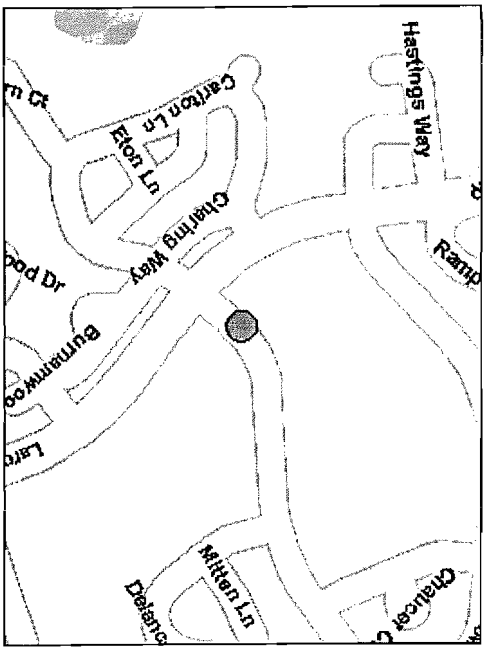
Pru Fox & Roach-Marton
 Client Full Report courtesy of: Eileen Furey
 5 to 5 of 35 Listings

Office: (856) 768-3000 Ext5314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

518B Willow Turn, Mount Laurel, NJ 08054 RES ACT \$169,000



Exterior Front



General

MLS #: 5509402 Subdiv / Ne: Gatewood Park Ownership: Condo-FeeSim Beds, Baths: 2 / 2/0
 DOM: 217 Manor Type: Unit/Flat Age: 28
 MLS Area: 20324 Mount Laurel Twp School Dist: Lenape Design: 2-Story Int Sq Ft: 1,217/ A
 County: Burlington Regional Style: Contemporary Unit Flr #: 1 AC: Y
 Tax ID #: 24-00303 - High: Map Grid:
 04-00079-C5182 - Middle: - Elem:

Room Dimensions

LR/GR: 13 x 14 M Main BR: 12 x 17 M Dressing: 12 x 6 M Total Rooms:
 Dining: 13 x 14 M 2nd BR: 12 x 12 M Bath Full: 2M 0U 0L
 Kitchen: 12 x 8 M 3rd BR: Bath Part: 0M 0U 0L
 Family: 4th BR: Model:
 Inclusions: All Appliances Washer & Dryer Being Sold "As Is"
 Exclusions:

Tax Information

RE Taxes / Yr: \$2591 / 2008 Condo / HOA: Y / N Acr / SqFt: 0.00 / Land Use: Zoning: res
 Assessment: 65200 Recur Fee / Freq: \$95.00/M Lot Dim: 0 Waterfront: N

Association Information

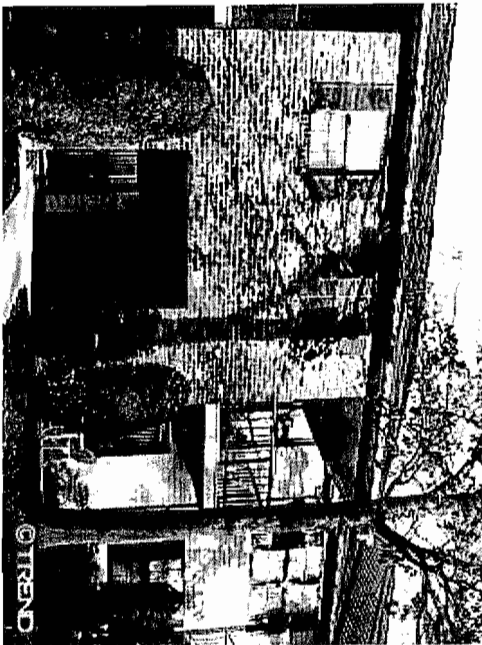
Lot Information

Pru Fox & Roach-Marton
Client Full Report courtesy of: Eileen Furey
9 to 9 of 35 Listings

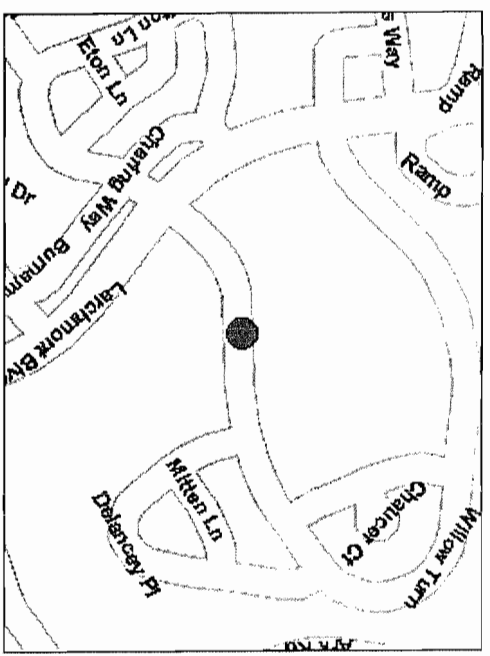
Office: (856) 768-3000 Ext5314
HomePhone: (856) 577-5955
E-mail: eileenfurey@comcast.net

560B Willow Turn, Mount Laurel, NJ 08054

RES STL \$109,000



Exterior



General

MLS #: 5205989	Subdiv / Nei: Larchmont	Ownership: Condo-FeeSim	Beds, Baths: 1 / 1/0
DOM: 26	School Dist: Mount Laurel Twp	Type: Row/Townhouse	Age: 26
MLS Area: 20324 Mount Laurel Twp		Design: 1-Story	Int Sq Ft: /
County: Burlington		Style: Colonial	Unit Fir #: 2AC: Y
Tax ID #: 24-00303		Map Grid:	
04-00079-C5602			

Room Dimensions

LR/GR: 15 x 13 U Main BR: 10 x 9 U Bonus : 7 x 6 U

Dining: 2nd BR:

Kitchen: 9 x 6 U 3rd BR:

Family: 4th BR:

Inclusions: Stackable Washer & Dryer, Refrigerator

Exclusions:

Tax Information

RE Taxes / Yr: \$1731 / 2006
Assessment: 46600

Association Information

Condo / HOA: Y / N
Recur Fee / Freq: \$85.00/M

Lot Information

Acr / SqFt: 0.00 /
Lot Dim: 0x0
Land Use: Waterfront: N
Zoning: resid

Features

Other Information

Total Rooms:

Bath Full: 0M 0U 0L

Bath Part: 0M 0U 0L

Model:

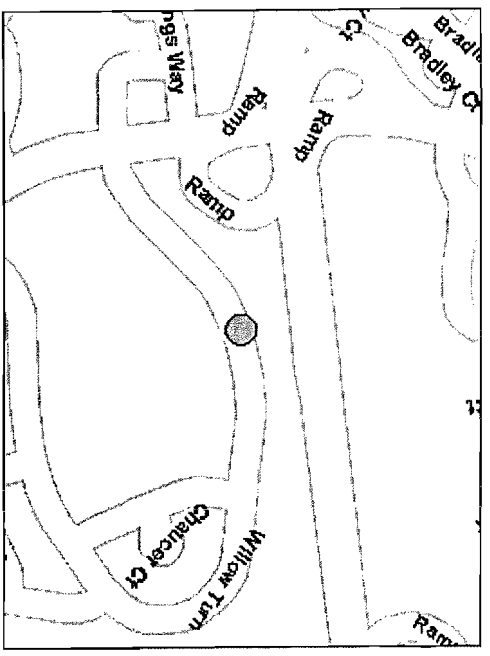
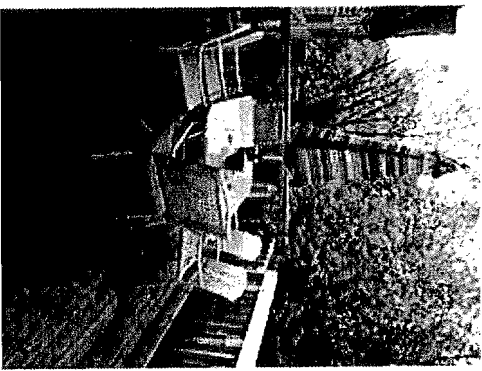
Builder:

Pru Fox & Roach-Marton
 Client Full Report courtesy of: Eileen Furey
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Office: (856) 768-3000 EX15314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

142B Willow Turn 2, Mount Laurel, NJ 08054

RES ACT \$178,765



General

MLS #: 5617998	Subdiv / Nei: Larchmont	Ownership: Condo-Feesim	Beds, Baths: 3 2/0
DOM: 2	Estates	Type: Unit/Flat	Age: 29
MLS Area: 20324 Mount Laurel Twp	School Dist: Lenape Regional	Design: LoRise1-4st	Int Sq Ft: 1,233/ A
County: Burlington	Regional	Style: OtherStyle	Unit Flr #: 2AC: N
Tax ID #: 24-00303	- High:	Map Grid:	
01-00022-C2202	- Middle:		
	- Elem:		

Room Dimensions

LR/GR: 15 x 13 M **Main BR:** 14 x 13 M
 Dining: **2nd BR:** 10 x 8 M
 Kitchen: 10 x 10 M **3rd BR:** 9 x 9 M
 Family: **4th BR:**

Inclusions:

Exclusions:

Tax Information

RE Taxes / Yr: \$2774 / 2008
Assessment: 69800

Association Information

Condo / HOA: N / N
Recur Fee / Freq:

Lot Information

Acr / SqFt: 0.00 /
Lot Dim: 0

Land Use: **Zoning:** RES
Waterfront: N

Other Information

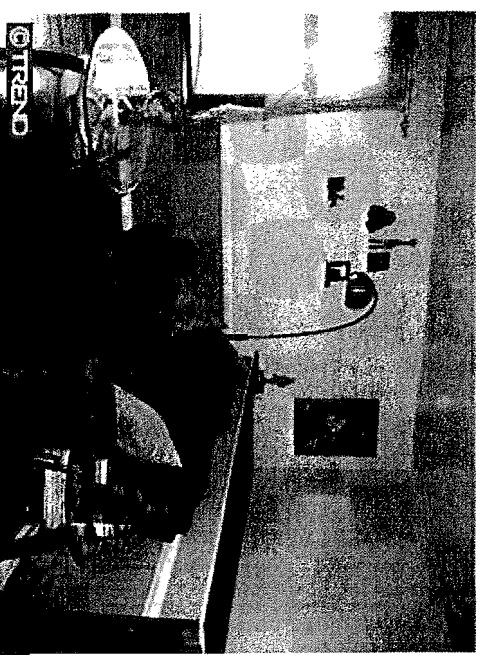
Total Rooms:
Bath Full: 0M 0U 0L
Bath Part: 0M 0U 0L
Model:
Builder:

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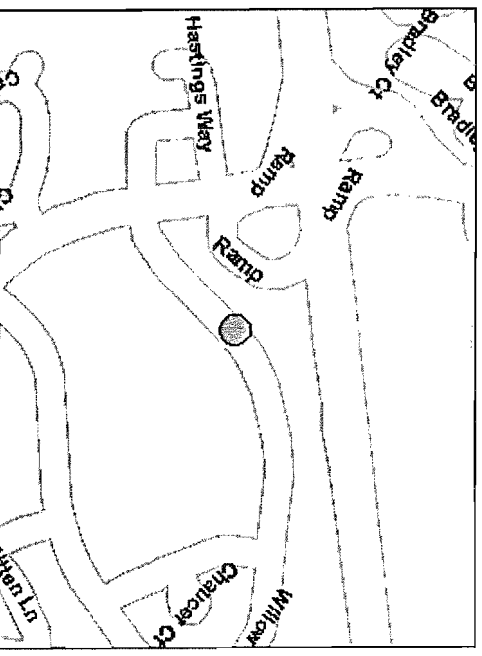
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HomePhone: (856) 577-5955
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126B Willow Turn, Mount Laurel, NJ 08054

RES ACT \$179,926



Living Room



General

MLS #: 5462267	Subdiv / Ne: Willow Turn	Ownership: FeeSimple	Beds, Baths: 3 2/0
DOM: 313	School Dist: Lenape Regional	Type: Row/Townhouse	Age: 29
MLS Area: 20324 Mount Laurel Twp	- High: Lenape	Design: 1-Story	Int Sq Ft: 1,233/ A
County: Burlington	- Middle: Hartford	Style: Traditional	Unit Flr #: 2AC: Y
Tax ID #: 24-00303	- Elem: Larchmont	Map Grid:	

Room Dimensions

LR/GR: 14 x 15 M	Main BR: 13 x 19 M	Laundry: 6 x 10 M	Total Rooms: 6
Dining: 10 x 13 M	2nd BR: 11 x 11 M		Bath Full: 2M 0U 0L
Kitchen: 10 x 12 M	3rd BR: 9 x 12 M		Bath Part: 0M 0U 0L
Family: 4th BR:			Model:

Other Information

Inclusions: S.S. Refrig., Ele Range, Microwave, DW, Ws/Dr Exist Ceil Fan, Pot Rak

Exclusions: Pots On Pot Ranck

Tax Information

RE Taxes / Yr: \$3021 / 2008	Condo / HOA: N / N	Acr / SqFt: 0.00 /	Land Use: Zoning: sfr
Assessment: 76000	Recur Fee / Freq:	Lot Dim: 00x00	Waterfront: N

Association Information

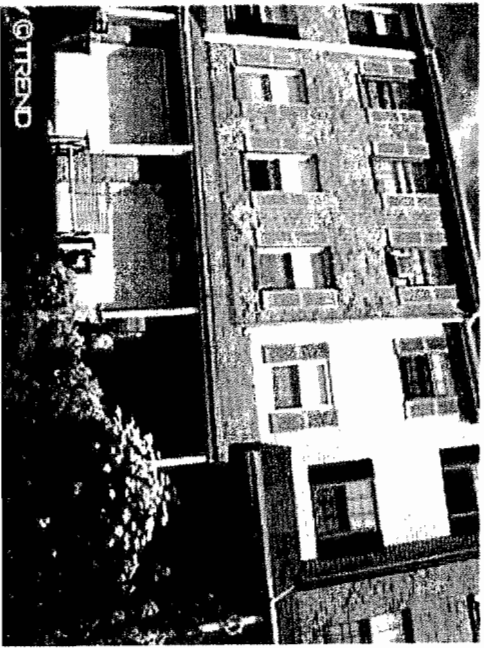
Lot Information

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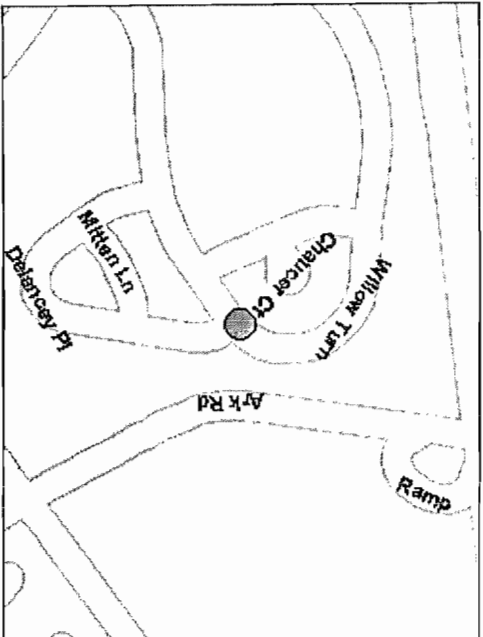
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233A Willow Turn, Mount Laurel, NJ 08054

RES ACT \$184,900



Exterior Front



General	MLS #: 5561448	Subdiv / Nei: Larchmont	Ownership: FeeSimple	Beds, Baths: 2 1/1
	DOM: 117	School Dist: Mount Laurel Twp	Type: Twin/Semi-De	Age: 29
	MLS Area: 20324 Mount Laurel Twp		Design: 2-Story	Int Sq Ft: 1,220/ A
	County: Burlington	-High: Lenape	Style: Colonial	Unit Flr #: AC: Y
	Tax ID #: 24-00303	-Middle:		Map Grid:
	02-00017-C1701	-Elem:		

Other Information

Total Rooms: 5
 Bath Full: 0M 1U 0L
 Bath Part: 1M 0U 0L
 Model:
 Builder:

Room Dimensions
 LR/GR: 18 x 14 M Main BR: 18 x 13 U
 Dining: 10 x 10 M 2nd BR: 16 x 13 U
 Kitchen: 11 x 10 M 3rd BR:
 Family: 4th BR:
 Inclusions: Refrigerator, Washer And Dryer
 Exclusions: Freezer In Garage, Shelving In Garage

Tax Information

RE Taxes / Yr: \$2607 / 2008
 Assessment: 65600

Association Information

Condo / HOA: N / N
 Recur Fee / Freq:

Lot Information

Ac / SqFt: 0.00 /
 Lot Dim: 0
 Land Use:
 Waterfront: N
 Zoning: RES

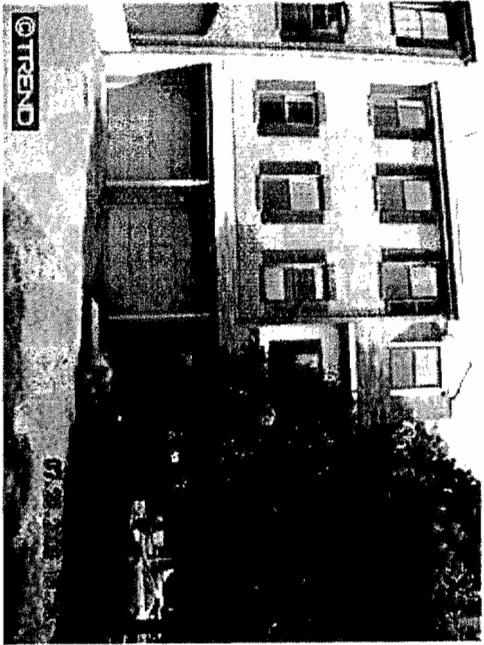
Features

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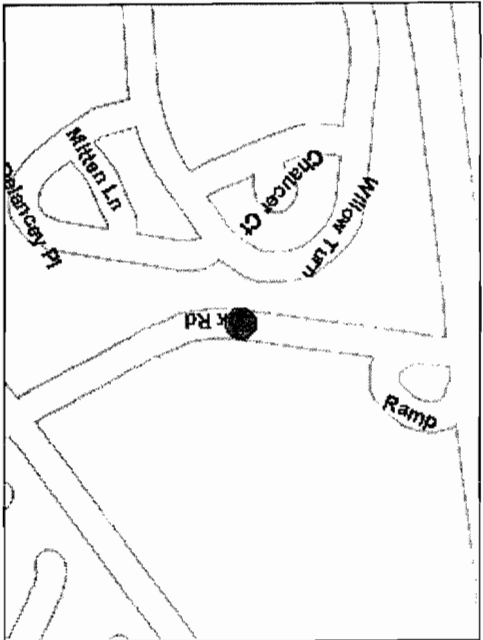
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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

358A Willow Turn, Mount Laurel, NJ 08054

RES STL \$111,500



Exterior Front



General

MLS #: 5574830	Subdiv / Nei: Commons Of Delancey	Ownership: Condo-Feesim	Beds, Baths: 2 / 1/1
DOM: 17	MLS Area: 20324 Mount Laurel Twp	Type: Row/Townhouse	Age: 26
County: Burlington	School Dist: Mount Laurel Twp	Design: 2-Story	Int Sq Ft: /
Tax ID #: 24-00305		Style: Traditional	Unit Fir #: AC: Y
01-00209-C0001			Map Grid:
	- High:		
	- Middle:		
	- Elem:		

Room Dimensions

LR/GR: 22 x 15 M	Main BR: 14 x 12 U	Total Rooms: 5
Dining: 12 x 12 M	2nd BR: 12 x 12 U	Bath Full: 0M 1U 0L
Kitchen: 12 x 10 M	3rd BR:	Bath Part: 0M 0U 1L
Family:	4th BR:	Model:
Inclusions: None		Builder:
Exclusions: None		

Tax Information

RE Taxes / Yr: \$3072 / 2008	Condo / HOA: Y / N	Acrt / SqFt: 0.00 /	Land Use:	Zoning: Resid
Assessment: 0	Recur Fee / Freq: \$120.00/M	Lot Dim: Condo	Waterfront: N	

Association Information

Lot Information

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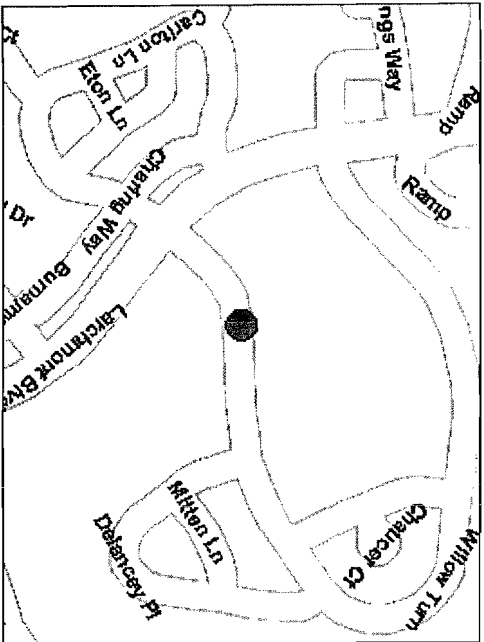
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548B Willow Turn #B, Mount Laurel, NJ 08054

RES STL \$112,000



Exterior Front



General

MLS #: 5189523	Subdiv / Nei: Gatewood Park	Ownership: Condo-FeeSim	Beds, Baths: 1 / 0
DOM: 65	Manor	Type: Unit/Fiat	Age: 26
MLS Area: 20324 Mount Laurel Twp	School Dist: Mount Laurel Twp	Design: 1-Story	Int Sq Ft: /
County: Burlington		Style: Colonial	Unit Fir #: 2AC: Y
Tax ID #: 24-00303			Map Grid:
04-00079-C5482			

Room Dimensions

LR/GR: 15 x 13 U Main BR: 10 x 9 U Bonus St: 7 x 6 U
 Dining: 2nd BR:
 Kitchen: 9 x 6 U 3rd BR:
 Family: 4th BR:
 Inclusions: W/D, Refrig
 Exclusions: None

Other Information

Total Rooms:
 Bath Full: 0M 1U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Tax Information

RE Taxes / Yr: \$1731 / 2006
 Assessment: 46600

Association Information

Condo / HOA: N / Y
 Recur Fee / Freq: \$85.00/M

Lot Information

Ac / SqFt: 0.00 /
 Lot Dim: 0
 Land Use:
 Waterfront: N
 Zoning: res

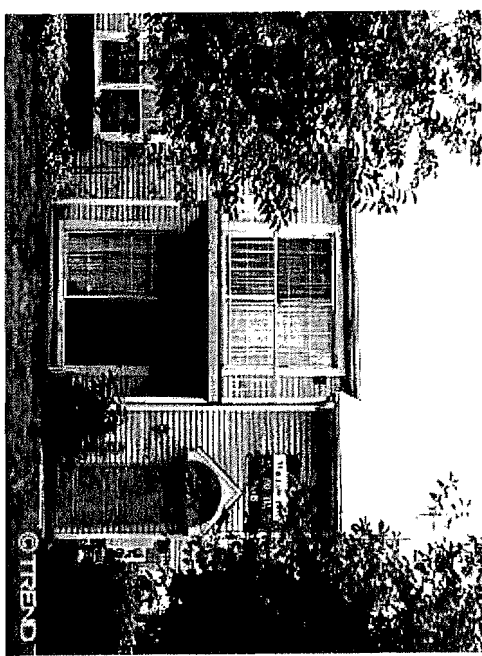
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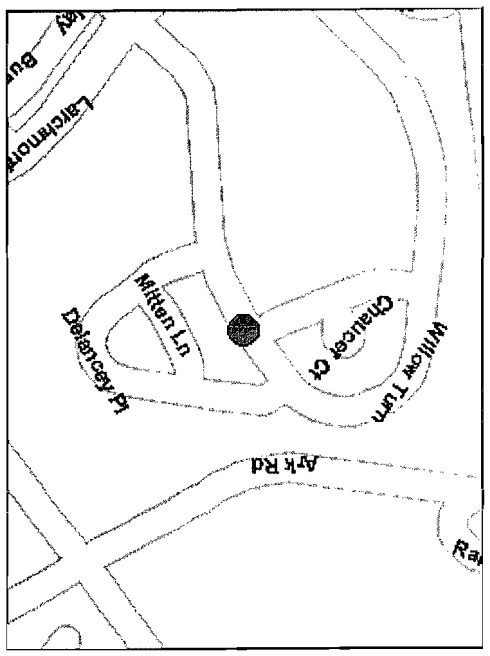
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330B Willow Turn B, Mount Laurel, NJ 08054

RES STL \$137,000



Exterior Front



General

MLS #: 5127695	Subdiv / Nei: Commons Of Delancey	Ownership: Condo-FeeSim	Beds, Baths: 1 / 0
DOM: 80	MLS Area: 20324 Mount Laurel Twp	Type: Unit/Flat	Age: 24
County: Burlington	School Dist: Lenape Regional	Design: 1-Story	Int Sq Ft: 853/ A
Tax ID #: 24-00305	- High: Lenape	Style: EndUnit/Row	Unit Fir #: 2AC: Y
01-00209-C0018	- Middle: Harrington	Map Grid:	
	- Elem:		

Room Dimensions

LR/GR: 13 x 16 U Main BR: 17 x 13 U
 Dining: 10 x 8 U 2nd BR:
 Kitchen: 9 x 9 U 3rd BR:
 Family: 4th BR:
 Inclusions: Washer, Dryer, Refrigerator, Range, Dishwasher
 Exclusions:

Other Information

Total Rooms: 4
 Bath Full: 0M 1U 0L
 Bath Part: 0M 0U 0L
 Model: Ashleigh
 Builder:

Tax Information

RE Taxes / Yr: \$2144 / 2006
 Assessment: 57700

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$105.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0x0
 Land Use:
 Waterfront: N
 Zoning: Res

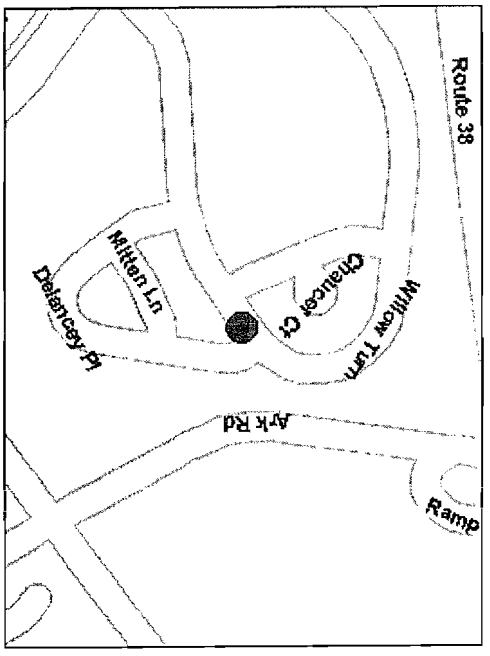
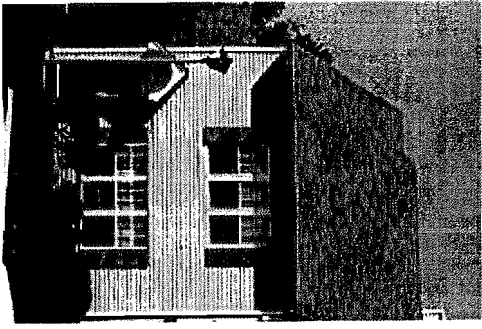
Features

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322B Willow Turn, Mount Laurel, NJ 08054

RES STL \$140,000



General

MLS #: 5415197	Subdiv / Ne: Commons Of	Ownership: FeeSimple	Beds, Baths: 2 / 2/0
DOM: 10	Delancey	Type: Row/Townhouse	Age: 25
MLS Area: 20324 Mount Laurel Twp	Lenape	Design: 2-Story	Int Sq Ft: 1,234/ A
County: Burlington	Regional	Style: Contemporary	Unit Flr #: AC: Y
Tax ID #: 24-00305	- High: Lenape	Map Grid:	
01-00209-C0032	- Middle: Hartford		
	- Elem:		

Room Dimensions

LR/GR: 15 x 17 M Main BR: 12 x 16 M Laundry: 4 x 7 M
 Dining: 10 x 11 M 2nd BR: 10 x 11 M
 Kitchen: 9 x 10 M 3rd BR:
 Family: 10 x 15 U 4th BR:
 Inclusions: Range, Refrig, Dishwasher, Washer, Dryer " All In As Is" Condition
 Exclusions: Foyer Light, Living Room Shelves

Other Information

Total Rooms: 6
 Bath Full: 0M 0U 0L
 Bath Part: 0M 0U 0L
 Model: Cambridge
 Builder: Orleans

Tax Information

RE Taxes / Yr: \$3121 / 2007
 Assessment: 80500

Association Information

Condo / HOA: Y / Y
 Recur Fee / Freq: \$110.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0x0

Land Use: Zoning: sfr

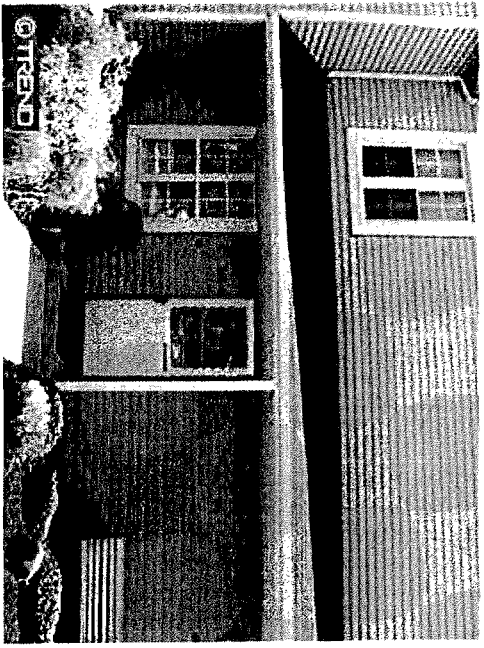
Features

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 14 to 14 of 35 Listings

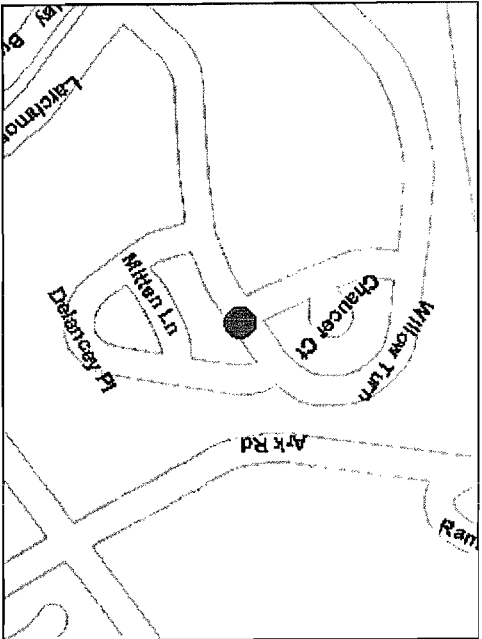
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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

326A Willow Turn, Mount Laurel, NJ 08054

RES STL \$143,000



Exterior Front



General

MLS #: 5349843	Subdiv / Nei: Commons Of Delancey	Ownership: Condo-FeeSim	Beds, Baths: 2 1/0
DOM: 11	Type: Unit/Flat	Age: 25	
MLS Area: 20324 Mount Laurel Twp	School Dist: Lenape Regional	Design: 1-Story	Int Sq Ft: 1,053/ A
County: Burlington	-High: Lenape	Style: Colonial	Unit Flr #: 1AC: Y
Tax ID #: 24-00305	-Middle: Harrington	Map Grid:	
01-00209-C0025	-Elem: Larchmont		

Room Dimensions

LR/GR: 15 x 14 M Main BR: 17 x 11 M
 Dining: 10 x 9 M 2nd BR: 13 x 9 M
 Kitchen: 10 x 9 M 3rd BR:
 Family: 4th BR:
 Inclusions: Refrigerator
 Exclusions: Washer, Dryer Negotiable

Other Information

Total Rooms: 5
 Bath Full: 1M 0U 0L
 Bath Part: 0M 0U 0L
 Model: Beaumont
 Builder: Orleans

Tax Information

RE Taxes / Yr: \$2361 / 2007
 Assessment: 60900

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$110.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: Condo

Land Use: Zoning: Res
 Waterfront: N

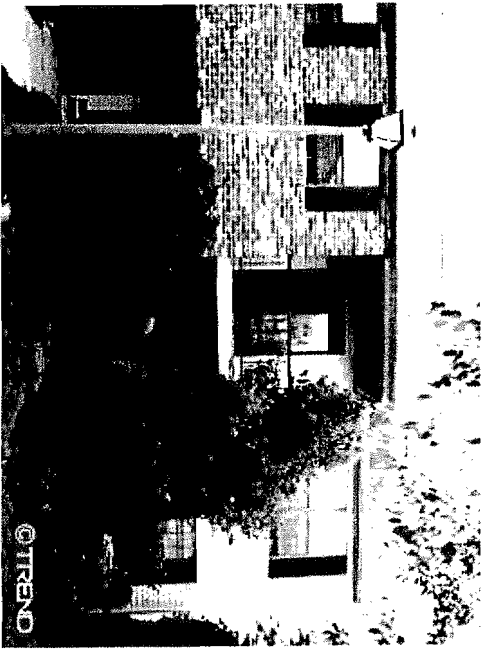
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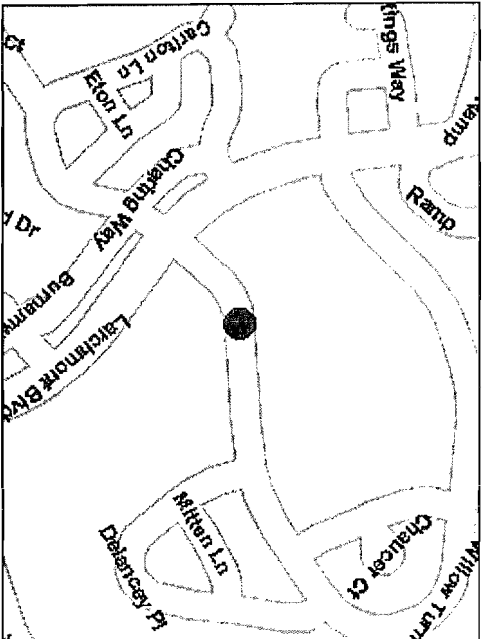
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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

552B Willow Turn B, Mount Laurel, NJ 08054

RES STL \$145,000



Exterior



General
 MLS #: 5001189 Subdiv / Nei: None Available Ownership: Condo-FeesSim Beds, Baths: 2 2/0
 DOM: 89 School Dist: Mount Laurel Type: Unit/Flat Age: 26
 MLS Area: 20324 Mount Laurel Twp Twp Design: OtherDesign Int Sq Ft: 954/ A
 Country: Burlington -High: Lenape OtherStyle Unit Flr #: 2AC: Y
 Tax ID #: 24-00303 -Middle: Harrington Map Grid:
 04-00079-C5522 -Elem: Larchmont

Room Dimensions

LR/GR: 19 x 12 M Main BR: 13 x 11 M Office: 6 x 8 M
 Dining: 6 x 8 M 2nd BR: 9 x 11 M
 Kitchen: 8 x 9 M 3rd BR:
 Family: 4th BR:

Inclusions: Washer, Dryer, Dishwasher, Stove, Refrigerator

Exclusions:

Tax Information

RE Taxes / Yr: \$2251 / 2006 Condo / HOA: Y / N
 Assessment: 60600 Recur Fee / Freq: \$85.00/M

Association Information

Lot Information

Acr / SqFt: 0.00 / Land Use: Zoning: res
 Lot Dim: 0 Waterfront: N

Features

Other Information

Total Rooms: 6
 Bath Full: 0M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

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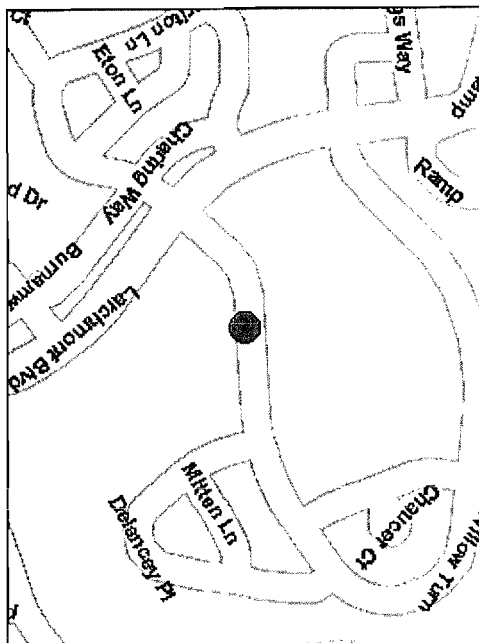
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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

410 Willow Turn A, Mount Laurel, NJ 08054

RES STL \$146,646



Exterior Back



General

MLS #: 4951635
 DOM: 93
 MLS Area: 20324 Mount Laurel Twp
 County: Burlington
 Tax ID #: 24-00303
 05-00001-C4101

Subdiv / Nei: Willow Turn
 School Dist: Mount Laurel Twp
 - High:
 - Middle:
 - Elem:

Ownership: Condo-FeeSim
 Type: Row/Townhous
 Design: 1-Story
 Style: OtherStyle
 Beds, Baths: 2 / 10
 Age: 25
 Int Sq Ft: /
 Unit Flr #: AC: Y
 Map Grid:

Room Dimensions

LR/GR: 15 x 13 M Main BR: 16 x 11 M
 Dining: 11 x 7 M 2nd BR: 11 x 9 M
 Kitchen: 10 x 9 M 3rd BR:
 Family: 4th BR:

Inclusions: Refrigerator, Washer, Dryer, Window Treatments

Exclusions:

Tax Information

RE Taxes / Yr: \$2478 / 2006
 Assessment: 66700

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$130.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0.00

Other Information

Total Rooms: 5
 Bath Full: 1M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Land Use:

Waterfront: N
 Zoning: res

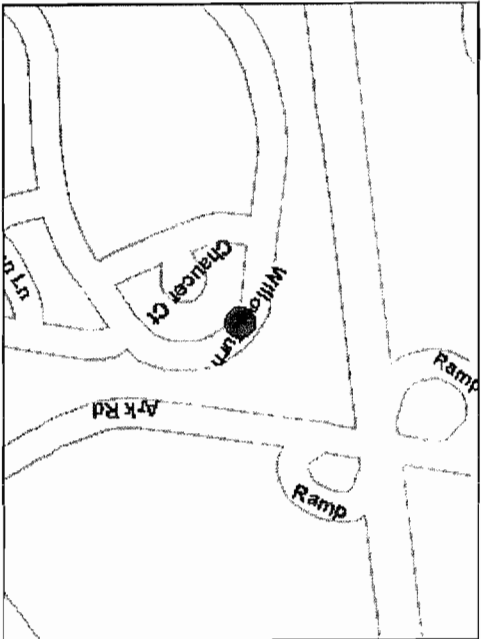
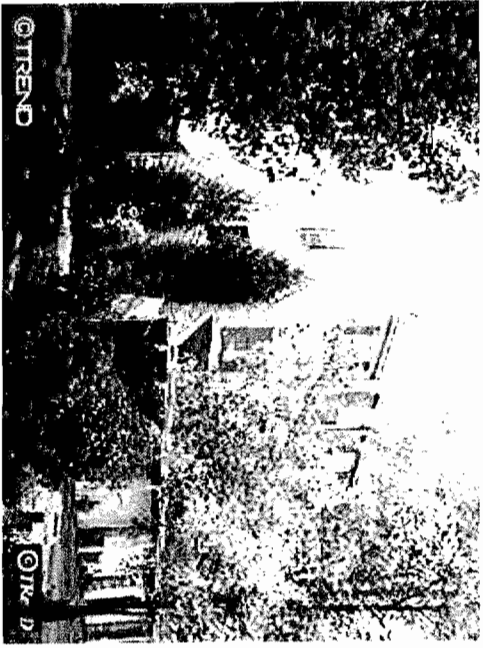
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215A Willow Turn, Mount Laurel, NJ 08054

RES STL \$147,000



General

MLS #: 5449216	Subdiv / Ne: Larchmont	Ownership: Condo-Feesim	Beds, Baths: 2 / 1/1
DOM: 213	School Dist: Mount Laurel Twp	Type: Row/Townhouse	Age: 999
MLS Area: 20324 Mount Laurel Twp		Design: 2-Story	Int Sq Ft: 1,220/ A
County: Burlington		Style: EndUnit/Row	Unit Flr #: AC: Y
Tax ID #: 24-00303			Map Grid:
02-00008-C0801			

Room Dimensions

LR/GR: 15 x 14 M Main BR: 15 x 14 U
 Dining: 12 x 10 M 2nd BR: 14 x 12 U
 Kitchen: 12 x 12 M 3rd BR:
 Family: 4th BR:

Inclusions:
 Exclusions:

Other Information

Total Rooms:
 Bath Full: 0M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Tax Information

RE Taxes / Yr: \$2607 / 2008
 Assessment: 65600

Association Information

Condo / HOA: N / N
 Recur Fee / Freq:

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0

Land Use:

Waterfront: N

Zoning: res

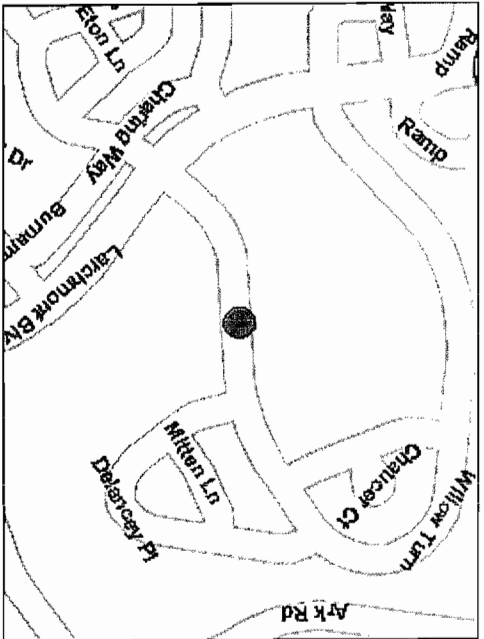
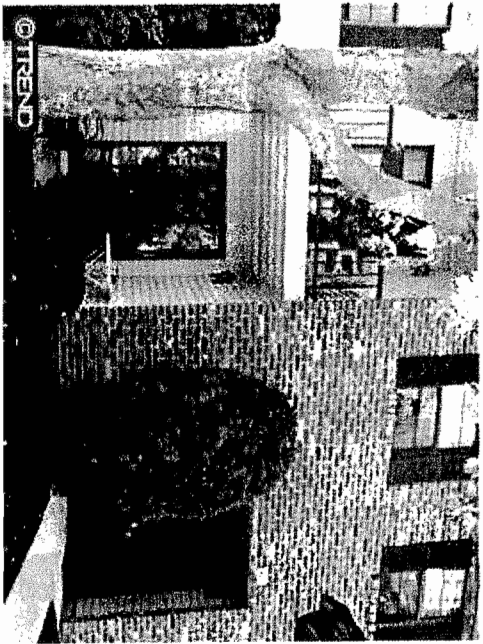
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570A Willow Turn A, Mount Laurel, NJ 08054

RES STL \$151,400



General

MLS #: 5177723 Subdiv / Nei: Larchmont Ownership: Condo-Feesim Beds, Baths: 2 1/0
 DOM: 23 School Dist: Mount Laurel Type: Unit/Flat Age: 26
 MLS Area: 20324 Mount Laurel Twp Design: 2-Story Int Sq Ft: 900/ A
 County: Burlington Style: OtherStyle Unit Flr #: 1AC: Y
 Tax ID #: 24-00303 -High: Map Grid:
 -Middle:
 -Elem: 04-00079-C5701

Room Dimensions

LR/GR: 12 x 16 M Main BR: 13 x 11 M
 Dining: 9 x 8 M 2nd BR: 11 x 9 M
 Kitchen: 9 x 8 M 3rd BR:
 Family: 4th BR:

Inclusions: Washer, Dryer, Refrigerator.

Exclusions:

Tax Information

RE Taxes / Yr: \$2121 / 2006
 Assessment: 57100

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$85.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0

Other Information

Total Rooms: 5
 Bath Full: 1M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Land Use:

Waterfront: N Zoning: res

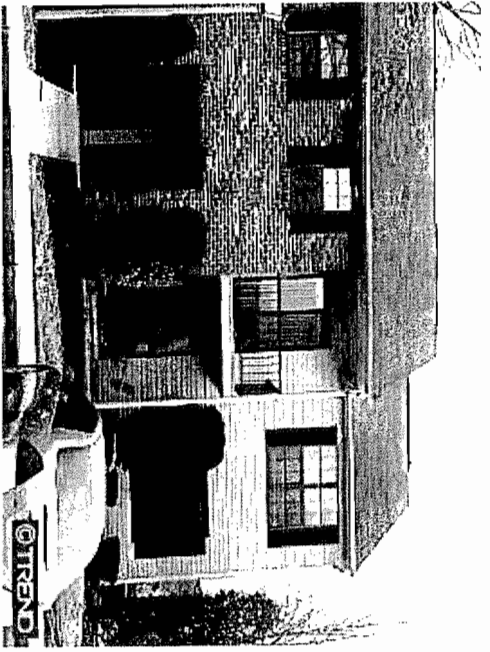
Features

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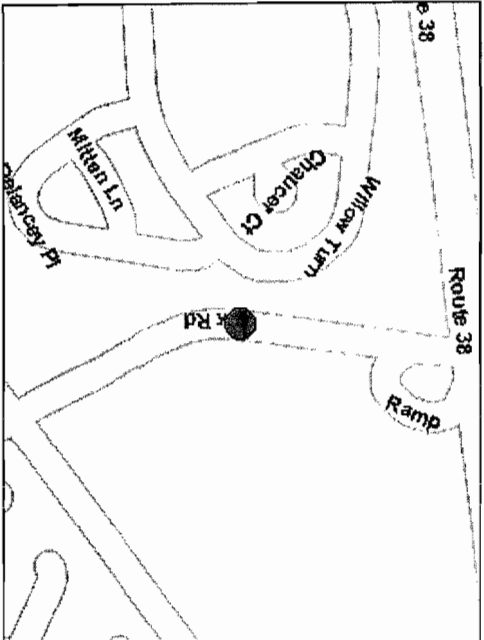
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 E-mail: eileenfurey@comcast.net

576A Willow Turn, Mount Laurel, NJ 08054

RES STL \$157,500



Exterior



General

MLS #: 5269785	Subdiv / Nei: Gatewood Park	Ownership: Condo-FeeSim	Beds, Baths: 2 / 20
DOM: 59	Manor	Type: Unit/Flat	Age: 27
MLS Area: 20324 Mount Laurel Twp	School Dist: Mount Laurel Twp	Design: 1-Story	Int Sq Ft: 930/ A
County: Burlington	Tax ID #: 24-00303	Style: EndUnit/Row	Unit Fir #: 1 AC: Y
		Map Grid:	
		- High: Lenape	
		- Middle: - Elem:	

Room Dimensions

LR/GR: 19 x 12 M Main BR: 14 x 12 M
 Dining: 10 x 8 M 2nd BR: 11 x 10 M
 Kitchen: 10 x 8 M 3rd BR:
 Family: 4th BR:

Inclusions:

Exclusions:

Tax Information

RE Taxes / Yr: \$2323 / 2007
 Assessment: 59900

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$95.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0

Land Use:

Waterfront: N
 Zoning: Res

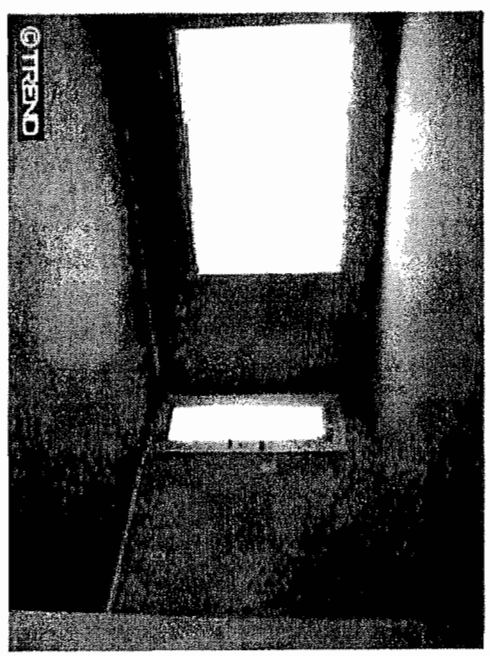
Other Information
 Total Rooms: 5
 Bath Full: 2M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Pru Fox & Roach-Marton
 Client Full Report courtesy of: Eileen Furey
 20 to 20 of 35 Listings

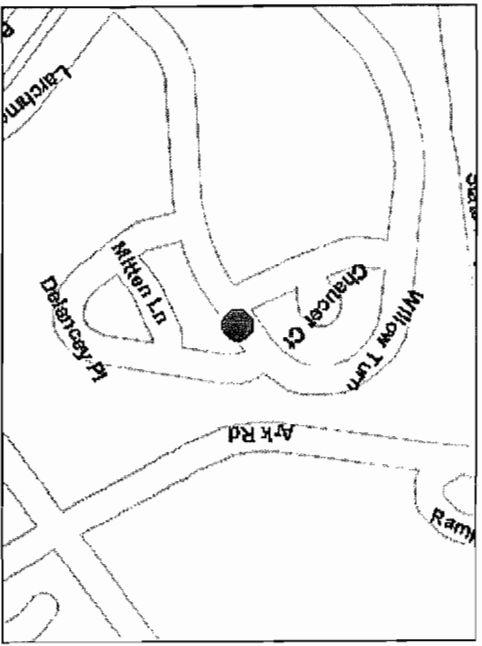
Office: (856) 768-3000 Ext5314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

324A Willow Turn A, Mount Laurel, NJ 08054

RES STL \$158,000



Living Room



General

MLS #: 4997731	Subdiv / Ne: Commons Of Delancey	Ownership: Condo-FeeSim	Beds, Baths: 2 / 0
DOM: 174	Lenape Regional Lenape	Type: Unit/Flat	Age: 24
MLS Area: 20324 Mount Laurel Twp	School Dist: Lenape Regional Lenape	Design: LoRise1-4st	Int Sq Ft: 1,234/ A
County: Burlington	- High: Lenape	Style: StraightThru	Unit Flr #: 1AC: Y
Tax ID #: 24-00305	- Middle: Harrington	Map Grid:	
01-00209-C0029	- Elem: Larchmont		

Room Dimensions

LR/GR: 19 x 18 M Main BR: 16 x 11 M
 Dining: 10 x 10 M 2nd BR: 11 x 9 M
 Kitchen: 9 x 9 M 3rd BR:
 Family: 4th BR:

Inclusions: Refrigerator, Washer, Dryer

Exclusions:

Tax Information

RE Taxes / Yr: \$2756 / 2006
 Assessment: 71100

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$105.00M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0

Land Use: Waterfront: N

Zoning: res

Other Information

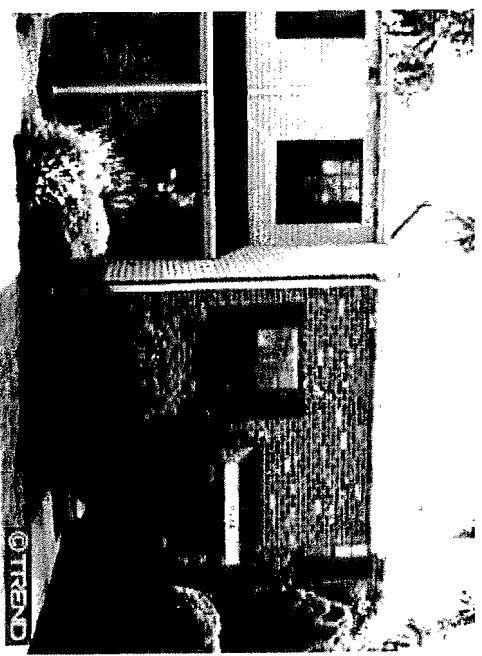
Total Rooms:
 Bath Full: 0M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Pru Fox & Roach-Marton
 Client Full Report courtesy of: Eileen Furey
 21 to 21 of 35 Listings

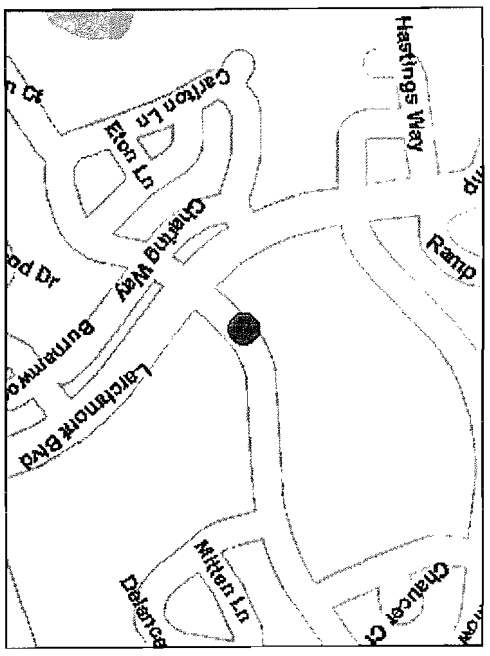
Office: (856) 768-3000 EX15314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

522A Willow Turn A, Mount Laurel, NJ 08054

RES STL \$160,000



Exterior



General	MLS #: 5085859	Subdiv / Ne: Larchmont	Ownership: Condo-FeesSim	Beds, Baths: 2 2/0
	DOM: 18	School Dist: Mount Laurel Twp	Type: Row/Townhouse	Age: 26
	MLS Area: 20324 Mount Laurel Twp		Design: 1-Story	Int Sq Ft: 1,217/ A
	County: Burlington		Style: Colonial	Unit Flr #: AC: Y
	Tax ID #: 24-00303	- High:		Map Grid:
	04-00079-C5221	- Middle:		
		- Elem:		

Room Dimensions

LR/GR: 22 x 13 M	Main BR: 16 x 12 M	Foyer: 6 x 5 M	Total Rooms: 4
Dining:	2nd BR: 11 x 11 M		Bath Full: 0M 0U 0L
Kitchen: 12 x 8 M	3rd BR:		Bath Part: 0M 0U 0L
Family:	4th BR:		Model:
Inclusions: Washer, Dryer And Refrigerator			Builder:
Exclusions:			

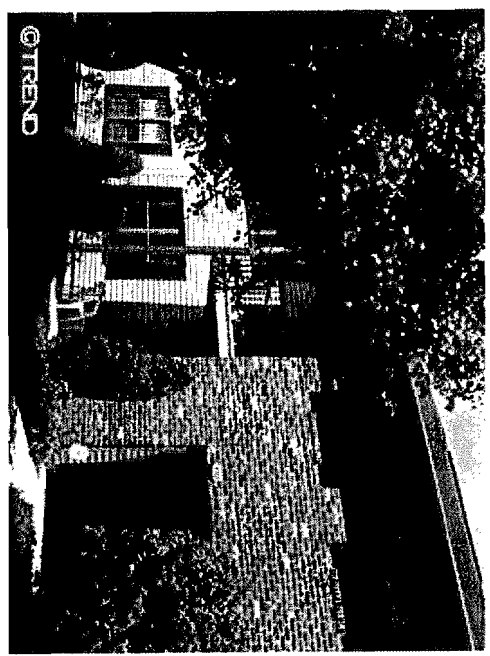
Tax Information	Association Information	Lot Information
RE Taxes / Yr: \$2481 / 2006	Condo / HOA: Y / N	Ac / SqFt: 0.25 / 10,890
Assessment: 66800	Recur Fee / Freq: \$85.00/M	Land Use: Zoning: R 1
Features		Waterfront: N

Prudential Real Estate Services
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22 to 22 of 35 Listings

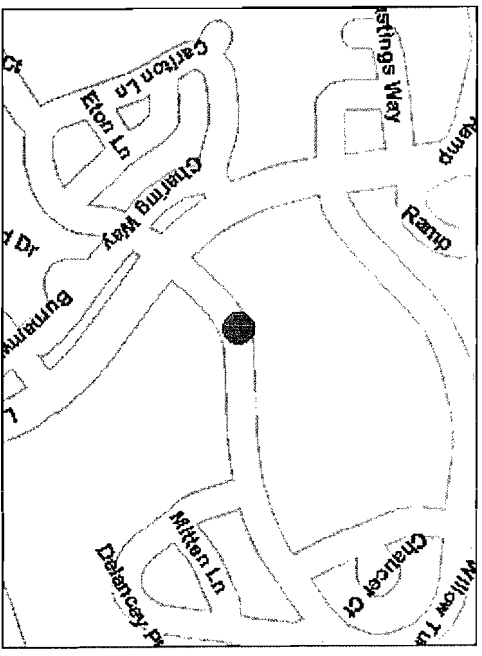
Office: (856) 768-3000 EX15314
HomePhone: (856) 577-5955
E-mail: eileenfurey@comcast.net

538B Willow Turn, Mount Laurel, NJ 08054

RES STL \$162,500



Exterior



General

MLS #: 5385469	Subdiv / Nei: Gatewood Park	Ownership: Condo-FeeSim	Beds, Baths: 2 2/0
DOM: 101	Manor	Type: Unit/Flat	Age: 27
MLS Area: 20324 Mount Laurel Twp	School Dist: Mount Laurel Twp	Design: 1-Story	Int Sq Ft: 954/ A
County: Burlington		Style: Colonial	Unit Flr #: 1 AC: Y
Tax ID #: 24-00303			Map Grid:
04-00079-C5382			

Room Dimensions

LR/GR: 13 x 11 M	Main BR: 14 x 11 M	Office: 8 x 6 M	Total Rooms: 6
Dining: 11 x 10 M	2nd BR: 11 x 11 M		Bath Full: 2M 0U 0L
Kitchen: 10 x 7 M	3rd BR:		Bath Part: 0M 0U 0L
Family: 4th BR:			Model:
Inclusions: All Appliances			Builder:
Exclusions: Window Treatments			

Tax Information

RE Taxes / Yr: \$2300 / 2007	Condo / HOA: Y / Y	Ac / Sq Ft: 0.00 /	Land Use: Zoning: RES
Assessment: 59300	Recur Fee / Freq: \$95.00/M	Lot Dim: 0	Waterfront: N

Association Information

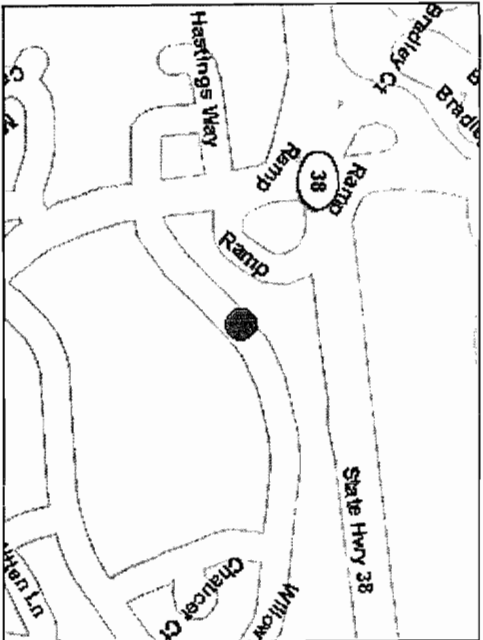
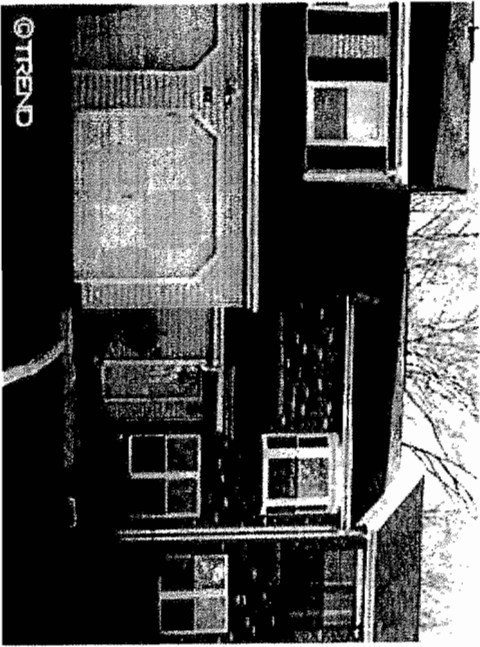
Lot Information

Pru Fox & Roach-Marton
 Client Full Report courtesy of: Eileen Furey
 23 to 23 of 35 Listings

Office: (856) 768-3000 Ext5314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

126A Willow Turn A, Mount Laurel, NJ 08054

RES STL \$167,000



General

MLS #: 5091041	Subdiv / Nei: Willow Turn	Ownership: Condo-FeesSim	Beds, Baths: 2 1/0
DOM: 45	School Dist: Mount Laurel Twp	Type: Row/Townhouse	Age: 27
MLS Area: 20324 Mount Laurel Twp	- High: Lenape	Design: 1-Story	Int Sq Ft: 1,026/ A
County: Burlington	- Middle: Harrington	Style: Colonial	Unit Flr #: AC: Y
Tax ID #: 24-00303	- Elem: Larchmont	Map Grid:	

Room Dimensions

LR/GR: 15 x 14 M Main BR: 14 x 13 M
 Dining: 11 x 8 M 2nd BR: 11 x 11 M
 Kitchen: 10 x 8 M 3rd BR:
 Family: 4th BR:

Other Information
 Total Rooms: 5
 Bath Full: 1M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Inclusions: Dw, Micro, Range, Refrigerator.
 Exclusions: Some Window Treatment, Washer, Dryer, Fireplace

Tax Information

RE Taxes / Yr: \$2616 / 2006
 Assessment: 70400

Association Information

Condo / HOA: N / N
 Recur Fee / Freq:

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0

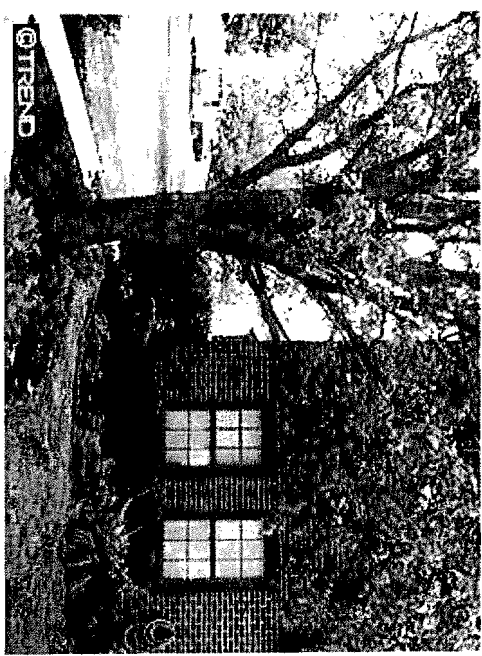
Land Use: Zoning: resd
 Waterfront: N

Features

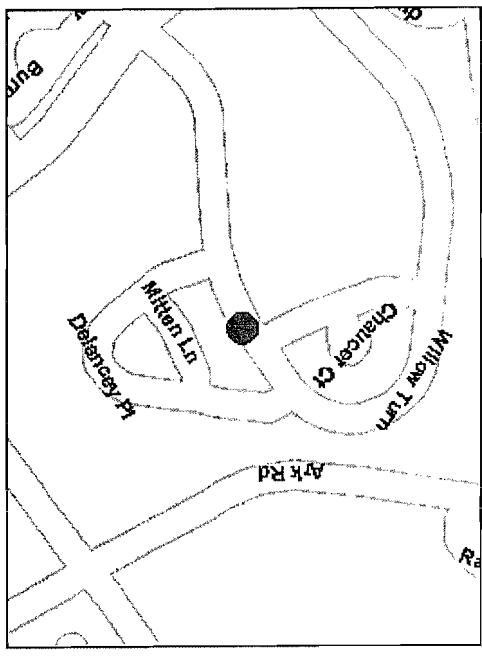
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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

336 Willow Turn, Mount Laurel, NJ 08054 RES STL \$170,000



Exterior Side



General

MLS #: 5364103	Subdiv / Ne: Commons Of Delancey	Ownership: Condo-FeesSim	Beds, Baths: 3 1/1
DOM: 192	MLS Area: 20324 Mount Laurel Twp	Type: Row/Townhous	Age: 25
County: Burlington	School Dist: Mount Laurel Twp	Design: 3+Story	Int Sq Ft: 1,064/ A
Tax ID #: 24-00305	- High: Lenape	Style: EndUnit/Row	Unit Flr #: AC: Y
01-00209-C0016	- Middle: Harrington	Map Grid:	
	- Elem: Larchmont		

Room Dimensions

LR/GR: 18 x 13 M	Main BR: 13 x 13 U	Total Rooms:
Dining: 11 x 10 M	2nd BR: 13 x 10 U	Bath Full: 0M 0U 0L
Kitchen: 13 x 10 M	3rd BR: 13 x 10 U	Bath Part: 0M 0U 0L
Family: 4th BR:		Model:
Inclusions: Washer/Dryer, Refrigerator		Builder:
Exclusions:		

Tax Information

RE Taxes / Yr: \$3156 / 2007	Association Information	Lot Information
Assessment: 81400	Condo / HOA: Y / N	Acr / SqFt: 0.00 /
Features	Recur Fee / Freq: \$115.00/M	Land Use: Waterfront: N
		Zoning: resid

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 25 to 25 of 35 Listings

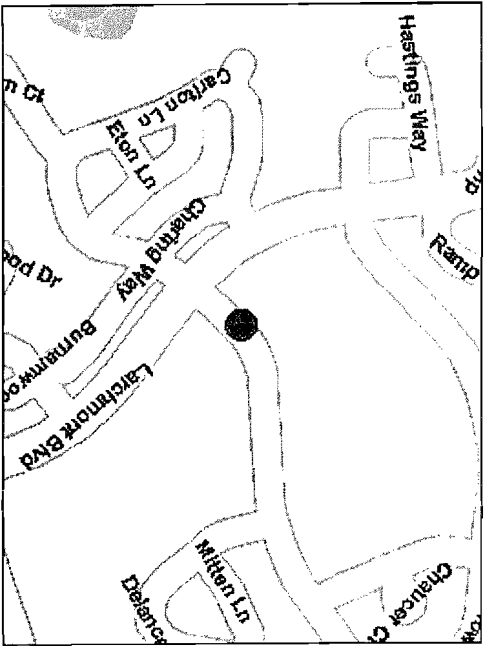
Office: (856) 768-3000 Ext5314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

520B Willow Turn B, Mount Laurel, NJ 08054

RES STL \$175,000



Exterior



General

MLS #: 5103777	Subdiv / Nei: Gatewood Park	Ownership: Condo-FeesSim	Beds, Baths: 2 / 20
DOM: 37	Manor	Type: Row/Townhouse	Age: 26
MLS Area: 20324 Mount Laurel Twp	School Dist: Mount Laurel Twp	Design: 1-Story	Int Sq Ft: 1,217 / A
County: Burlington	Tax ID #: 24-00303	Style: OtherStyle	Unit Flr #: AC: Y
		Map Grid:	
	- High: Lenape		
	- Middle: Harrington		
	- Elem: Larchmont		

Room Dimensions

LR/GR: 14 x 11 M Main BR: 17 x 12 M
 Dining: 8 x 10 M 2nd BR: 12 x 12 M
 Kitchen: 10 x 11 M 3rd BR:
 Family: 4th BR:
 Inclusions: Refrigerator, Washer And Dryer.
 Exclusions: None

Other Information

Total Rooms: 4
 Bath Full: 2M 0U 0L
 Bath Part: 0M 0U 0L
 Model:
 Builder:

Tax Information

RE Taxes / Yr: \$2422 / 2006
 Assessment: 65200

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$88.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: Condo

Land Use: Zoning: Res
 Waterfront: N

Features

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 Client Full Report courtesy of: Eileen Furey
 26 to 26 of 35 Listings

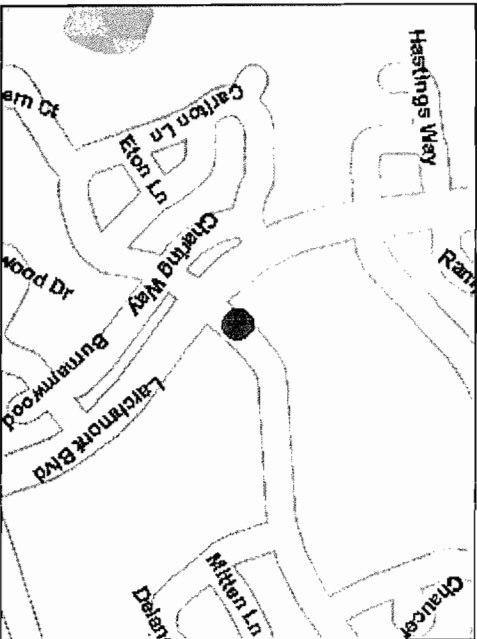
Office: (856) 768-3000 Ext5314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

512B Willow Turn B, Mount Laurel, NJ 08054

RES STL \$175,000



Exterior



General

MLS #: 5068551	Subdiv / Ne: Gatewood Park	Ownership: Condo-FeeSim	Beds, Baths: 2 / 2/0
DOM: 44	Manor	Type: Unit/Flat	Age: 26
MLS Area: 20324 Mount Laurel Twp	School Dist: Mount Laurel	Design: OtherDesign	Int Sq Ft: 1,217/ A
County: Burlington	Twp	Style: OtherStyle	Unit Fir #: 2AC: Y
Tax ID #: 24-00303	- High: Lenape	Map Grid:	
04-00079-C5122	- Middle: Harrington		
	- Elem: Larchmont		

Room Dimensions

LR/GR: 14 x 13 M	Main BR: 17 x 11 M	Dinearea: 12 x 10 M	Total Rooms: 4
Dining: 2nd BR: 12 x 12 M			Bath Full: 2M 0U 0L
Kitchen: 12 x 7 M	3rd BR:		Bath Part: 0M 0U 0L
Family: 4th BR:			Model:
Inclusions: Range, Dw, Refrig, Microwave, Garbdisp, Washer, Dryer, Entr Center In Livrm			Builder:
Exclusions: None			

Other Information

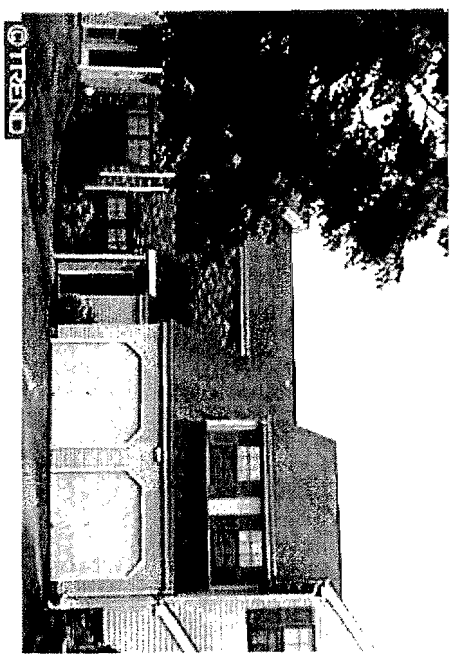
Tax Information	Association Information	Lot Information	
RE Taxes / Yr: \$2422 / 2006	Condo / HOA: Y / N	Acr / SqFt: 0.00 /	Land Use: Zoning: Res
Assessment: 65200	Recur Fee / Freq: \$88.00/M	Lot Dim: 0X0	Waterfront: N
Features			

Pru Fox & Roach-Marton
 Client Full Report courtesy of: Eileen Furey
 27 to 27 of 35 Listings

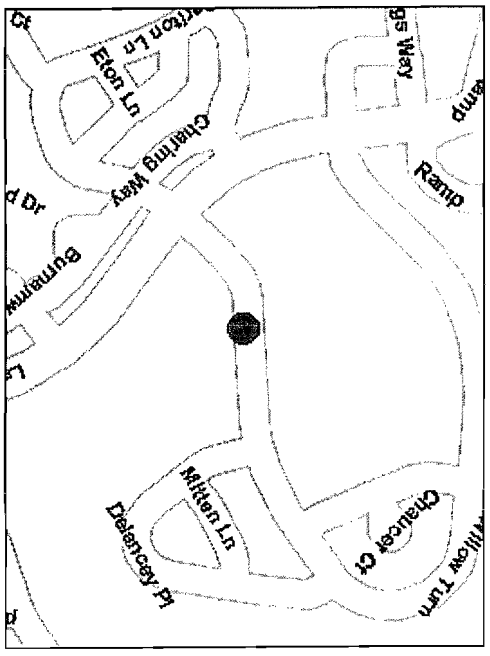
Office: (856) 768-3000 EX15314
 HomePhone: (856) 577-5965
 E-mail: eileenfurey@comcast.net

412B Willow Turn, Mount Laurel, NJ 08054

RES STL \$175,000



Exterior Front



General	MLS #: 5543184	Subdiv / Nei: Gatewood Village	Ownership: Condo-FeesSim	Beds, Baths: 3 2/0
	DOM: 65	School Dist: Mount Laurel Twp	Type: Unit/Flat	Age: 27
	MLS Area: 20324 Mount Laurel Twp	Lenage: Harrington Larchmont	Design: 2-Story	Int Sq Ft: 1,140/ A
	Country: Burlington	- High: Harrington	Style: EndUnit/Row	Unit Flr #: 1 AC: Y
	Tax ID #: 24-00303	- Middle: Larchmont	Map Grid:	
	05-00001-C4122			

Room Dimensions

LR/GR:	16 x 14 U	Main BR:	14 x 13 U	Laundry:	6 x 6 U	Total Rooms:	7
Dining:	11 x 9 U	2nd BR:	11 x 8 U			Bath Full:	0M 2U 0L
Kitchen:	10 x 8 U	3rd BR:	11 x 10 U			Bath Part:	0M 0U 0L
Family:		4th BR:				Model:	
Inclusions:						Builder:	
Exclusions:							

Tax Information	Association Information	Lot Information
RE Taxes / Yr: \$2889 / 2008	Condo / HOA: Y / N	Acr / SqFt: 0.00 /
Assessment: 72700	Recur Fee / Freq: \$135.00/M	Lot Dim: Condo
Features		Land Use:
		Waterfront: N
		Zoning: RES

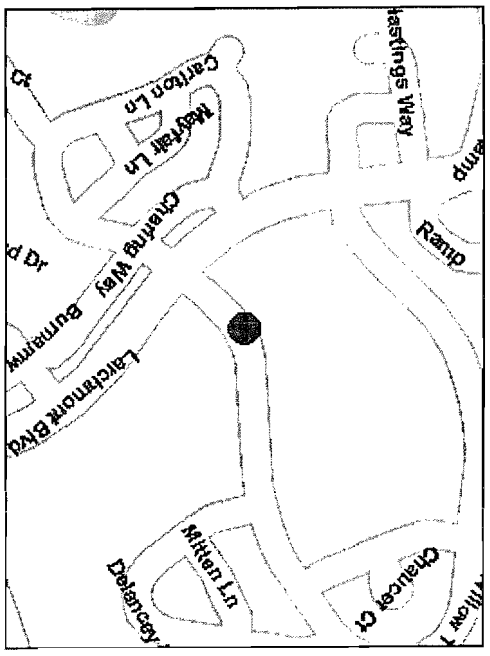
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 Client Full Report courtesy of: Eileen Furey
 29 to 29 of 35 Listings

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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

528B Willow Turn, Mount Laurel, NJ 08054 **RES STL** **\$177,500**



Exterior Front



General
 MLS #: 5356869 Subdiv / Ne: Gatewood Park Ownership: Condo-FeeSim Beds, Baths: 2 2/0
 DOM: 33 Manor Type: Row/Townhous Age: 27
 MLS Area: 20324 Mount Laurel Twp School Dist: Mount Laurel Design: 1-Story Int Sq Ft: 1,217/ A
 County: Burlington Twp Style: Contemporary Unit Flr #: AC: Y
 Tax ID #: 24-00303 - High: Map Grid:
 04-00079-C5282 - Middle:
 - Elem:

Room Dimensions
 LR/GR: 14 x 14 U Main BR: 23 x 12 U Total Rooms: 5
 Dining: 14 x 9 U 2nd BR: 12 x 12 U Bath Full: 0M 2U 0L
 Kitchen: 12 x 8 U 3rd BR: Bath Part: 0M 0U 0L
 Family: 4th BR: Model: Builder:
Inclusions:
 Exclusions: Washer/Dryer, Dishwasher, Refrigerator, Microwave Negotiable.

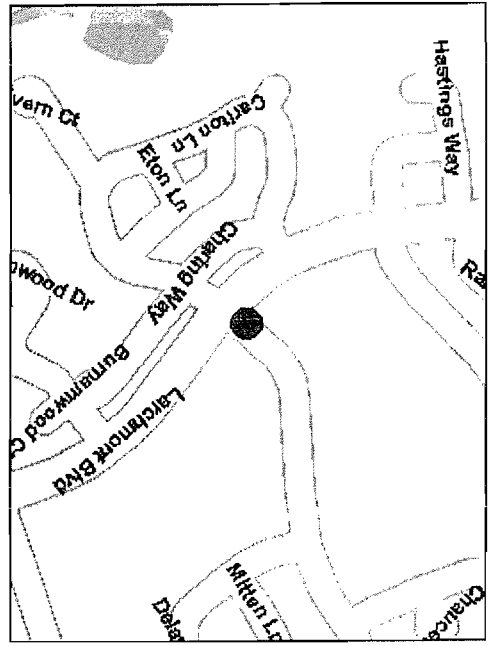
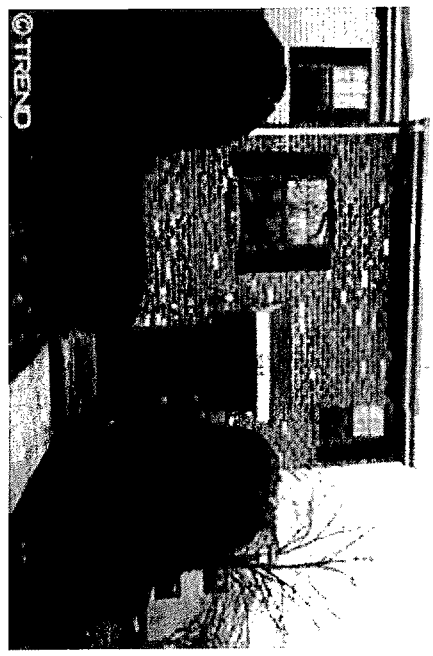
Tax Information Association Information Lot Information
 RE Taxes / Yr: \$2527 / 2007 Condo / HOA: Y / N Acr / SqFt: 0.00 / Land Use: Zoning: Res
 Assessment: 65200 Recur Fee / Freq: \$95.00/M Lot Dim: 0 Waterfront: N

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 Client Full Report courtesy of: Eileen Furey
 30 to 30 of 35 Listings

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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

506-B Willow Turn B, Mount Laurel, NJ 08054

RES STL \$177,500



General

MLS #: 5004771 Subdiv / Nei: Gatewood Park Ownership: Condo-FeeSim Beds, Baths: 2 / 2/0
 DOM: 51 Manor
 MLS Area: 20324 Mount Laurel Twp School Dist: Mount Laurel Type: Unit/Flat Age: 26
 County: Burlington Twp Design: 1-Story Int Sq Ft: 1,217/ A
 Tax ID #: 24-00303 Style: Contemporary Unit Flr #: 2AC: Y
 04-00079-C5062 - High: Lenape Map Grid:
 - Middle: Harrington
 - Elem: Larchmont

Room Dimensions

LR/GR: 14 x 13 M Main BR: 17 x 11 M Total Rooms: 4
 Dining: 12 x 10 M 2nd BR: 12 x 12 M Bath Full: 0M 0U 0L
 Kitchen: 12 x 7 M 3rd BR:
 Family: 4th BR:
 Inclusions: Washer, Dryer, Ref, Elec, Cooktop Stove, Treadmill
 Exclusions:

Tax Information

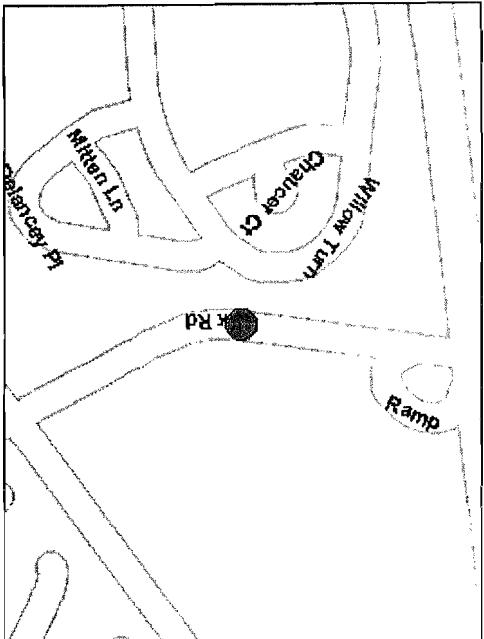
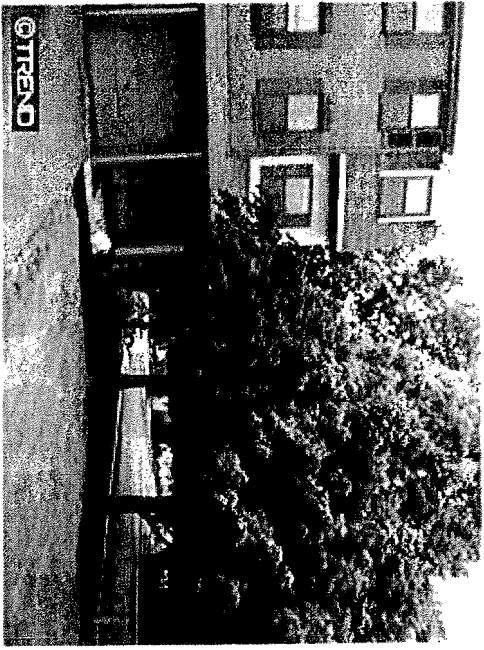
RE Taxes / Yr: \$2471 / 2006 Association Information Lot Information
 Assessment: 66500 Condo / HOA: Y / N Acr / SqFt: 0.00 /
 Features Recur Fee / Freq: \$88.00/M Lot Dim: 0 Land Use: Zoning: res
 Waterfront: N

Pru Fox & Roach-Martlon
 Client Full Report courtesy of: Eileen Furey
 31 to 31 of 35 Listings

Office: (856) 768-3000 EX45314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

358B Willow Turn, Mount Laurel, NJ 08054

RES STL \$185,000



General

MLS #: 5540265	Subdiv / Ne: Willow Turn	Ownership: Condo-FeeSim	Beds, Baths: 3 2/1
DOM: 96	School Dist: Mount Laurel	Type: Row/Townhous	Age: 26
MLS Area: 20324 Mount Laurel Twp	Twp	Design: 2-Story	Int Sq Ft: 1,376/ A
Country: Burlington	- High: Lenape	Style: Traditional	Unit Flr #: AC: Y
Tax ID #: 24-00305	- Middle: Harrington	Map Grid:	
01-00209-C0002	- Elem:		

Room Dimensions

LR/GR: 18 x 12 M	Main BR: 16 x 11 U	Rehabed: 2009	Total Rooms: 9
Dining: 10 x 9 M	2nd BR: 12 x 12 U		Bath Full: 0M 2U 0L
Kitchen: 11 x 8 M	3rd BR: 10 x 9 U		Bath Part: 1M 0U 0L
Family: 4th BR:			Model:
			Builder:

Inclusions: All New Kitchen Appliances, Washer/Dryer And Ceiling Fans
Exclusions:

Tax Information

RE Taxes / Yr: \$3275 / 2008
 Assessment: 82400

Association Information

Condo / HOA: Y / N
 Recur Fee / Freq: \$120.00/M

Lot Information

Acr / SqFt: 0.00 /
 Lot Dim: 0x0

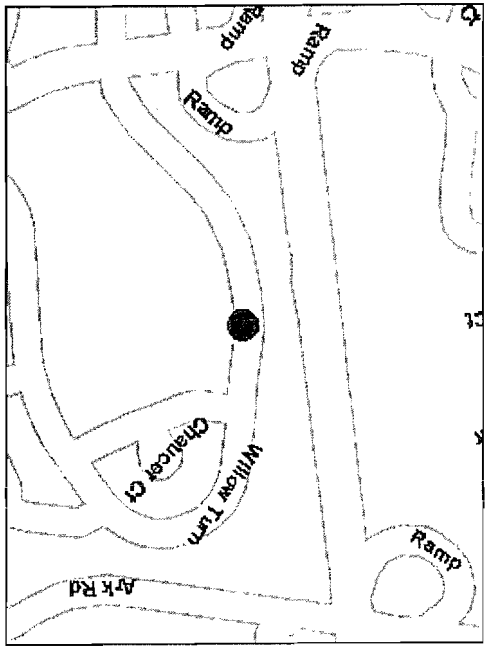
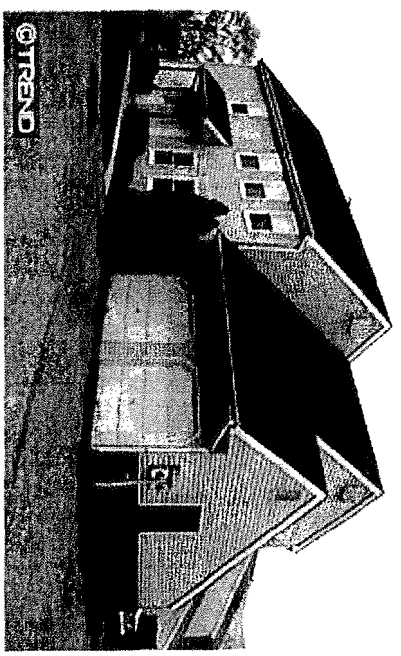
Land Use: Zoning: resid
 Waterfront: N

Features

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 32 to 32 of 35 Listings

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 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

131 Willow Turn, Mount Laurel, NJ 08054 **MUL STL** **\$210,000**



General

MLS #: 5525166 Subdiv / Ne: Larchmont Type: SingleBldg # Stories: 2.0
 MLS Area: 20324 Mount Laurel Twp School Dist: Lenape Design: Duplex Total Units: 2
 County: Burlington Regional Age: 40 NC: N #Eff: #2Br: 1
 Tax ID #: 24-00303 03-00023 - High: AppSqFt: #1Br: #3Br: 1
 - Middle: DOM: 53 Map Grid:
 - Elem:

Tax Information

RE Taxes/Yr: 4153 / 2008
 Assessment 0

Lot Information

Acr/SqFt 0.00 /
 Lot Dim 48X176

Insulation

Land Use Zoning Resid R-Factor Ceiling
 Waterfront N R-Factor Wall

Financial Information

Gross Ann Inc Gross Rent Mult Ann Heat Exp Ann Ins Exp \$950
 Total Ann Exp Cap Rate Ann Elec Exp Ann Maint Exp
 Net Operating Inc Ann Wtr/Swr Exp \$1,450 Ann Other Exp

Unit Information

Unit #	Rooms	Bedrooms	Full Baths	Part Baths	Square Feet	Occupied	Rent	Lease/Exp
1	5	2	2	0	1,000	Y	1100	Owner Occupied
2	6	3	2	0	1,350	Y	900	Mo To Mo

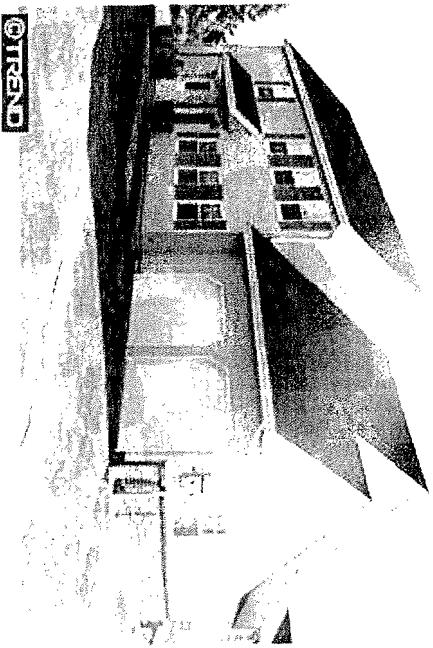
Features

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 Client Full Report courtesy of: Eileen Furey
 33 to 33 of 35 Listings

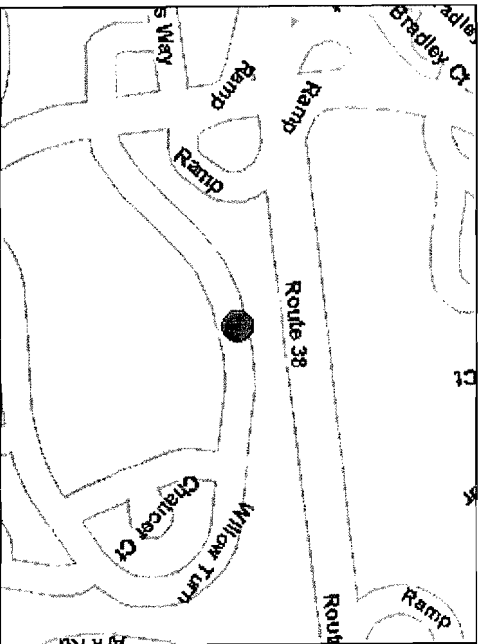
Office: (856) 768-3000 EX15314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

148 Willow Turn, Mount Laurel, NJ 08054

MUL STL \$250,000



Exterior Front



General

MLS #: 5406700
 MLS Area: 20324 Mount Laurel Twp
 County: Burlington
 Tax ID #: 24-00303 01-00025

Subdiv / Nei: Larchmont
 School Dist: Mount Laurel Twp
 -High:
 -Middle:
 -Elem:

Type: SingleBldg
 Design: Duplex
 Age: 35 NC: N
 AppSqFt:
 DOM: 94

Stories: 2.0
 Total Units: 2
 #Eff: #1Br: 1 #2Br: 1
 #3Br: 1
 Map Grid:

Lot Information

Tax Information
 RE Taxes/Yr: 4051 / 2007
 Assessment 0

Ac/SqFt 0.15 / 6,630
 Lot Dim 39X170

Land Use
 Waterfront N

Zoning Resid

Insulation
 R-Factor Cell
 R-Factor Wall

Financial Information

Gross Ann Inc
 Total Ann Exp \$6,301
 Net Operating Inc

Gross Rent Mult
 Cap Rate

Ann Heat Exp
 Ann Elec Exp
 Ann Wtr/Swr Exp \$1,250

Ann Ins Exp \$1,000
 Ann Maint Exp
 Ann Other Exp

Unit Information

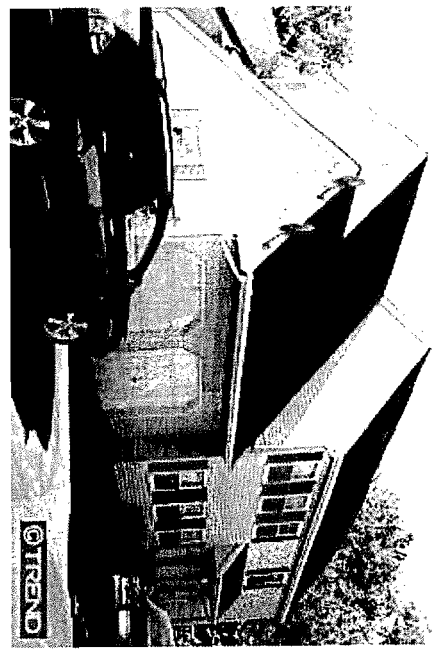
Unit #	Rooms	Bedrooms	Full Baths	Part Baths	Square Feet	Occupied	Rent	Lease/Exp
1	5	2	2	0		N	1100	Projected
2	6	3	2	0		N	1250	Projected

Features

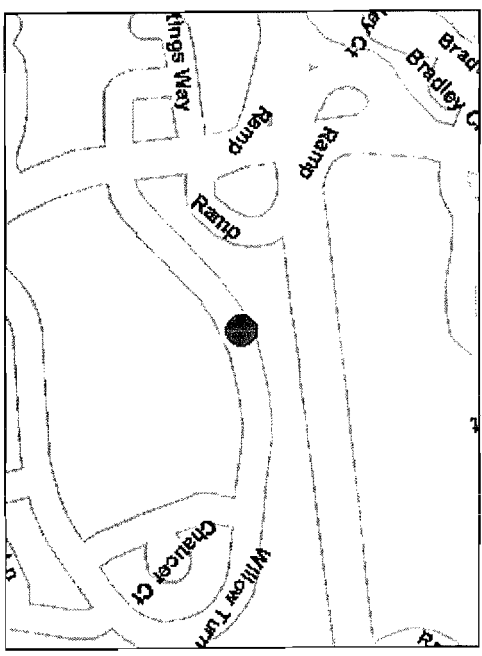
Pru Fox & Roach-Marton
 Client Full Report courtesy of: Eileen Furey
 34 to 34 of 35 Listings

Office: (856) 768-3000 Ext5314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

138 Willow Turn, Mount Laurel, NJ 08054 **MUL STL** **\$252,500**



Exterior



General

MLS #: 5138715 Subdiv / Ne: Larchmont Type: SingleBldg # Stories: 2.0
 MLS Area: 20324 Mount Laurel Twp School Dist: Mount Laurel Design: Duplex Total Units: 2
 County: Burlington Twp Age: 30 NC: N #Eff: #2Br: 1
 Tax ID #: 24-00303 01-00020 -High: AppSqFt: #1Br: #3Br: 1
 -Middle: DOM: 148 Map Grid:
 -Elem:

Tax Information

RE Taxes/Yr: 4074 / 2007 Acr/SqFt 0.15 / 6,669 Land Use Zoning Resid R-Factor Cell
 Assessment 0 Lot Dim 39X171 Waterfront N R-Factor Wall

Financial Information

Gross Ann Inc Gross Rent Mult Ann Heat Exp Ann Ins Exp \$1,000
 Total Ann Exp Cap Rate Ann Elec Exp Ann Maint Exp
 Net Operating Inc Ann Wtr/Swr Exp \$1,250 Ann Other Exp

Unit Information

Unit #	Rooms	Bedrooms	Full Baths	Part Baths	Square Feet	Occupied	Rent	Lease/Exp
1	5	2	2	0		Y	980	03/31/2008
2	6	3	2	0		N	1245	Vacant

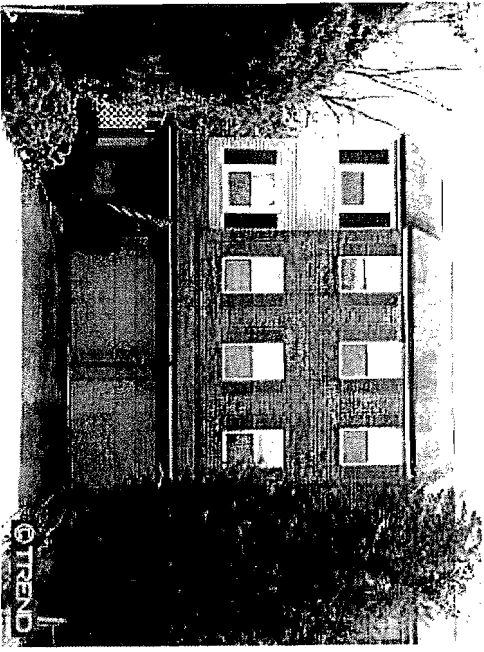
Features

Pru Fox & Roach-Martton
 Client Full Report courtesy of: Eileen Furey
 35 to 35 of 35 Listings

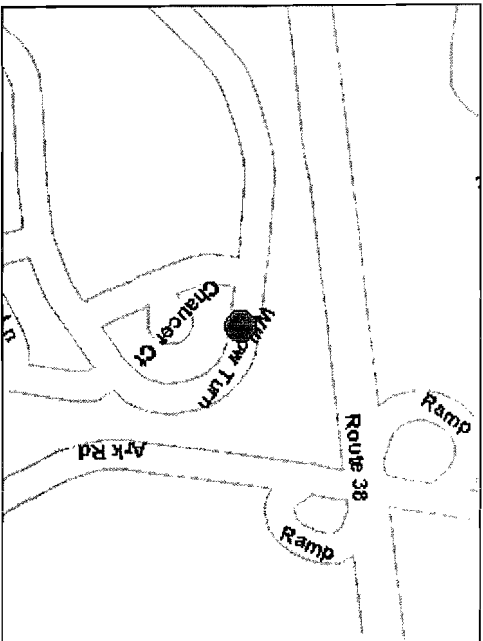
Office: (856) 768-3000 EX45314
 HomePhone: (856) 577-5955
 E-mail: eileenfurey@comcast.net

207 Willow Turn, Mount Laurel, NJ 08054

MUL STL \$263,000



Exterior



General

MLS #: 5300585 Subdiv / Ne: Willow Turn Type: Row/Town/Clu # Stories: 3.0
 MLS Area: 20324 Mount Laurel Twp School Dist: Mount Laurel Design: Duplex Total Units: 2
 County: Burlington Twp Age: 27 NC: N #Eff: #2Br:
 Tax ID #: 24-00303 02-00004 - High: Lenape APSSqFt: 2,584 #1Br: #3Br: 2
 - Middle: DOM: 58 Map Grid:
 - Elem: Insulation

Tax Information

RE Taxes/Yr: 4552 / 2007
 Assessment 117400

Lot Information
 Acr/SqFt 0.14 / 6,298
 Lot Dim 47X134

Land Use Zoning res R-Factor Cell
 Waterfront N R-Factor Wall

Financial Information

Gross Ann Inc \$10,800
 Total Ann Exp \$4,552
 Net Operating Inc \$6,248

Gross Rent Mult 24.35
 Cap Rate 2.38

Ann Heat Exp Ann Ins Exp
 Ann Elec Exp Ann Maint Exp
 Ann Wtr/Swr Exp Ann Other Exp

Unit Information

Unit #	Rooms	Bedrooms	Full Baths	Part Baths	Square Feet	Occupied	Rent	Lease/Exp
1	5	2	1	1		Y		Open
2	6	3	2	1		N		

Features

Appendix U

Supportive and Special needs Checklist

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

(Submit separate checklist for each site or project)

General Description

Municipality/County: Mount Laurel Township/Burlington County

Project or Program Name: Various Supportive and Special Needs

Date facility will be constructed or placed into service: 1993-2009

Type of facility: Group Home

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 51 Age-restricted affordable bedrooms: 0

For permanent supportive housing:

Affordable units proposed: 0 Age-restricted affordable units: 0

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 12

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: 0

Compliance bonuses as per N.J.A.C. 5:97-3.17: 0

Date development approvals granted: _____

Information and Documentation Required with Petition or in Accordance with an

Implementation Schedule

Is the municipality providing an implementation schedule for this project/program.

- Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.
- No. Continue with this checklist.

Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu of submitting forms.)

Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- Name and address of owner
- Name and address of developer
- Subject property street location
- Subject property block(s) and lot(s)
- Subject property total acreage
- Indicate if urban center or workforce housing census tract
- Description of previous zoning
- Current zoning and date current zoning was adopted
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- Wetlands and buffers
- Steep slopes
- Flood plain areas
- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site

- Based on the above, a quantification of buildable and non-buildable acreage
- Pro-forma statement for the project
- RFP or Developer's Agreement
- Construction schedule and timetable for each step in the development process
- Documentation of funding sources
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

Information and Documentation Required Prior to Marketing the Completed Units or Facility

- For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition			
RFP Process			

Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

Supportive/Special Needs Narrative Section

The provider, location, date of initial occupancy, and number of bedrooms for each unit of supportive and special needs housing is listed on pages 66 to 67 of the Fair Share PPlan. The sites are run by experienced providers and are located within existing neighborhoods.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Appendix V

Documentation and Licenses for Supportive Housing

In Witness Whereof, HUD and the Owner by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this 28th day of September, 2005.

(Seal)

Attest:

Name of Owner:

Independence II, Inc

Secretary:

By: (President)

Maxine Thomas

Maxine Thomas

Mary Wells

Mary Wells

United States of America, Secretary of Housing and Urban Development

By:

Title:

Mary Ann Diak-Stern
Mary Ann Diak-Stern

Acting Director, Newark Multifamily Program Center

LEGAL DESCRIPTION

CONTINUED

TRACT II (Lot No. 4.01 in Block 1100, Township of Mount Laurel):

ALL that certain tract, lot and parcel of land lying and being in the Township of Mount Laurel, County of Burlington and State of New Jersey, being more particularly described as follows:

BEING known and designated as Lot No. 4.01 in Block 1100 as shown on a certain map entitled, "Subdivision - Lands of Mario DiPietrantonio, Block 1100, Lot 4", said map duly filed in the Burlington County Clerk's Office on May 30, 2000 as Map No. 3411004.

BEING also described as follows:

Beginning at the intersection of the present Southerly line of Church Road A.K.A. County Route No. 616 (86 feet wide) and the dividing line of Lots 3 and 4.01 Block 1100 on the tax map of the Township of Mount Laurel, Burlington County, New Jersey. Said beginning point also described as follows:

Beginning at a point on the centerline of Church Road, said point being the corner of lands now or formerly of Martin Havers;

Thence (A) Easterly along the centerline five hundred forty four and fifty hundredths (544.50') feet to its intersection with the dividing line of Lots 3 and 4.01 if extended and a corner of lands now or formerly of Harvey F. Jones;

Thence (B) Along the extension of the dividing line of Lots 3 and 4.01 South thirteen degrees fifty nine minutes forty seconds West (South 13 degrees 59 minutes 40 seconds West) a distance of forty three and fifty one hundredths (43.51') feet to the point of beginning;

Thence (1) Along the Southerly line of Church Road South sixty seven degrees twelve minutes twenty four seconds East (South 67 degrees 12 minutes 24 seconds East) a distance of one hundred forty and seventeen hundredths (140.17') feet to a point;

Thence (2) Along the dividing line of Lots 4.01 and 6 South two degrees three minutes thirteen seconds East (South 2 degrees 03 minutes 13 seconds East) a distance of two hundred thirty three and seven hundredths (233.07') feet to a point;

Thence (3) Along the dividing line of Lots 4.01 and 4.02 South eighty seven degrees fifty six minutes forty seven seconds West (South 87 degrees 56 minutes 47 seconds West) a distance of two hundred twenty five and nineteen hundredths (225.19') feet to a point;

Thence (4) Along the dividing line of Lots 2.06 and 4.01 North twenty degrees

LEGAL DESCRIPTION

CONTINUED

four minutes fifty five seconds East (North 20 degrees 04 minutes 55 seconds East) a distance of one hundred twenty six and ninety one hundredths (126.91') feet to a point;

Thence (5) Along the dividing line of Lots 3 and 4.01 North thirteen degrees fifty nine minutes forty seconds East (North 13 degrees 59 minutes 40 seconds East) a distance of one hundred eighty one and forty nine hundredths (181.49') feet to the place of beginning.

This description was drawn in accordance with a survey performed on August 12, 2005, and prepared and dated August 23, 2005 by Decker and Coriell Inc.

FOR INFORMATION ONLY: The land referred to in this Commitment is commonly known as Lot No. 4.01 in Block 1100 on the Tax Map, Township of Mount Laurel, in the County of Burlington. Commonly known as 4210 Church Road, Mount Laurel, New Jersey.



License Number GHSSA

State of New Jersey
DEPARTMENT OF HUMAN SERVICES

Group Home
LICENSE

This is to certify that 4508 CHURCH RD
MOUNT LAUREL NJ 08054

Operated by Family Service

Having met the requirements of the New Jersey Statute,
P.L. 1977, c. 448,
and the regulations of this Department, is hereby licensed as a

Group Home (type of residence) from 9/30/2008 (date assumed)
for 5 (number) effective to 9/30/2009 (expiration date)
Individuals

Jennifer Velez, Commissioner, Department of Human Services

Supportive Housing Sites in Mount Laurel Township					
Organization	Address	Block & Lot	Type	# Bedrooms	Date occupied
Independence II, Inc. 770 Woodlane Road Suite 23 Mt Holly, NJ 08060	4210 Church Road	1100/4.01	Shared Supportive Housing	3	June 2009

Appendix W

100% Affordable Family Rental Checklist

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

General Description

Municipality/County: Mount Laurel Township

Project Name: Marne Highway Family Rental Project

Block(s) and Lot(s): Block 215 Lot 15

Affordable Units Proposed: 120

Family: 120 Sale: 0 Rental: 120

Very low-income units: 12 Sale: 0 Rental: 12

Age-Restricted: 0 Sale: 0 Rental: 0

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7¹: 0

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: 0

Compliance Bonus as per N.J.A.C. 5:97-3.17: 0

Date zoning adopted: _____ Date development approvals granted: _____

Required Information and Documentation with Petition or in Accordance with an

Implementation Schedule

- Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu of submitting forms.)

Is the municipality providing an implementation schedule for this project/program.

- Yes. Skip to and complete implementation schedule found at the end of this checklist.
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

No. Continue with this checklist.

Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- Name and address of owner
- Subject property street location
- Subject property block(s) and lot(s)
- Subject property total acreage
- Indicate if urban center or workforce housing census tract
- Description of previous zoning
- Current zoning and date current zoning was adopted
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- Wetlands and buffers
- Steep slopes
- Flood plain areas
- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site

- Based on the above, a quantification of buildable and non-buildable acreage
- RFP or Developer's Agreement
- Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- Pro-forma statement for the project
- Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

Information and Documentation Required Prior to Marketing the Completed Units

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- An affirmative marketing plan in accordance with UHAC

**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS
(N.J.A.C. 5:97-6.7)**

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	11/1/2009	12/1/2009	3/31/2010

RFP Process	3/31/2010	8/1/2010	8/2/2010
Developer Selection	8/2/2010	9/1/2010	9/1/2010
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Occupancy			

(B) Site specific information, including the following:

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	3/31/2010
Site Suitability Description	3/31/2010
Environmental Constraints Statement	3/31/2010

(C) Financial documentation including, the following:

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources		
Project Pro-forma		

Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds		
---	--	--

100% or Municipally Sponsored Narrative Section

This 60 to 65 acre property is currently farmland assessed and is located on the north side of Marne Highway just east of the New Jersey Turnpike. The Township is taking action to gain control of the property for purposes of effectuating the 100% municipally sponsored project. The Township proposes to create two separate affordable housing project sites on the property, one consisting of 15 acres for a 120 unit family rental project, and one consisting of 10 acres for an 80 unit age-restricted senior rental project. The property is sufficiently large to provide adequate space for several development areas separated by public open space. The affordable units will be created through municipal partnerships with a non-profit or other affordable housing developer/provider. The Township has prepared an RFP (one for each project) to solicit proposals from qualified affordable housing developers and the construction will commence within two years of substantive certification. The two RFPs for development of the affordable housing projects are attached as Appendix Y and Z. The request for proposals provides that ten percent of the units must be made available to very low income households and that the first floor units must comply with N.J.A.C. 5:97-3.14 regarding accessibility.

When completed, a survey of the property will be submitted to supplement the documentation in support of the 100% affordable projects on this site. The site has been zoned for commercial use, but will be rezoned as part of the Township’s affordable housing planning process. Properties to the east and west are within residential zones and are residentially developed, so the proposed development will be compatible with surrounding uses.

The Township is in the process of purchasing the property and will subdivide the property to create 3 lots, a 15 acre parcel for the development of affordable family rental housing, a +/- 40 acre parcel to be retained by the Township, and a 10 acre parcel for the development of affordable senior rental housing.

The Township will provide the land and will support the developer in applying for available financing for affordable housing development. The remainder of the tract will be designed to be compatible with the affordable housing and may include public or private recreation or education facilities, common area or access for the housing developments, or other authorized public uses to be determined.

Please see pages 67-70 of the Housing Element and Fair Share Plan for full site description.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Appendix X

100% Affordable Senior Rental checklist