

Township of Moorestown, Burlington County
Annual Unit/Project Monitoring
 March 16, 2021

TOWNSHIP OF MOORESTOWN, BURLINGTON COUNTY																					
PROJECT/UNIT MONITORING - MARCH 16, 2021																					
Site / Program Name:	Rehabilitation			Rehabilitation			Regional Contribution Agreement			Family Service/Kings Highway			Family Service/Oaks Integrated Care			New Jersey MENTOR/ Foundation for the Challenged			A.D.E.P.T. Programs Group Home		
Project Type:	Burlington County Home Improvement Loan Program			Moorestown Township Rental Rehabilitation Program						100% Affordable Supportive/Special Needs Housing			100% Affordable Supportive/Special Needs Housing			100% Affordable Supportive/Special Needs Housing			100% Affordable Supportive/Special Needs Housing		
Block & Lot / Street:										Block 2000, lot 10 505 Kings Highway			Block 701, lot 30/202 Crider Avenue Block 1301, lot 11/45 and 61 Eraser Road Block 1701, lot 12/43 Villa Ave.			Block 1601, lot 11 617 Devon Rd.			Block 2500, lot 70 298 W. Main St.		
Status:	Currently participating			Active			Completed			Completed			Completed			Completed			Completed		
Date:							2001			CO 2000			CO 2001			CO 2006			CO 2002		
Length of Affordability Controls:	Until unit is vacated			Until title is transferred						to 2021											
Administrative Agent:	Burlington County Human Services Dept. Division of Community Development 795 Woodlane Road Westampton, NJ 08060 609-265-5072 https://www.co.burlington.nj.us/258/Block-Grant-Program			CGP&H 1249 S. River Rd., Suite 301 Cranbury, NJ 08512 609-664-2769						Oaks Integrated Care 770 Woodlane Road Mount Holly, NJ 08060 609-267-5928 https://oaksintcare.org/			Oaks Integrated Care 770 Woodlane Road Mount Holly, NJ 08060 609-267-5928 https://oaksintcare.org/			New Jersey MENTOR 2000 Crawford Place, Suite 700 Mt. Laurel, NJ 08054 856-533-4100 https://www.nj-mentor.com/			A.D.E.P.T. 111 High St. Mt. Holly, NJ 08060 609-267-8484 https://www.adeptprograms.com/index.html		
Contribution:																					
Type of Units:	Rehabilitation			Rehabilitation						Special needs affordable rental			Special needs affordable rental			Special needs affordable rental			Special needs affordable rental		
Total Affordable Units:	Obligation of 19			--			274			3			11			4			5		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income													3			11			4		
Low-Income																					
Moderate-Income																					
Comments:	County reports no units rehabilitated in 2020.			Newly established program; no units rehabilitated to date.			To Beverly City: 74 units To Mount Holly: 199 units			Prior Round			Prior Round and Third Round			Prior Round			Prior Round		

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TOWNSHIP OF MOORESTOWN, I																					
PROJECT/UNIT MONITORING - N																					
Site / Program Name:	Community Options			Firehouse			Courthouse			Extension of Controls			Extension of Controls			Extension of Controls			203-205 W. Second St.		
Project Type:	100% Affordable Supportive/Special Needs Housing			Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing		
Block & Lot / Street:	Block 3401, lot 39 212 Route 38			Block 2406, lot 15 215 W. Main St.						Moorestown Court/Courthouse Block 4405, lot 30 82 E. Second St.			Block 4405, lots 24 and 25 66 and 68 E. Second St.			Block 4406, Lot 4 124 E. Second St.			Block 2402, lot 9 203-205 W. Second St.		
Status:	Proposed			Completed																	
Date:				CO 1985			CO 1985			CO 1984			CO 1992			CO 1991			CO 2002		
Length of Affordability Controls:	At least 30 years			2035			2035			2009			30 years, to 2042			30 years, to 2042			to 2033		
Administrative Agent:	Community Options, Inc. 16 Farber Rd. Princeton, NJ 08540 609-951-9900 https://www.comop.org/			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070		
Contribution:																					
Type of Units:	Special needs affordable rental			Age-restricted affordable rental			Age-restricted affordable rental			Age-restricted affordable rental			Family affordable rental			Family affordable rental			Family affordable rental		
Total Affordable Units:	20			8			8			8			3			1			2		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	20																				
Low-Income				8			8			8				2			1				1
Moderate-Income															1						1
Comments:	Third Round. Per JOR, 8 units must be completed by 7/1/2021; 6 units by 7/1/2022; and 6 units by 7/1/2023. Community Options has closed on one four-bedroom property at 307 Flynn, and the Township will issue payment when the deed restriction is filed. Community Options is still looking at other properties to satisfy the remaining four bedrooms that are due by July 1, 2021.			Prior Cycle			Prior Cycle			Prior and Third Rounds			Prior and Third Rounds			Prior and Third Rounds			Prior Round		

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TOWNSHIP OF MOORESTOWN, I																					
PROJECT/UNIT MONITORING - M																					
Site / Program Name:	411 S. Lenola Rd.			Extension of Controls			Albany Acres			Baylor Arms (formerly Chestertowne Village)			Cedar Court			Creed I			Colonial Arms		
Project Type:	Municipally Sponsored 100% Affordable Housing																				
Block & Lot / Street:	Block 1801, lot 19 411 S. Lenola Rd.			Block 4101, lot 5 528 Bethel Ave.			Block 1400, lots 11 and 12 326 New Albany Rd.			Block 4401, lot 31 99 E. Second St.			Block 2300, lots 7 and 7.1 thru 7.7 462 – 476 N. Church St.			Block 4308, lot 23 315 Chester Ave.			Block 2402, lots 8 thru 11 205-203 W. Second St.		
Status:	Completed																				
Date:	CO 1994			CO 1993			CO 1997			CO 2000			CO 1992			CO 2000			CO 2005		
Length of Affordability Controls:				30 years, to 2043						to 2027			20 years			to 2027			to 2033		
Administrative Agent:	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070		
Contribution:																					
Type of Units:	Family affordable rental			Family affordable for-sale			Family affordable rental			Family affordable rental											
Total Affordable Units:	1			1			9			45			8			12			21		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income																					
Low-Income										2	20	3				2	2		2	9	
Moderate-Income						1				1	16	3				2	6		2	8	
Comments:	Prior Round			Prior and Third Rounds			Prior and Third Rounds			Prior Round											

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PROJECT/UNIT MONITORING - N																					
Site / Program Name:	Extension of Controls			Extension of Controls			Teaberry Run			Extension of Controls			Extension of Controls			Extension of Controls			428 Camden Ave.		
Project Type:	Municipally Sponsored 100% Affordable Housing																				
Block & Lot / Street:	Lenola School Block 1301, lots 9 and 10 100 New Albany Rd.			Stokes Place Block 4406, lot 4 150 Schooley St.			Block 4307, lot 33 301 Lipincott Ave.			Beech Street Block 4306, lots 13-18 39 and 47 Beech St.			Clover Apartments Block 1201, lots 17 and 18 108 W. Camden Ave.			Musser Court Block 2405, lots 1 and 24 291 and 294 W. Main St.			Block 2001, lot 6 428 Camden Ave.		
Status:	Completed																				
Date:	CO 1988			CO 1991			CO 1987			CO 1999			CO 1995								
Length of Affordability Controls:	30 years, to 2038			30 years, to 2041			30 years, to 2037			30 years, to 2039			30 years, to 2035			30 years, to 2044			30 years, to 2041		
Administrative Agent:	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 - 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 - 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 - 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 - 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 - 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 - 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 - 7070		
Contribution:																					
Type of Units:	Age-restricted affordable rental			Age-restricted affordable rental			Age-restricted affordable rental			Family affordable rental			Family affordable rental			Family affordable rental			Family affordable rental		
Total Affordable Units:	33			10			24			18			5			16; 8 1br and 8 2br			1		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income																					
Low-Income	16	17		16			24				14	4	4	1		8	8			1	
Moderate-Income																					
Comments:	Prior and Third Rounds			Prior and Third Rounds			Prior Round			Prior and Third Rounds			Prior and Third Rounds			Prior and Third Rounds			Third Round		

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Site / Program Name:	Creed II			Linden Place			Harper Drive			Centerton Road			Sbar Boulevard			MRD			Diocese of Trenton		
Project Type:	Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing			Municipally Sponsored 100% Affordable Housing			Inclusionary Development			Inclusionary Development			Inclusionary Development		
Block & Lot / Street:	Block 4308, lot 14 315 Chester Ave.			Block 5909, lot 3 Intersection of Linden and Pearl Streets			Block 3201, lot 3 307 Harper Drive			Block 8801, lot 4 (now subdivided into lot 4, lot 4.01, lot 4.02 and lot 4.03) Intersection of Hartford and Centerton Roads			Block 100, lots 1.01, 1.02, 1.03, 1.05, 1.06 and 1.07 Sbar Boulevard			Block 4801, lots 18 and 20 118 W. Route 38			Block 8801, lot 3.01		
Status:	Completed			Completed			Proposed			Proposed			Proposed			Proposed			Proposed		
Date:	2007			1989																	
Length of Affordability Controls:	30 years, to 2037			to 2039																	
Administrative Agent:	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070			MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070																	
Contribution:										\$2,000,000.00											
Type of Units:	Family affordable rental			Age-restricted affordable rental			Family affordable rental			Age-restricted and special-needs affordable rental			Family affordable rental or for-sale			Family affordable rental			Family affordable rental or for-sale		
Total Affordable Units:	8			26			75			60 age-restricted; 21 special-needs			36			35			17		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income							2	6	2	20	1		1	2	1	1	2	1			
Low-Income	4			26			5	15	6	18	2		2	8	3	2	8	3		7	2
Moderate-Income	4						7	22	8	37	3		3	11	4	3	10	4		6	2
Comments:	Third Round 4 first-floor units are accessible for physically disabled residents; Moorestown petitioned COAH in 2005 and 2008 for a waiver from bedroom distribution requirements since most demand for accessible units is for 1br, and 2nd floor layout must follow 1st floor layout. Waiver granted as part of February 23, 2021 conditional JOR.			Third Round			Third Round. 2021 tax credit application was unsuccessful. Developer may apply in two more tax credit cycles. Bedroom/income distribution conforms to UHAC.			Third Round. Project was modified to comprise 60 age-restricted affordable rentals and 21 special-needs affordable rentals in anticipation of a 2020 tax credit application, which was not successful. Township will decide by 5/24/2021 to keep it as now configured, or amend its HEFSP by 6/23/2021 to include it as an 81-unit age-restricted affordable rental, anticipating a tax-credit application in the 2021 senior cycle.			Third Round. Amended rezoning adopted February 2021. At least one expression of interest has been received. Bedroom and income distribution conform to UHAC.			Third Round. Intervenor site. Rezoning completed. Parties are negotiating settlement, which must be executed by 4/26/2021, or, if good-faith negotiations are progressing, by 5/26/2021; otherwise parties must petition the Court for mediation. Bedroom and income distribution conform to UHAC.			Third Round. Rezoning adopted 12/16/19. No expression of interest has been received since last monitoring report. Bedroom and income distribution conform to UHAC.		

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TOWNSHIP OF MOORESTOWN, I																					
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Site / Program Name:	Nagle Tract			Land Resource Solutions			Accessory Apartments			Market-to-Affordable			Moorestown Mall			Kmart Center			Lenola Shopping Center		
Project Type:	Inclusionary Development			Inclusionary Development			Moorestown Township Accessory Apartment Program			Moorestown Township Market-to-Affordable Program			Unmet Need Mechanism			Unmet Need Mechanism			Unmet Need Mechanism		
Block & Lot / Street:	Block 7401, lot 3 Intersection of Hartford and Centeron Roads			Block 1101, lots 12-16 Block 1102, lots 40-44 Cottage Avenue																	
Status:	Proposed			Approved January 2019			Proposed			Proposed											
Date:																					
Length of Affordability Controls:										Minimum 30 years											
Administrative Agent:							Township Administrative Agent			Township Administrative Agent											
Contribution:							\$20,000 per moderate-income unit; \$30,000 per low-income unit/\$380,000			\$80,000 per unit/\$960,000											
Type of Units:	Family affordable rental			Family affordable rental			Family affordable rentals			Family affordable for-sale											
Total Affordable Units:	76			4; 1 very low-income, 1 low-income, 2 moderate-income			0			0			213						12		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	2	6	2		1								6	17	6						
Low-Income	6	17	6		1								15	48	15						
Moderate-Income	7	22	8			2							21	63	22						
Comments:	Third Round. Township owns land. Project was modified to allow developer to prepare 2021 tax credit application for 152-unit mixed-income development that would yield 76 affordable units and allow the Township to suspend its Market-to-Affordable and Accessory Apartment programs. If the 2021 application is unsuccessful, the project will revert to an inclusionary development with a 30% set-aside, for 45 affordable units. Bedroom and income distribution conform to UHAC.			Third Round. Income distribution is specified; bedroom distribution conforms to UHAC. Applicant received a use variance in January 2019 to construct the project. Construction has not yet started.			Third Round. Told pending development of Nagle Tract as all-affordable. If Nagle Tract tax credit application is unsuccessful in 2021 application, this program will be restarted.			Third Round. Told pending development of Nagle Tract as all-affordable. If Nagle Tract tax credit application is unsuccessful in 2021 application, this program will be restarted.			Overlay zoning or redevelopment plan allowing for 1,065 housing units, of which 213 are to be affordable, adopted February 24, 2020. Per conditional JOR, redevelopment plan must be introduced by July 2021 and adopted by August 2021. Redevelopment study has been completed. Agreement signed in January 2021 to convey land for Phase I, comprising 375 units of which 75 will be affordable, to NRD Group of Ohio Bedroom and income distribution conform to UHAC			Overlay zoning or redevelopment plan allowing for residential development, including on upper stories of non-residential buildings, allowing for 390 total housing units, of which 78 are to be affordable. Adopted February 24, 2020. No expression of interest has been received since last monitoring report.			Overlay zoning applied to Lenola Town Center district that will apply to shopping center site. Maximum of 60 residential units with 20% set-aside. Adopted December 16, 2019. No expression of interest has been received since last monitoring report.		