

Borough of Watchung **Proposed Housing Element and Fair Share Plan**

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Presented by:

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Housing Planner



HOUSING PLAN OVERVIEW

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

Present Need

- **Calculation of deficient housing in Borough and % of region – 30 units**
- **2015 Exterior Building Survey conducted - 4 deficient units**
- **Municipal Rehabilitation Program funded and implemented**

Proposed Credits/Bonuses/Adjustments that Address the Prior Round Obligation (1987-1999)

Revised 4/19/2018

Prior Cycle Obligation (1987 -1999)	206
Realistic Development Potential (RDP)	169
Johnston Drive Group Home	3
Existing Lakeside Villas at Watchung (a.k.a. Villa Dominico) Age-Restricted Apartments	8
Regional Contribution Agreement to Phillipsburg	57
The Point at Watchung (a.k.a. Kings Crossing/Crystal Ridge/Avalon at Watchung) Rental Apartments	40
Rental Bonus	43
Accessory Apartment Program	10
TomTom Realty (Berlant Somerset Street) Rental Family Apartments	3
BNE Real Estate Group [Karka/Philips (Lachs)] Rental Family Apartments	5
TOTAL	169
BALANCE	0
UNMET NEED (1987-1999)	37

Proposed Credits/Bonuses/Adjustments that Address the Third Round Obligation (1999-2025)

Revised 4/19/2018

Third Round Obligation (1999 – 2025)	396
Realistic Development Potential (RDP):	53
Brandywine at Mountain Ridge Assisted Living Apartments	2
Watchung Associates, LLC Apartments	4
BNE Real Estate Group (Karka/Philips/Lachs) Rental Family Apartments	41
Rental Bonus	14
TOTAL	61
SURPLUS CREDITS to Address Future Obligations and Unmet Need	8
UNMET NEED (1999 -2025)	335

Unmet Need

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

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

Mechanisms required to address Unmet Need:

- **Watchung-wide Mandatory Set-Aside Ordinance**
- **Route 22 Affordable Housing Overlay Zone for Multifamily Units**
- **Somerset Street/Watchung Avenue 'Triangle' Overlay Zone for Mixed Retail and Residential Uses**
- **Accessory Apartment Ordinance Revision**

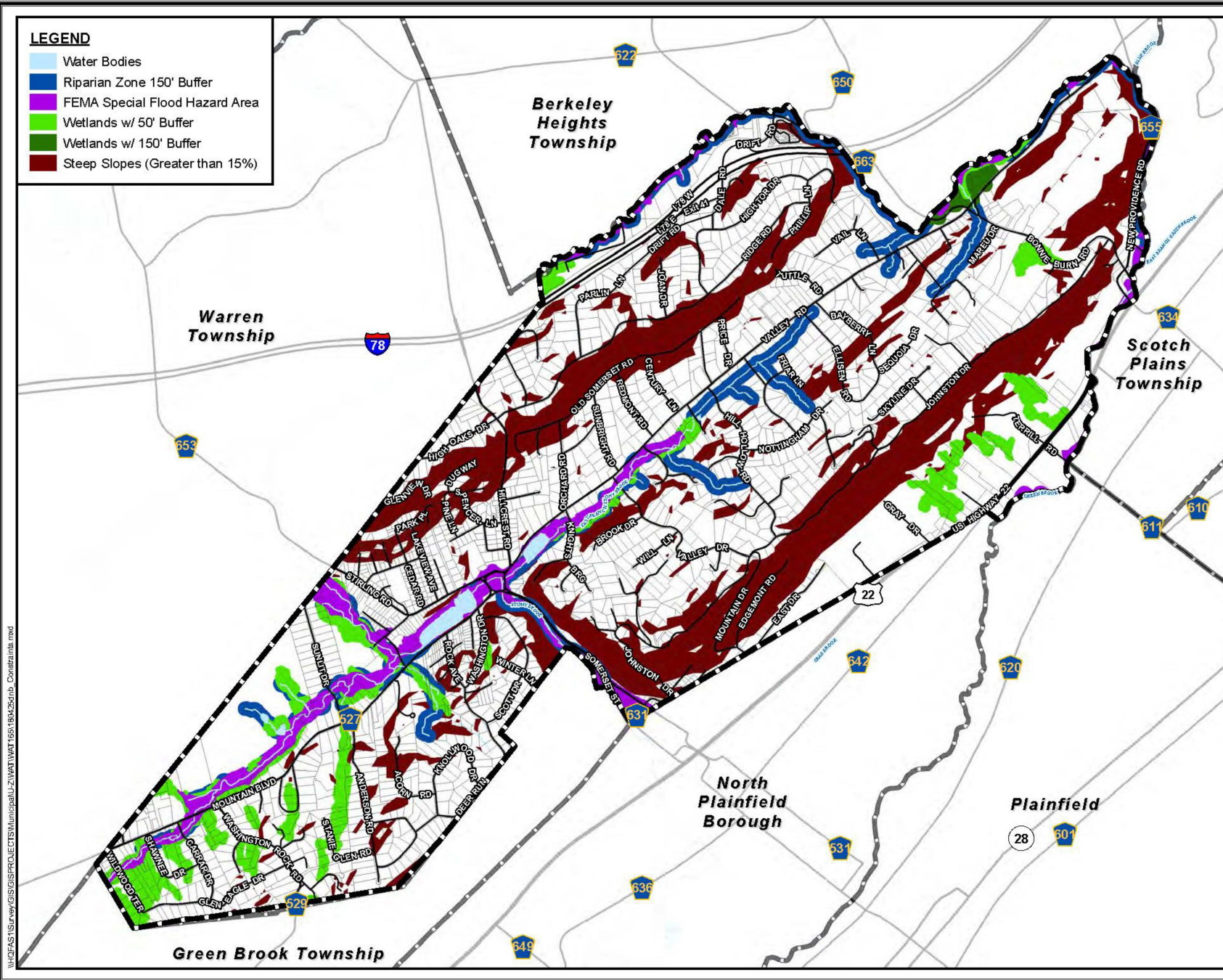
Next Steps

- **Settlement Agreement with FSHC**
- **Fairness Hearing with Superior Court**
- **BNE Development Review**
 - **Preliminary Investigation of Redevelopment Area**
 - **Redevelopment Plan**
 - **Site Plan Review, Public Hearings**
- **Housing Element & Fair Share Plan - Public Hearings**
 - **Housing Plan**
 - **Fair Share Plan**
 - **Spending Plan**
 - **Required Ordinances**

LEGEND

- Water Bodies
- Riparian Zone 150' Buffer
- FEMA Special Flood Hazard Area
- Wetlands w/ 50' Buffer
- Wetlands w/ 150' Buffer
- Steep Slopes (Greater than 15%)

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ENVIRONMENTAL CONSTRAINTS

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY



0 1,000 2,000 3,000 4,000
Feet

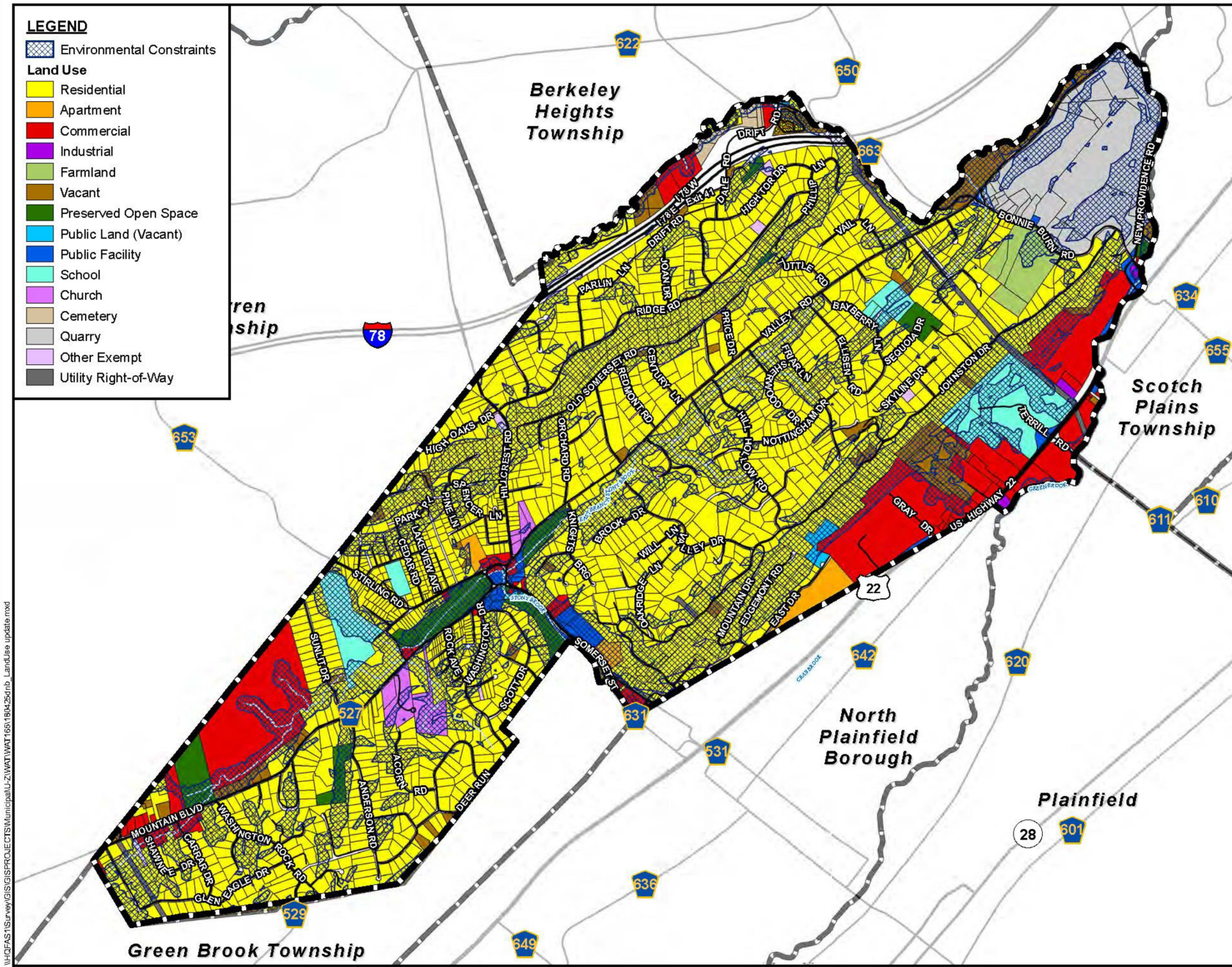
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April 2018

LEGEND

- Environmental Constraints
- Land Use
 - Residential
 - Apartment
 - Commercial
 - Industrial
 - Farmland
 - Vacant
 - Preserved Open Space
 - Public Land (Vacant)
 - Public Facility
 - School
 - Church
 - Cemetery
 - Quarry
 - Other Exempt
 - Utility Right-of-Way



EXISTING LAND USE

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY



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Feet

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LEGEND

Environmental Constraints

Vacant Land Inventory

Developable

Potential Development included in Third Round RDP

Potential Development included in Prior Round RDP

Potential Infill Development

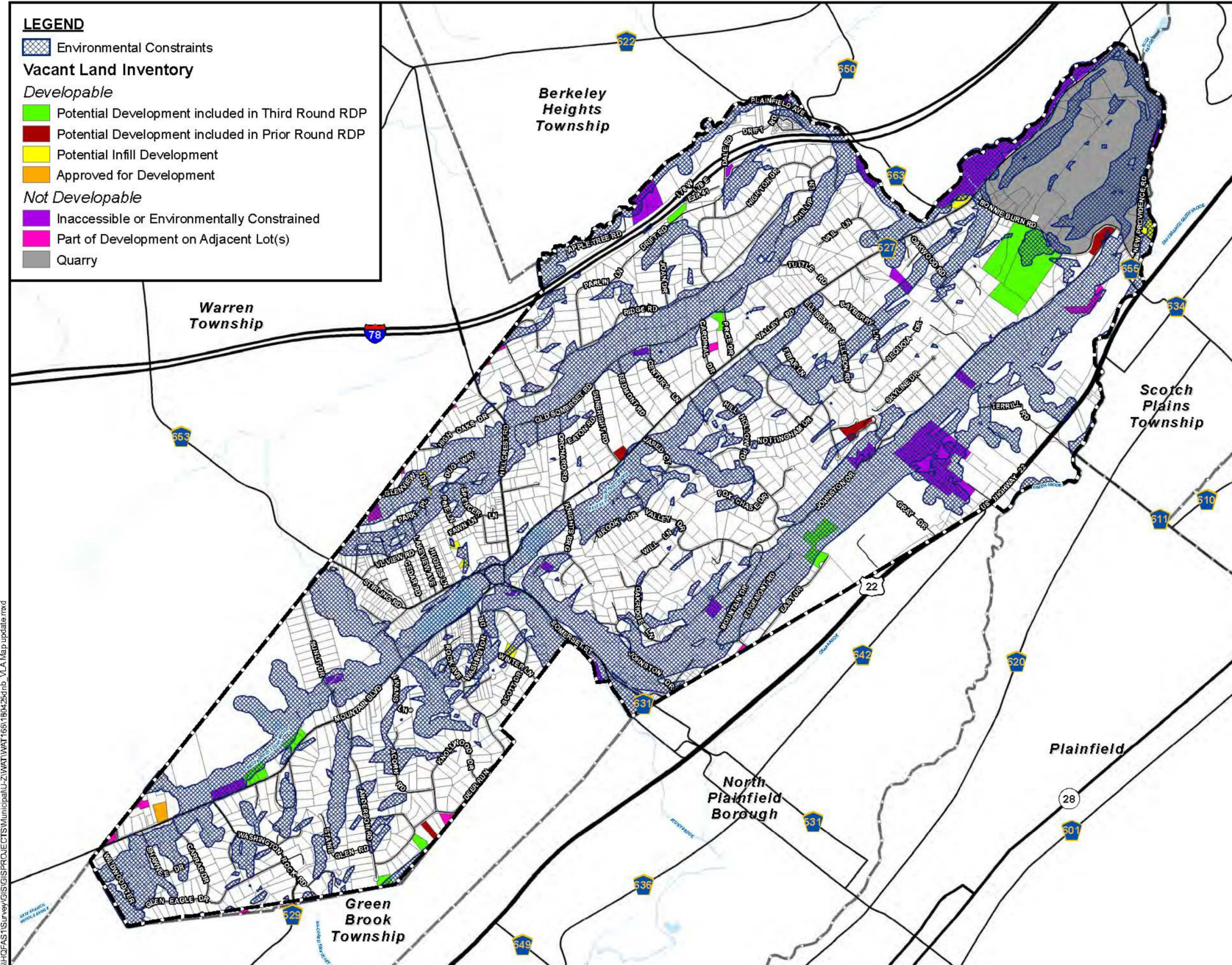
Approved for Development

Not Developable

Inaccessible or Environmentally Constrained

Part of Development on Adjacent Lot(s)

Quarry



VACANT LANDS

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY



0 1,000 2,000 3,000 4,000 Feet

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