Borough of Watchung
Proposed Housing Element and Fair Share Plan

May 17, 2018

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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
T0TAL	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

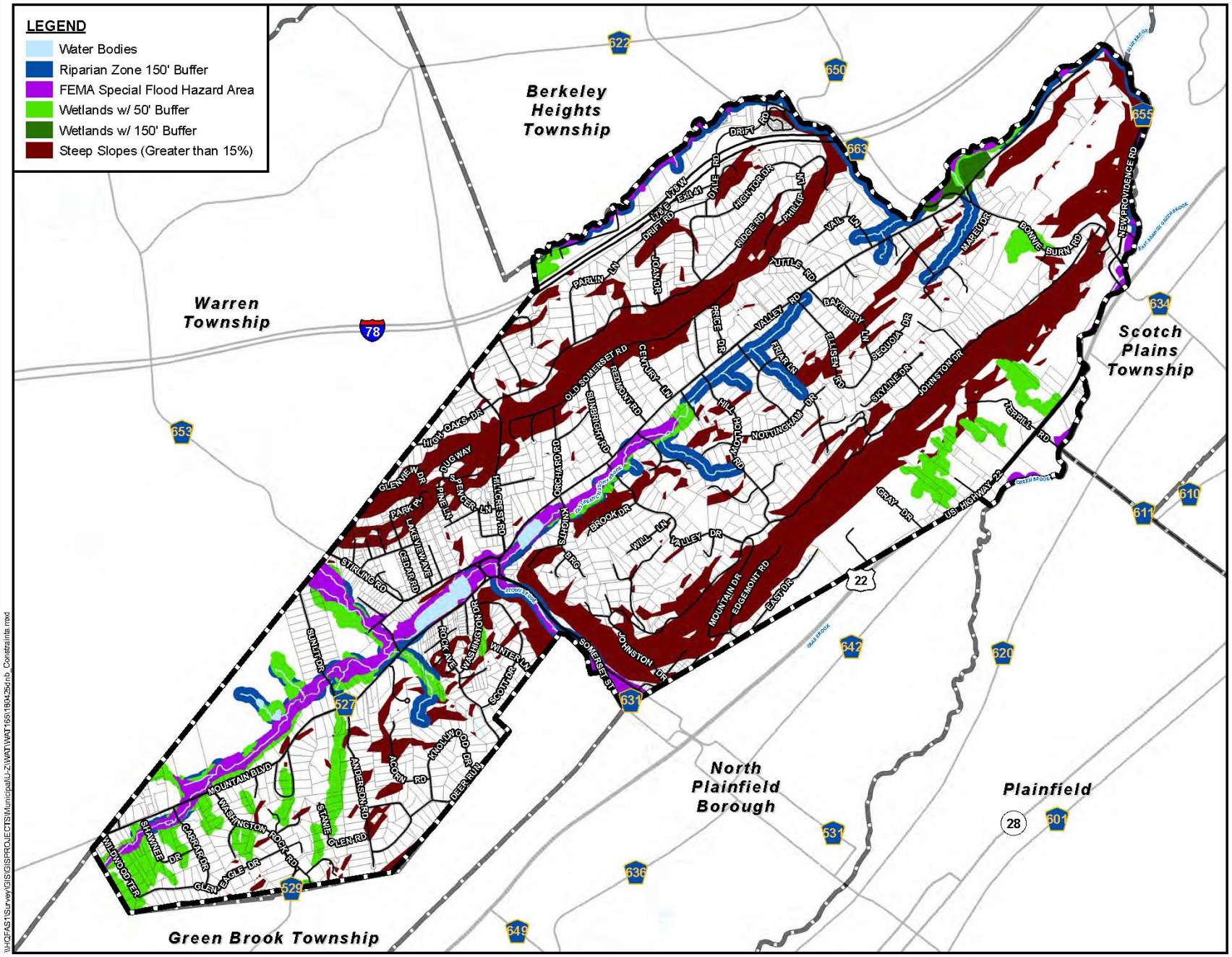
- **Prior Round Unmet Need** **37 units**
- **Third Round Unmet Need** **335 units**

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



ENVIRONMENTAL CONSTRAINTS

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY

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April 2018

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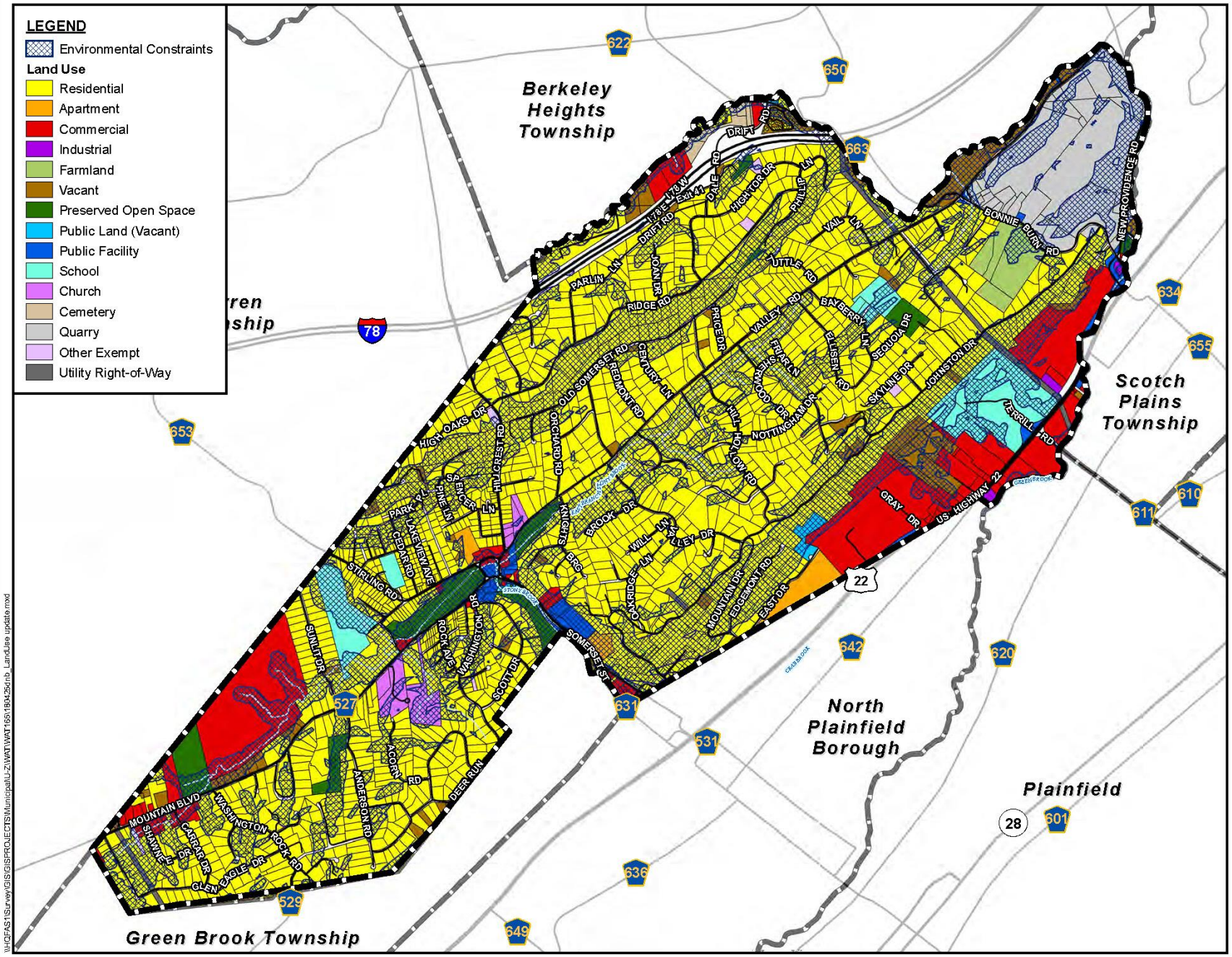

EXISTING LAND USE

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY

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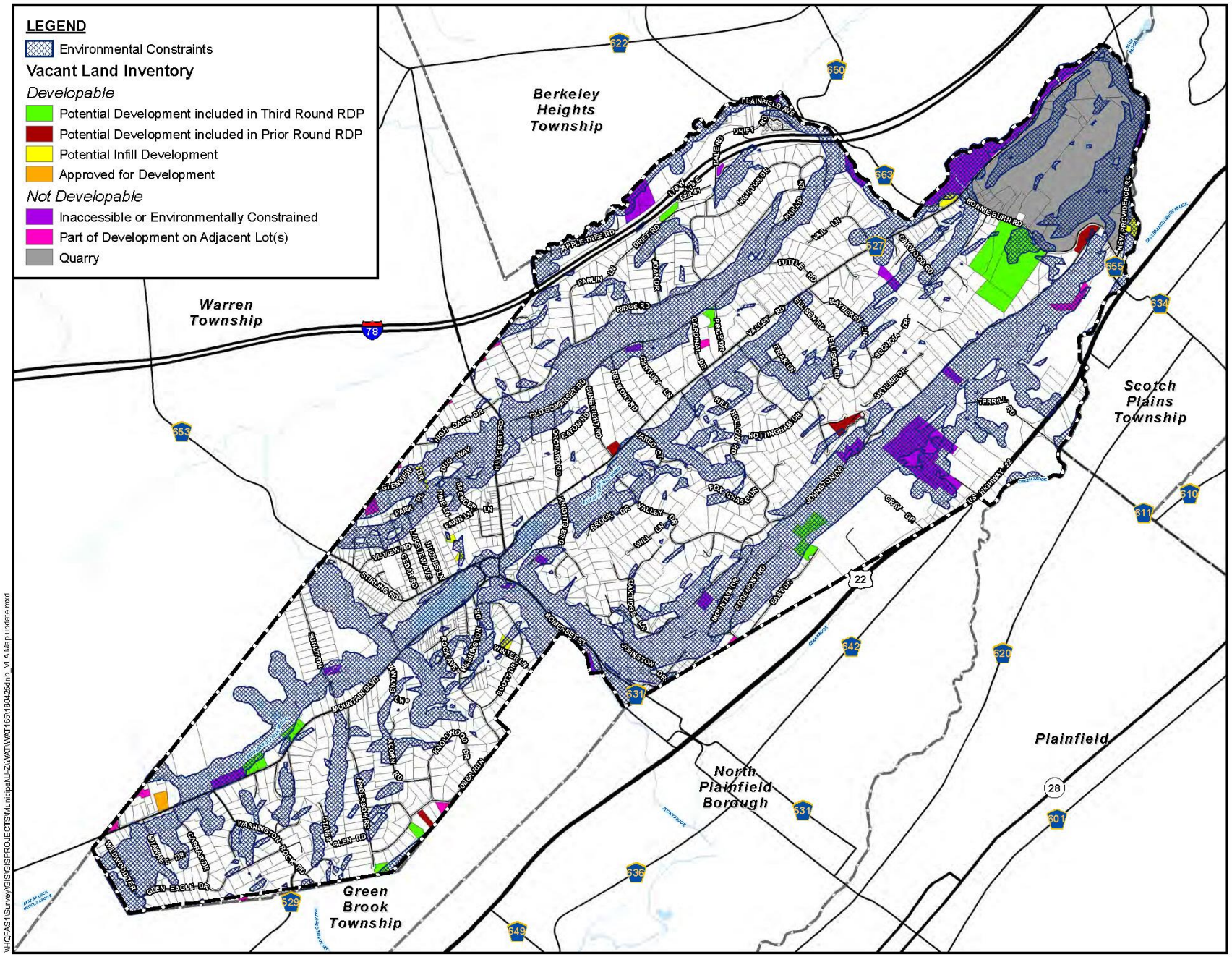

VACANT LANDS

BOROUGH OF WATCHUNG

SOMERSET COUNTY
NEW JERSEY

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