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March 16, 2018

Kelly Grant, Esq.  
Capehart Scatchard  
142 West State Street  
Trenton, NJ 08608

**Re: In the Matter of the Moorestown, County of Burlington**  
Docket No. BUR-L-1604-15

Dear Mr. Walsh:

This letter memorializes the terms of an agreement reached between the Township of Moorestown (the Township or "Moorestown"), the declaratory judgment plaintiff, and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in this matter in accordance with In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) (Mount Laurel IV) and, through this settlement, a defendant in this proceeding.

### **Background**

Moorestown filed the above-captioned matter on July 8, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. in accordance with In re N.J.A.C. 5:96 and 5:97, supra. Through the declaratory judgment process, the Township and FSHC agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households.

### **Settlement terms**

The Township and FSHC hereby agree to the following terms:

1. FSHC agrees that the Township, through the adoption of a Housing Element and Fair Share Plan conforming with the terms of this Agreement (hereafter "the Plan") and through the implementation of the Plan and this Agreement, satisfies its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).
2. At this time and at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when Third Round fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's Third Round present and prospective need instead of doing so through plenary adjudication of the present and prospective need.
3. FSHC and Moorestown hereby agree that Moorestown's affordable housing obligations are as follows:

Rehabilitation Share (per Kinsey Report <sup>1</sup> )	19
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	621
Third Round (1999-2025) realistic development potential (RDP)	606

4. For purposes of this Agreement, the Third Round Obligation shall be deemed to include the Gap Period Present Need, which is a measure of households formed from 1999-2015 that need affordable housing that was recognized by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017), plus the Prospective Need, which is the obligation from 2015-2025.
5. The Township's efforts to meet its present need include the following: Participation in the Burlington County Home Improvement Loan Program and operation of a supplemental municipal rehabilitation program for renter-occupied units that shall meet the requirements of NJAC 5:97-6.2. This is sufficient to satisfy the Township's present need obligation of 19 units.
6. As noted above, the Township has a Prior Round prospective need of 621 units, which is met as shown in Exhibit B.
7. Pursuant to a vacant land adjustment, as documented in Exhibit C, the Township's Realistic Development Potential ("RDP") is 606 units. The RDP and unmet need shall be met as shown in Exhibit B.
8. The Township intends to provide a realistic opportunity for the development of affordable housing through the adoption of inclusionary zoning on the following sites:
  - Sbar Blvd.
  - MRD
  - Nagle

The Township will provide a realistic opportunity for the development of additional affordable housing that will be developed or created through means other than inclusionary zoning as demonstrated in Exhibit D. In accordance with N.J.A.C. 5:93-5.5, the Township recognizes that it must provide evidence that the municipality has adequate and stable funding for any non-inclusionary affordable housing developments. The municipality is required to provide a pro forma of both total development costs and sources of funds and documentation of the funding available to the municipality and/or project sponsor, and any applications still pending. In the case where an application for outside funding is still pending, the municipality shall provide a stable alternative source, such as municipal bonding, in the event that the funding request is not approved. The Township meets this obligation as follows: Adoption of a Resolution of Intent to Fund Shortfall prior to the compliance hearing on this matter.

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<sup>1</sup> Pursuant to this Settlement Agreement, Moorestown has received a downward adjustment in the amount of 30% from 1,667 (calculated by David Kinsey, PhD) to a total obligation of 1,167 units. The Sources of the obligation is David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, May 2016.

In accordance with N.J.A.C. 5:93-5.5, for non-inclusionary developments, a construction or implementation schedule, or timetable, shall be submitted for each step in the development process: including preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction. The schedule shall provide for construction to begin within two years of court approval of this settlement, except that the Township shall not be required to bond for the development of its municipally sponsored sites until 30 days after the awards are announced in the third Low Income Housing Tax Credit (LIHTC) application period established held by NJHMFA after the date of the execution of this Agreement, even if that period of time is greater than two (2) years, provided that in no circumstance shall the time for the beginning of construction exceed three years from the court's approval of this Agreement at a fairness hearing. The municipality shall indicate the entity responsible for undertaking and monitoring the construction and overall development activity. The Township shall show how these obligations will be met as part of the Housing and Fair Share Plan prepared pursuant to this Agreement.

9. With regard to the accessory apartment and market-to-affordable compliance mechanism addressed in Exhibit D to this Agreement, the following terms shall apply:
  - a. With regard to accessory apartments, the parties agree that the viability of this compliance mechanism should be reviewed during the midpoint realistic opportunity review pursuant to N.J.S.A. 52:27D-313.
  - b. With regard to the 30-unit market-to-affordable program, one-third (10) of the units shall be available for occupancy by lower-income households by July 1, 2020; another one-third (10) of the units shall be available for occupancy by lower-income households by July 1, 2022; and the final one-third (10) of the units shall be available for occupancy by lower-income households by July 1, 2024.
  - c. Units created through the market-to-affordable program shall have minimum 30-year affordability controls in accordance with UHAC regulations.
  - d. With regard to special needs housing required by this Agreement, the Township shall ensure that one-quarter of the 20 units required to be provided in this Agreement are available by July 1, 2020, with another one-quarter of the 20 units to be provided on July 1, 2021, July 1, 2022, and July 1, 2023.
10. With regard to the Pennrose 100% affordable development addressed in Exhibit D to this Agreement, the parties agree that the Township has an obligation to demonstrate before or during the compliance hearing in this matter that the site is available and that no valid deed restrictions limit the ability of the developer to develop the site in the manner contemplated by this Agreement. In the event that the municipality cannot demonstrate that the site is available for its proposed use, the municipality shall provide alternative compliance mechanisms that will provide the number of affordable family rental units with the same bedroom and affordability restrictions planned for the Pennrose site.
11. The parties agree that the entire agreed upon third round obligation is 1,167 units, which includes both the Gap Present Need (1999-2015) and the Prospective Need (2015-2025); this obligation consists of both the Third Round RDP of 606 and the Third Round Unmet Need of 561 (1,167 - 606 = 561). The parties further agree the Township's compliance mechanisms sufficiently address this obligation as shown in Exhibit B.

An affordable housing set-aside of 20%, if the affordable units will be for-sale, and 15%, if the affordable units will be for rent, shall be required for all new multi-family residential developments of five (5) or more additional units (over and above those already permitted

as of right) that are developed at a density of six (6) or more units per acre which developments become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted or a new or amended redevelopment plan or a new or amended rehabilitation plan. This does not give any developer the right to any such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief. This provision shall not apply to sites zoned for inclusionary residential development or for which an inclusionary residential redevelopment plan has been adopted consistent with the municipality's Court-approved Housing Element and Fair Share Plan, which sites shall comply with the applicable adopted zoning or redevelopment plan requirements for the provision of affordable housing. No site shall be permitted to be subdivided so as to avoid compliance with this requirement.

Further, the parties agree to request that the court enter a Judgment of Compliance and Repose in this declaratory judgment action that provides that the fact that the municipality has an unmet need: (a) shall not be deemed a legal reason to warrant the grant of any rezoning, variance or other relief; (b) shall not give any developer the right to any rezoning, variance or other relief; (c) shall not establish any obligation on the part of the municipality to grant any rezoning, variance or other relief; and (d) shall not be the basis of any rezoning, variance or other relief, including but not limited to any relief requested through litigation, including but not limited to a builder's remedy and/or an appeal of a planning board or zoning board of adjustment denial of an application.

12. The Township agrees to require 13% of all units referenced in this Agreement, excepting those units that were constructed or granted preliminary or final site plan approval prior to July 1, 2008, to be very low income units, with half of the very low income units being available to families. The municipality agrees that all developers of new affordable units, including developers of 100% affordable projects and projects utilizing LIHTC financing, will reserve at least 50% of the units for low income households, including reservation of 13% of the units for very low income households. The market to affordable and accessory apartment programs shall not be required to create very low income units; the obligation to do so for units in these programs shall be addressed by the special needs units created in partnership with Community Options, or other special needs housing provider approved by the Township.
13. The Township shall meet its Third Round Obligation in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 6 above:
  - a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
  - b. At least 50 percent of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
  - c. At least twenty-five percent of the Third Round Obligation shall be met through rental units, including at least half in rental units available to families.
  - d. At least half of the units addressing the Third Round Obligation in total must be available to families.

- e. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.
14. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), the following: FSHC, 510 Park Blvd, Cherry Hill, NJ; the Latino Action Network, PO Box 943, Freehold, NJ 07728; Willingboro NAACP, Ms. Kyra Price, PO Box 207, Roebling 09854, Southern Burlington County NAACP, PO Box 3211, Cinnaminson, NJ 08077; the Supportive Housing Association, 15 Alden St # 14, Cranford, NJ 07016; and the New Jersey Housing Resource Center. The Township shall, as part of its regional affirmative marketing strategies during its implementation of the affirmative marketing plan, provide notice to those organizations of all available affordable housing units. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.
  15. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable law. In accordance with UHAC, the Township agrees not to release controls on affordability of 30 or more years until the minimum period of affordability has expired. The Township as part of its HEFSP shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied. Income limits for all units that are part of the Plan required by this Agreement and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Township annually within 30 days of the publication of determinations of median income by HUD as follows:
    - a. Regional income limits shall be established for the region that the Township is located within (i.e. Region 5) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family

- of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.
- b. The income limits attached hereto as Exhibit A are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for FY 2017, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
  - c. The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.
  - d. The parties agree to request the Court prior to or at the fairness hearing in this matter to enter an order implementing this paragraph of this Agreement.
16. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.
17. As an essential term of this Agreement, within 120 days the Township shall introduce ordinances amending the Zoning Ordinance to implement the terms of this Agreement and the zoning contemplated herein as related to the compliance mechanisms that are relied up to address the RDP and the Lenola Shopping Center site, as shown in Exhibit B, and adopt a Housing Element and Fair Share Plan and Spending Plan in conformance with the terms of this Agreement. Within 18 months of court approval of this Settlement Agreement at a fairness hearing, the Township shall introduce and adopt ordinances or Redevelopment Plan(s) addressing the Kmart and Moorestown Mall sites amending the Zoning Ordinance as related to satisfying the unmet need, as shown in Exhibit B.
18. The parties agree that if a decision of a court of competent jurisdiction in Burlington County, or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2025 that would be lower by more than ten (10%) percent than the total prospective Third Round need obligation of 1167 units established in this Agreement, and if that calculation is memorialized in an unappealable final judgment, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to adopt a Housing Element and Fair Share Plan that conforms to the terms of this Agreement and to implement all compliance mechanisms included in this Agreement, including by adopting or leaving in place any site specific zoning adopted or relied upon in connection with the Plan adopted pursuant to this Agreement; taking all steps necessary to support the development of any 100% affordable developments referenced herein; maintaining all mechanisms to address unmet need, including on the Lenola Shopping Center, Kmart, and Moorestown Mall sites; and otherwise fulfilling fully the fair share obligations as established herein. The reduction of the Township's obligation below that established in this Agreement does not provide a basis for seeking leave to amend this Agreement or seeking leave to amend an order or

judgment pursuant to R. 4:50-1. If the Township prevails in reducing its prospective need for the Third Round, the Township may carry over any resulting extra credits to future rounds in conformance with the then-applicable law.

19. The Township shall prepare a Spending Plan within the period referenced above, subject to the review of FSHC and approval of the Court, and reserves the right to seek approval from the Court that the expenditures of funds contemplated under the Spending Plan constitute "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the execution of this Agreement, which shall be established by the date on which it is executed by a representative of the Township, and on every anniversary of that date thereafter through the end of the period of protection from litigation referenced in this Agreement, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
20. On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this Agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.
21. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the ten-year period of protection provided in this Agreement. The Township agrees to comply with those provisions as follows:
  - a. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of the Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.
  - b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this Agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its

very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.

22. FSHC is hereby deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other pleading. The parties to this Agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights.
23. This Agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall present its planner as a witness at this hearing. FSHC agrees to support this Agreement at the fairness hearing. In the event the Court approves this proposed settlement, the parties contemplate the municipality will receive "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," as addressed in the Supreme Court's decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 36 (2015). The "accompanying protection" shall remain in effect through July 1, 2025. If this Agreement is rejected by the Court at a fairness hearing it shall be null and void. If this Agreement is approved by a court at a fairness hearing, FSHC agrees to request that the court dismiss FSHC's pending counterclaims with prejudice in the order approving the Agreement. In the alternative, if the order issued by the court approving the Agreement does not dismiss the counterclaims, FSHC will file a stipulation of dismissal within 5 days of the entry of a court order approving the Agreement.
24. Moorestown Township agrees to pay \$40,000 in attorney fees and costs to FSHC within 10 days after the approval of this agreement by the Court at a fairness hearing. The Township may delegate this payment obligation to one or more third parties, but if payment is not received by FSHC within 20 days after the approval of this agreement by the Court at a fairness hearing the Township shall make the payment to FSHC within 10 days of FSHC's written request.
25. If an appeal is filed of the Court's approval or rejection of this Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of this Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful, at which point the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.
26. This Agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Burlington County. A prevailing movant or plaintiff in such a motion or separate action shall be entitled to reasonable attorney's fees.
27. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If

any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.

28. This Agreement shall be governed by and construed by the laws of the State of New Jersey.
29. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.
30. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.
31. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.
32. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.
33. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.
34. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.
35. No member, official or employee of the Township shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.
36. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.
37. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

**TO FSHC:**

Kevin D. Walsh, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002  
Phone: (856) 665-5444  
Telecopier: (856) 663-8182  
E-mail: kevinwalsh@fairsharehousing.org

**TO THE TOWNSHIP:**

Township Manager  
Town Hall  
111 W 2nd Street  
Moorestown, NJ 08057  
Phone: (856) 235-0912 Telecopier: 856 914.3076  
Email: phunt@moorestown.nj.us

**WITH A COPY TO THE  
MUNICIPAL CLERK:**

Patricia L. Hunt, RMC  
Township Clerk  
Town Hall  
111 W 2nd Street  
Moorestown, NJ 08057  
Phone: (856) 235-0912  
Telecopier: 856 914.3076  
Email: phunt@moorestown.nj.us

Please sign below if these terms are acceptable.

Sincerely,



Kevin D. Walsh, Esq.  
Counsel for Intervenor/Interested Party  
Fair Share Housing Center

Dated: 3/16/2018

On behalf of the Township of Moorestown, with the authorization of the governing body:



Stacey F. Jordan  
Mayor of the Township of Moorestown

Dated: 3/16/18

## EXHIBIT A: 2017 INCOME LIMITS

Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) - August 2017

### 2017 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on AHPNJ.org

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase		Regional Asset Limit****
												Rents**	Sales***	
<b>Region 1</b> Bergen, Hudson, Passaic and Sussex	Median	\$60,271	\$64,576	\$68,882	\$77,492	\$86,102	\$89,546	\$92,990	\$99,878	\$106,766	\$113,655	1.7%	1.99%	\$166,493
	Moderate	\$48,217	\$51,661	\$55,105	\$61,993	\$68,882	\$71,637	\$74,392	\$79,903	\$85,413	\$90,924			
	Low	\$30,136	\$32,288	\$34,441	\$38,746	\$43,051	\$44,773	\$46,495	\$49,939	\$53,383	\$56,827			
	Very Low	\$18,081	\$19,373	\$20,664	\$23,248	\$25,831	\$26,864	\$27,897	\$29,963	\$32,030	\$34,096			
<b>Region 2</b> Essex, Morris, Union and Warren	Median	\$65,953	\$70,663	\$75,374	\$84,796	\$94,218	\$97,987	\$101,755	\$109,293	\$116,830	\$124,368	1.7%	3.25%	\$180,756
	Moderate	\$52,762	\$56,531	\$60,299	\$67,837	\$75,374	\$78,389	\$81,404	\$87,434	\$93,464	\$99,494			
	Low	\$32,976	\$35,332	\$37,687	\$42,398	\$47,109	\$48,993	\$50,878	\$54,646	\$58,415	\$62,184			
	Very Low	\$19,786	\$21,199	\$22,612	\$25,439	\$28,265	\$29,396	\$30,527	\$32,788	\$35,049	\$37,310			
<b>Region 3</b> Hunterdon, Middlesex and Somerset	Median	\$73,780	\$79,050	\$84,320	\$94,860	\$105,400	\$109,616	\$113,832	\$122,264	\$130,696	\$139,128	1.7%	0.38%	\$200,698
	Moderate	\$59,024	\$63,240	\$67,456	\$75,888	\$84,320	\$87,693	\$91,066	\$97,811	\$104,557	\$111,302			
	Low	\$36,890	\$39,525	\$42,160	\$47,430	\$52,700	\$54,808	\$56,916	\$61,132	\$65,348	\$69,564			
	Very Low	\$22,134	\$23,715	\$25,296	\$28,458	\$31,620	\$32,885	\$34,150	\$36,679	\$39,209	\$41,738			
<b>Region 4</b> Mercer, Monmouth and Ocean	Median	\$66,022	\$70,738	\$75,454	\$84,885	\$94,317	\$98,090	\$101,862	\$109,408	\$116,953	\$124,498	1.7%	1.53%	\$177,413
	Moderate	\$52,817	\$56,590	\$60,363	\$67,908	\$75,454	\$78,472	\$81,490	\$87,526	\$93,562	\$99,599			
	Low	\$33,011	\$35,369	\$37,727	\$42,443	\$47,158	\$49,045	\$50,931	\$54,704	\$58,476	\$62,249			
	Very Low	\$19,807	\$21,221	\$22,636	\$25,466	\$28,295	\$29,427	\$30,559	\$32,822	\$35,086	\$37,349			
<b>Region 5</b> Burlington, Camden and Gloucester	Median	\$58,240	\$62,400	\$66,560	\$74,880	\$83,200	\$86,528	\$89,856	\$96,512	\$103,168	\$109,824	1.7%	2.09%	\$154,194
	Moderate	\$46,592	\$49,920	\$53,248	\$59,904	\$66,560	\$69,222	\$71,885	\$77,210	\$82,534	\$87,859			
	Low	\$29,120	\$31,200	\$33,280	\$37,440	\$41,600	\$43,264	\$44,928	\$48,256	\$51,584	\$54,912			
	Very Low	\$17,472	\$18,720	\$19,968	\$22,464	\$24,960	\$25,958	\$26,957	\$28,954	\$30,950	\$32,947			
<b>Region 6</b> Atlantic, Cape May, Cumberland, and Salem	Median	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,655	\$90,494	\$96,332	1.7%	0.00%	\$136,680
	Moderate	\$40,868	\$43,787	\$46,706	\$52,545	\$58,383	\$60,718	\$63,054	\$67,724	\$72,395	\$77,066			
	Low	\$25,543	\$27,367	\$29,192	\$32,840	\$36,489	\$37,949	\$39,409	\$42,328	\$45,247	\$48,166			
	Very Low	\$15,326	\$16,420	\$17,515	\$19,704	\$21,894	\$22,769	\$23,645	\$25,397	\$27,148	\$28,900			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

\* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

\*\*This column is used for calculating the pricing for rent increases for units as per N.J.A.C. 5:97-9.3. The increase for 2015 was 2.3%, the increase for 2016 was 1.1% and the increase for 2017 is 1.7% (Consumer price index for All Urban Consumers (CPI-U): Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015 or 2016 may increase rent by up to the applicable combined percentage from their last rental increase for that unit. In no case can rent for any particular apartment be increased more than one time per year.

\*\*\* This column is used for calculating the pricing for resale increases for units as per N.J.A.C. 5:97-9.3. As per 5:97-9.3.(b), 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 administrative agent be lower than the last recorded purchase price.

Low income tax credit developments may increase based on the low income tax credit regulations.

\*\*\*\* The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Note: Since the Regional Income Limits for Region 6 in 2016 were higher than the 2017 calculations, the 2016 income limits will remain in force for 2017. See N.J.A.C. 5:97-9.2(c).

**Exhibit B.**

Satisfaction of the Prior Round Obligation & Third Round RDP

ID	Name	Program Type	Unit Type	Sale / Rental	Total Afford. Units	Prior Round: 621 Total Units 152 Min. Rental			Third Round: 606 RDP 152 Min. Rental			Comments
						Units	Bonus Credits	Credits	Units	Bonus Credits	Credits	
1	Courthouse	Prior Cycle Credits	Age-restricted	Rental	8	8		8	0		0	Existing affordable housing
2	Firehouse	Prior Cycle Credits	Age-restricted	Rental	8	8		8	0		0	Existing affordable housing
3	Cedar Court	Municipal Sponsored	Family	Sale	8	8		8	0		0	Existing affordable housing
4	Albany Acres	Municipal Sponsored	Family	Rental	9	9	9	18	0		0	Existing affordable housing
5	124 E. Second St.	Municipal Sponsored	Family	Rental	1	1	1	2	0		0	Existing affordable housing
6	411 S. Lenola Road	Municipal Sponsored	Family	Rental	1	1	1	2	0		0	Existing affordable housing
7	528 Bethel Ave.	Municipal Sponsored	Family	Rental	1	1	1	2	0		0	Existing affordable housing
8	66-68 E. Second St.	Municipal Sponsored	Family	Rental	3	3	3	6	0		0	Existing affordable housing
9	Creed I	Gut Rehabilitation	Family	Rental	12	12	12	24	0		0	Existing affordable housing
10	Baylor Arms	Gut Rehabilitation	Family	Rental	45	45	45	90	0		0	Existing affordable housing
11	Colonial Arms	Gut Rehabilitation	Family	Rental	21	21	21	42	0		0	Existing affordable housing
12	203-205 W. Second St.	Gut Rehabilitation	Family	Rental	2	2	2	4	0		0	Existing affordable housing

Satisfaction of the Prior Round Obligation & Third Round RDP

ID	Name	Program Type	Unit Type	Sale / Rental	Total Afford. Units	Prior Round: 621 Total Units 152 Min. Rental			Third Round: 606 RDP 152 Min. Rental			Comments
						Units	Bonus Credits	Credits	Units	Bonus Credits	Credits	
13	Stokes Med.	Municipal Sponsored	Age-restricted	Rental	16	12		12	4		4	Existing affordable housing
14	Linden Place	Municipal Sponsored	Age-restricted	Rental	26	0		0	26		26	Existing affordable housing
15	Teabury Run	Municipal Sponsored	Age-restricted	Rental	24	24		24	0		0	Existing affordable housing
16	Lenola School	Municipal Sponsored	Age-restricted	Rental	33	33	10	43	0		0	Existing affordable housing
17	Beverly City RCA	RCA	Not applicable	Not applicable	75	75		75	0		0	Existing affordable housing
18	Mt. Holly RCA	RCA	Not applicable	Not applicable	199	199		199	0		0	Existing affordable housing
19	Kings Highway Inc.	Special Needs	Special Needs	Rental	3	3	3	6	0		0	Existing affordable housing
20	Foundation for the Challenged	Special Needs	Special Needs	Rental	4	4	4	8	0		0	Existing affordable housing
21	A.D.E.P.T. Programs Group Home	Special Needs	Special Needs	Rental	5	5	5	10	0		0	Existing affordable housing
22	Twin Oaks	Special Needs	Special Needs	Rental	11	11	11	22	0		0	Existing affordable housing
23	Beech Street	Extension of Controls	Family	Rental	18			0	18		18	Existing affordable housing
24	Clover Apartments	Extension of Controls	Family	Rental	5			0	5		5	Existing affordable housing

Satisfaction of the Prior Round Obligation & Third Round RDP

ID	Name	Program Type	Unit Type	Sale / Rental	Total Afford. Units	Prior Round: 621 Total Units 152 Min. Rental			Third Round: 606 RDP 152 Min. Rental			Comments
						Units	Bonus Credits	Credits	Units	Bonus Credits	Credits	
25	Lenola School	Extension of Controls	Age-restricted	Rental	16			0	16		16	Existing affordable housing
26	Moorestown Court	Extension of Controls	Age-restricted	Rental	8			0	8		8	Existing affordable housing
27	Musser Court	Extension of Controls	Family	Rental	16			0	16		16	Existing affordable housing
28	Stokes Place	Extension of Controls	Age-restricted	Rental	16			0	16		16	Existing affordable housing
29	66-68 E. Second St.	Extension of Controls	Family	Rental	2			0	2		2	Existing affordable housing
30	124 E. Second St.	Extension of Controls	Family	Rental	1			0	1		1	Existing affordable housing
31	528 Bethel Ave.	Extension of Controls	Family	Rental	1			0	1		1	Existing affordable housing
32	Creed II	Municipal Sponsored	Family	Rental	8	4	4	8	4		4	Existing affordable housing
33	Nagle	Inclusionary Zoning	Family	Rental	45			0	45	38	83	Municipally owned land that will be sold with a 30% set-aside requirement; market rate units may be for-sale
34	MRD	Inclusionary Zoning	Family	Rental	35			0	35	35	70	Intervenor site; settled in concept; 20% set-aside

Satisfaction of the Prior Round Obligation & Third Round RDP

ID	Name	Program Type	Unit Type	Sale / Rental	Total Afford. Units	Prior Round: 621 Total Units 152 Min. Rental			Third Round: 606 RDP 152 Min. Rental			Comments
						Units	Bonus Credits	Credits	Units	Bonus Credits	Credits	
35	Sbar Blvd.	Inclusionary Zoning	Family	Unknown	36				36		36	New inclusionary site with 20% set-aside; 13 du/ac
36	Community Options	Special Needs	Special Needs	Rental	20			0	20	4	24	The Township is partnering with Community Options to create group homes
37	Centerton Road	Inclusionary Zoning	Age-restricted	Rental	81			0	81		81	Intervenor site; 130 unit CCRC; 81 affordable senior units
38	Pennrose	Municipal Sponsored	Family	Rental	75			0	75	75	150	Intervenor site; 100% affordable housing
39	Accessory Apartment	Accessory Apartment	Family	Rental	15				15		15	Newly created program
40	Market to Affordable	Market to Affordable	Family	Sale	30			0	30		30	Newly created program
<i>Total</i>					606	489	132	621	454	152	606	

Satisfaction of the Prior Round Obligation & Third Round RDP

ID	Name	Program Type	Unit Type	Sale / Rental	Total Afford. Units	Prior Round: 621 Total Units 152 Min. Rental			Third Round: 606 RDP 152 Min. Rental			Comments
						Units	Bonus Credits	Credits	Units	Bonus Credits	Credits	

**Prior Round Obligation: 621**

Rental Obligation: 152

Proposed Rental Units: 207

Maximum Age-restricted Units: 86

Proposed Age-restricted Units: 85

Maximum Bonus Credits 152

Proposed Bonus Credits 132

**Third Round Obligation 606**

Rental Obligation: 152

Proposed Rental Units: 388

Maximum Age-restricted Units: 151

Proposed Age-restricted Units: 151

Maximum Bonus Credits 152

Proposed Bonus Credits 152

## **Unmet Need Mechanisms**

### **Moorestown Mall**

Overlay zoning will be applied to the Moorestown Mall site (Block 3000, Lots 2, 3, 3.01, 3.02, 5) that will facilitate its redevelopment from a single use and single story retail center to a mixed use center that will serve as a destination for Township residents and visitors. The gross density of 14 du/ac will allow for up to 1,065 housing units (including 213 affordable units calculated at a 20% set-aside rate); however, the site's redevelopment will concentrate residential uses in portions of the site, allowing for significantly higher net densities in some areas and lower net densities in others. The Township will establish a maximum building height of not less than four stories. Residential uses will be permitted as part of mixed use buildings as well as single use townhouse and multi-family buildings. Nonresidential uses permitted on the site will be expanded to include not only retail and dining but also office, services, commercial recreation, entertainment uses, hotels and open space. The site will be redesigned to create a walkable environment with "street facing" commercial uses where visitors are encouraged to park once and access the site on foot. Building height and bulk standards will be further addressed as part of the zoning amendments for the site. The redeveloped site will incorporate substantial percentages of open space and other public amenities to encourage outdoor gatherings.

### **Kmart Center**

Overlay zoning will be applied to the Kmart site (Block 172, Lot 9) that will facilitate its redevelopment from a single use and single story retail center to a mixed use center. The gross density of 14 du/ac will allow for up to 390 housing units (including 78 affordable units calculated at a 20% set-aside rate); however, the site's redevelopment will concentrate residential uses in portions of the site. Residential uses will be permitted on the upper stories of buildings where a nonresidential use occupies the first floor. Additionally, residential uses will be permitted on the northern and eastern sides of the site adjacent to other residential uses and open space. A maximum height of 4 stories shall be permitted. Residential uses will be permitted as part of mixed use buildings as well as single use townhouse and multi-family buildings. Nonresidential uses permitted on the site will include retail, dining, office and service uses. A substantial percentage of the site will be devoted to open space and public amenities.

### **Lenola Shopping Center**

Overlay zoning will be applied to the Lenola Shopping Center site (Block 1200, Lots 5, 6) that will facilitate its redevelopment from a single use/single story retail center to a mixed use center. A maximum of 60 residential units will be permitted on the site and a 20% set-aside will be applied. Commercial uses, including all of the types of uses currently allowed and existing, shall also be permitted. Residential uses will be permitted both above first floor commercial uses in mixed use buildings and in multi-family buildings.

**Exhibit C.**

**Moorestown Township  
Vacant Land Adjustment**

Site	Block	Lot	Class Code	Property Owner	Address	Gross Area	Constrained Area	Developable Area	Sewer Service Area?	RDP?	Density	RDP In SSA	Comments
1	100	4	15C	NEW JERSEY ST OF DEPT OF TRANSPORT	N LENOLA RD	18.72	15.87	2.85	OUT OF SSA	No		0.00	State ownership; no road access
2	100	1	2	WINNER, ARTHUR C & BERNADETTE	926 N LENOLA RD	6.07	0.1	5.97	IN SSA	Yes	10	11.95	
3	100	3	15C	NEW JERSEY ST OF DEPT OF TRANSPORT	N LENOLA RD	6.93	3.17	3.76	IN SSA	No		0.00	Long narrow property; no road frontage; "rear" of industrial site; former Route 90 right-of-way
4	100	1.05				2.80	0	2.80	IN SSA	Yes	10	5.60	
5	100	1.06				1.90	0	1.90	IN SSA	Yes	10	3.81	
6	100	1.02				1.71	0	1.71	IN SSA	Yes	10	3.42	
7	100	1.03				2.80	0	2.80	IN SSA	Yes	10	5.59	
8	100	1.01	3B	DOMENICA FOUNDATION INC%PIPERNO,A J	1 SBAR BLVD	1.71	0	1.71	IN SSA	Yes	10	3.42	
9	100	1.07				2.80	0	2.80	IN SSA	Yes	10	5.60	
10	200	6	1	AMERICAN HARLEQUIN CORP	1519-1525 GLEN AVE	3.19	2.16	1.03	IN SSA	No		0.00	Inappropriate location: surrounded by office/industrial uses; too small to create commuity
11	5100	1.02	3B	HEITZMAN, THOMAS J & EVAN W	718 NEW ALBANY RD	12.69	3.31	9.38	IN SSA	No		0.00	Single family estate property
12	5200	7	15C	MOORESTOWN TWP	335 TOM BROWN RD	4.54	2.38	2.16	IN SSA	No		0.00	Deed restricted open space
13	5200	3	1	LEESE, KENNETH H & MARY G	TOM BROWN RD	2.24	0.56	1.68	IN SSA	No		0.00	Reserved for wetlands mitigation
14	5301	1	1	NARTH CORP	COBBLESTONE COURT	1.00	0.71	0.29	IN SSA	No		0.00	Cul de sac open space
15	6900	11	1	VERROCCHIO, ROBERT J	1027 HAINES MILL RD	2.01	0	2.01	OUT OF SSA	No		0.00	No road access
16	7000	32				35.99	11.89	24.10	OUT OF SSA	No		0.00	Project under construction; partial conservation easement
17	7000	26	3A	DELROSSI, ANTHONY J	721 GARWOOD RD	7.10	3.68	3.42	OUT OF SSA	Yes	6	4.10	Single family lot
18	7000	27				12.15	0.01	12.14	OUT OF SSA	No		0.00	Project under construction; partial conservation easement
19	7000	28	3B	CORE RLTY INC	751 GARWOOD RD	12.03	0.45	11.58	OUT OF SSA	Yes	6	13.89	
20	7500	3	3A	GALUNIC, FRANK & CAROLINE	751 HARTFORD RD	2.63	0	2.63	OUT OF SSA	No		0.00	single family home
20	7500	4	3B	GALUNIC, FRANK & CAROLINE	HARTFORD RD	3.72	0.77	2.95	OUT OF SSA	No		0.00	Inappropriate access
21	7600	5	3A	BENARDELLA,JOSEPH III & COLEMAN,L	855 COX ROAD	17.35	8.11	9.24	OUT OF SSA	Yes	6	11.09	
21	7600	4				1.41	0	1.41	OUT OF SSA	No		0.00	Single family home
22	7600	13	3A	DARMO, THOMAS SR % DARMO, THOMAS JR	921 COX ROAD	10.33	1.86	8.47	OUT OF SSA	Yes	6	10.17	
23	7600	17	1	MORIUCHI, CAROL K & GUTHE, WILLIAM	931 COX ROAD	1.69	0.7	0.99	OUT OF SSA	Yes	6	1.19	Single family lot in neighborhood
24	100	7	15C	MOORESTOWN TWP	LENOLA RD REAR	4.09	2.66	1.43	OUT OF SSA	No		0.00	No road access; conveyed to Twp. as condition of ZBA-09-14A (wetlands)
25	100	13	1	RED WHITE & BLUE PROPERTIES	N LENOLA RD	3.12	0.06	3.06	IN SSA	No		0.00	Long narrow property; no road frontage; "rear" of industrial site; former Route 90 right-of-way
26	302	1	1	MOORESTOWN MICROFLEX	1503 GLEN AVE	2.63	0	2.63	IN SSA	No		0.00	Inappropriate location: surrounded by office/industrial uses
27	302	5	15C	MOORESTOWN TWP	1248 N CHURCH ST	5.75	2.4	3.35	IN SSA	No		0.00	Municipal open space (parking lot for adjacent open space)
28	5400	1.02	2	GIACOBBO, KENNETH & COLETTE	302 TOM BROWN RD	2.83	0.04	2.79	IN SSA	No		0.00	Single family home
29	5001	1	1	WILLOW POINT % AGNES THOMPSON	WILLOW POINT CONDOS	3.29	0	3.29	IN SSA	No		0.00	Townhouse development
30	5400	1.04	1	RENZI, NICHOLAS & JOAN	704 NEW ALBANY RD	1.19	0	1.19	IN SSA	Yes	6	1.42	same owner as site 33 (adjacent lots)
31	5400	47	2	HYLAND, MARCIA	819 RIVERTON RD	1.83	0	1.83	IN SSA	No		0.00	Single family home
32	5400	2	2	BRENNAN, JAMES & MAUREEN	310 TOM BROWN RD	3.00	0.18	2.82	IN SSA	No		0.00	Single family home
33	5400	1.03	1	RENZI, NICHOLAS & JOAN	708 NEW ALBANY RD	2.38	0	2.38	IN SSA	Yes	6	2.85	same owner as site 30 (adjacent lots)
34	5400	4	3A	PILDIS, ELIZABETH M	318 TOM BROWN RD	16.13	9.85	6.28	IN SSA	No		0.00	Developable area includes single family home; access to undeveloped areas limited by environmental constraints.
35	5100	1	3A	WHITESSELL, DEBORAH K	301 TOM BROWN RD	9.08	0.28	8.80	IN SSA	No		0.00	Single family home
36	5400	3				3.30	0.76	2.54	IN SSA	No		0.00	Single family home
37	5100	1.05				2.57	1.21	1.36	IN SSA	Yes	6	1.63	

**Moorestown Township  
Vacant Land Adjustment**

Site	Block	Lot	Class Code	Property Owner	Address	Gross Area	Constrained Area	Developable Area	Sewer Service Area?	RDP?	Density	RDP In SSA	Comments
38	5400	6	3A	RODI, JOSEPH S & CATHERINE B	324 TOM BROWN RD	5.21	0	5.21	IN SSA	No		0.00	Single family home
39	5100	1.04	3B	WHITESSELL, TRACEY E	TOM BROWN ROAD	2.43	0	2.43	IN SSA	Yes	6	2.91	
40	5400	7	2	DESAI, DINESH	326 TOM BROWN RD	6.70	0	6.70	IN SSA	No		0.00	Single family home
41	X	18	2			18.78	6.41	12.37	IN SSA	Yes	6	14.84	Approved residential subdivision
41	5500	17	2			0.11	0.11	0.00	IN SSA	Yes	6	0.00	Approved residential subdivision
41	X	4	15D			0.87	0	0.87	IN SSA	Yes	6	1.05	Approved residential subdivision
41	X	6	2			1.17	0	1.17	IN SSA	Yes	6	1.40	Approved residential subdivision
41	X	7	2			0.86	0	0.86	IN SSA	Yes	6	1.03	Approved residential subdivision
41	X	9	2			0.56	0	0.56	IN SSA	Yes	6	0.68	Approved residential subdivision
41	X	8	2			0.62	0	0.62	IN SSA	Yes	6	0.74	Approved residential subdivision
41	X	10	2			0.58	0	0.58	IN SSA	Yes	6	0.70	Approved residential subdivision
41	X	11	15D			0.64	0	0.64	IN SSA	Yes	6	0.76	Approved residential subdivision
41	X	12	2			0.60	0	0.60	IN SSA	Yes	6	0.72	Approved residential subdivision
41	X	15	2			1.00	0	1.00	IN SSA	Yes	6	1.20	Approved residential subdivision
41	X	18	2			2.55	2.55	0.00	IN SSA	Yes	6	0.01	Approved residential subdivision
41	X	3	2			0.62	0	0.62	IN SSA	Yes	6	0.74	Approved residential subdivision
41	X	26	3A			0.12	0	0.12	IN SSA	Yes	6	0.15	Approved residential subdivision
41	X	5				0.80	0	0.80	IN SSA	Yes	6	0.97	Approved residential subdivision
41	X	13				0.61	0	0.61	IN SSA	Yes	6	0.74	Approved residential subdivision
41	X	14				0.77	0.01	0.76	IN SSA	Yes	6	0.91	Approved residential subdivision
41	X	1				0.61	0	0.61	IN SSA	Yes	6	0.73	Approved residential subdivision
41	X	2				0.67	0	0.67	IN SSA	Yes	6	0.80	Approved residential subdivision
42	5501	23	1	GRANDE AT MOORESTOWN COMM ASSOC INC	100 FELLSWOOD DR	2.27	0.48	1.79	OUT OF SSA	No		0.00	Approved residential subdivision; detention basin lot
43	5500	23				2.08	0.36	1.72	IN SSA	No		0.00	Inappropriate lot configuration
44	5500	21				0.93	0	0.93	IN SSA	Yes	6	1.11	Single family lot in neighborhood
45	5500	13	3B	FLYING FEATHER FARMS INC	347 BRIDGEBORO RD	4.31	0	4.31	IN SSA	Yes	8	6.90	
46	5500	14				3.07	0	3.07	IN SSA	Yes	8	4.90	
47	5500	16				4.85	0	4.85	IN SSA	Yes	8	7.76	
48	7000	1	15C	MOORESTOWN TWP	991 WESTFIELD RD	11.08	2.47	8.61	OUT OF SSA	No		0.00	Municipal open space
49	7000	5	2	POORE, ROBERT & ROSE MARY	418 BRIDGEBORO RD	5.92	0.47	5.45	OUT OF SSA	No		0.00	Single family home
50	7000	6	3A	JESTER, WILLARD F & ANNE	422 BRIDGEBORO RD	7.99	2.56	5.43	OUT OF SSA	No		0.00	Single family home
51	7000	19	3A	BRITTON, RICHARD J & CYNTHIA M	665 GARWOOD RD	11.85	9.09	2.76	OUT OF SSA	Yes	6	3.31	Inappropriate lot configuration
52	7100	13	2	LEVIN, GERALD & ERICA	710 GARWOOD RD	7.05	1.17	5.88	OUT OF SSA	No		0.00	Single family home
53	7100	17	3A	LALLIER, BRIANA Q	750 GARWOOD RD	7.86	0.3	7.56	OUT OF SSA	No		0.00	Single family home

**Moorestown Township  
Vacant Land Adjustment**

Site	Block	Lot	Class Code	Property Owner	Address	Gross Area	Constrained Area	Developable Area	Sewer Service Area?	RDP?	Density	RDP In SSA	Comments
54	7100	18				5.08	0.3	4.78	OUT OF SSA	No		0.00	Single family home
55	7100	20				4.85	0.86	3.99	OUT OF SSA	No		0.00	Single family home
56	7100	19	3A	MALONEY, JAMES H & JOAN	760 GARWOOD RD	1.21	0.11	1.10	OUT OF SSA	No		0.00	Developed with school
57	7100	21.08	15C	MOORESTOWN TWP	BENTLEY CT	0.85	0	0.85	OUT OF SSA	No		0.00	detention basin in single family neighborhood
58	7500	29				3.30	0	3.30	OUT OF SSA	Yes	6	3.96	
58	7500	30				3.01	0	3.01	OUT OF SSA	Yes	6	3.61	
59	7600	1	3A	RUC	831 COX ROAD	10.27	0.24	10.03	OUT OF SSA	Yes	6	12.04	Single family home and farm
60	7900	8	3B	DARMO, PEARL % DARMO, RALPH SR	910 COX ROAD	5.83	0.93	4.90	OUT OF SSA	Yes	6	5.88	
61	8000	23	15C	BURLINGTON CO BRD OF CHN FREEHLDRS	515 CREEK RD	2.42	0	2.42	OUT OF SSA	No		0.00	County open space
62	8000	29	15C	BURLINGTON CO BRD OF CHN FREEHLDRS	601 CREEK RD	37.35	13.93	23.42	OUT OF SSA	No		0.00	County open space
63	400	4	3B	COPE, MARJORIE, JOHN & LINDA	N LENOLA RD-REAR	16.76	13.57	3.19	OUT OF SSA	No		0.00	No road access
64	400	1	3B	COPE, MARJORIE, JOHN & LINDA	864 N LENOLA RD	7.94	3.67	4.27	IN SSA	No		0.00	Site configuration and environmental constraints limit access and appropriateness for residential. Developable area at the rear of adjacent industrial buildings
65	502	7	1	GENERATION Y	220 EXECUTIVE DRIVE	2.89	0.02	2.87	IN SSA	No		0.00	Inappropriate location: surrounded by office/industrial uses
66	502	5	15C	MOORESTOWN TWP	1238 N CHURCH ST	56.55	23.04	33.51	IN SSA	No		0.00	Municipal open space
67	3900	17	15C	MOORESTOWN TWP	NEW ALBANY RD	26.25	9.74	16.51	OUT OF SSA	No		0.00	Municipal open space
68	3900	1	15C	MOORESTOWN TWP	818 FERNWOOD RD	0.89	0	0.89	IN SSA	Yes	6	1.06	Single family lot
69	3802	32	15C	MOORESTOWN TWP	REAR LOVELAND RD	1.30	0.46	0.84	IN SSA	No		0.00	Stormwater detention
70	3802	21	1	MAINES, STEWARD R III	9 COLES COURT	0.96	0	0.96	IN SSA	No		0.00	Approved residential subdivision; under construction
71	3802	22	1	THIEDE, DANA M	13 COLES COURT	1.02	0	1.02	IN SSA	No		0.00	Approved residential subdivision; under construction
72	3802	25	1	MAINES, STEWARD R III	10 COLES COURT	1.29	0	1.29	IN SSA	No		0.00	Approved residential subdivision; under construction
73	3802	31	1	THIEDE, DANA M	812 RIVERTON RD	0.94	0	0.94	IN SSA	No		0.00	Approved residential subdivision; under construction
74	3802	30	1	DGR HOLDINGS	800 RIVERTON RD	1.10	0	1.10	IN SSA	No		0.00	Approved residential subdivision; under construction
75	5400	38	1	YATES, CRAIG & COLLETTE	783 ALLISON COURT	3.29	0.04	3.25	IN SSA	Yes	6	3.89	Single family lot in neighborhood
76	5400	5	1	DESAI, DINESH	322 TOM BROWN RD	8.97	0.46	8.51	IN SSA	No		0.00	Inadequate road access
77	5400	70	15C	MOORESTOWN TWP	PHEASANT FIELDS LANE	6.94	2.07	4.87	OUT OF SSA	No		0.00	Municipal open space
78	7000	12	2	VESAKI, CHRISTINE RENEE	621 GARWOOD RD	14.15	0.07	14.08	OUT OF SSA	Yes	6	16.90	
79	7100	11	15C	MOORESTOWN TWP	GARWOOD RD	35.36	23.93	11.43	OUT OF SSA	No		0.00	Municipal open space
80	7100	31				4.75	3.45	1.30	OUT OF SSA	Yes	6	1.56	
80	7100	32				6.79	6.45	0.34	IN SSA	Yes	6	0.41	
80	7100	27				0.55	0	0.55	IN SSA	Yes	6	0.66	
80	7100	26				0.51	0	0.51	IN SSA	Yes	6	0.61	
80	7100	45	3A	EVERGREENS	600 HARTFORD RD	17.79	9.8	7.99	OUT OF SSA	Yes	6	9.58	
80	7100	28				30.90	0.18	30.72	OUT OF SSA	Yes	6	36.86	
80	7100	29				4.91	2.75	2.16	OUT OF SSA	Yes	6	2.59	
80	7100	25				4.55	0	4.55	OUT OF SSA	Yes	6	5.46	
81	7100	12				9.66	3.73	5.93	OUT OF SSA	Yes	6	7.11	
82	7100	30	15C	MOORESTOWN TWP	HARTFORD RD	5.38	1.03	4.35	OUT OF SSA	No		0.00	Municipal open space
83	7100	24	2	HOLZINGER, ROBERT & DEBRA	650 HARTFORD RD	53.10	23.88	29.22	OUT OF SSA	Yes	6	35.06	
84	7801	10	2	CHAKRABARTI, SRIMATI	712 YORKTOWN LANE	1.28	0	1.28	OUT OF SSA	No		0.00	Single family home

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Site	Block	Lot	Class Code	Property Owner	Address	Gross Area	Constrained Area	Developable Area	Sewer Service Area?	RDP?	Density	RDP In SSA	Comments
85	7700	8	3A	RADEY, F H JR & PATRICIA L	781 MCELWEE RD	21.22	8.83	12.39	OUT OF SSA	Yes	6	14.87	
86	7900	3	3B	PENNISI, PAULA ANN	826 COX ROAD	2.49	0.48	2.01	OUT OF SSA	Yes	6	2.42	
87	7900	4	3B	PENNISI, PAULA ANN	828 COX ROAD	2.68	0.25	2.43	OUT OF SSA	Yes	6	2.91	
88	7900	30				2.80	0.27	2.53	OUT OF SSA	Yes	6	3.04	
89	7900	29				3.64	1.97	1.67	OUT OF SSA	Yes	6	2.00	
90	7900	26	1	RADEY,FRANK H III TR%RADEY,F H III	861 MCELWEE RD	4.03	2.13	1.90	OUT OF SSA	Yes	6	2.28	
91	7900	24	1	DOHERTY, JAMES R & PATRICIA A	901 MCELWEE RD	2.31	1.25	1.06	OUT OF SSA	Yes	6	1.27	
92	7900	22	2	PARKHILL, WILLIAM J II & SARAH	909 MCELWEE RD	0.91	0.01	0.90	OUT OF SSA	No		0.00	Single family home
93	8300	22	2	SARLO, BERNARD F & MARGARET E	900 MCELWEE RD	9.60	5.29	4.31	OUT OF SSA	Yes	6	5.17	
93	8300	21				9.05	0	9.05	OUT OF SSA	Yes	6	10.87	
94	8300	1	3B	DARMO, PEARL % RUSSEK, MARK TRUSTEE	440 CREEK RD	7.64	0	7.64	OUT OF SSA	Yes	6	9.16	
95	8000	3	2	TRUCKSESS, JANICE R	451 CREEK RD	59.11	21.4	37.71	OUT OF SSA	Yes	6	45.25	
96	400	14	15C	MOORESTOWN TWP	SEWER LANE	15.20	9.61	5.59	OUT OF SSA	No		0.00	Municipal property
97	400	11	3A	HESS, DAVID W & DEBORAH BROWNING	834 N LENOLA RD	12.07	2.68	9.39	OUT OF SSA	No		0.00	Restricted open space; developed lot
98	501	6	1	1 COM RTY%MACK-CALI/D DANSCUK/8 FL	1 COMMERCE DR	7.09	1.4	5.69	IN SSA	No		0.00	Stormwater detention
99	400	22	3A	LEONBERG, CURTIS & LOIS	810 N LENOLA RD	8.61	0	8.61	IN SSA	Yes	8	13.78	
100	400	16	15C	MOORESTOWN TWP	N LENOLA RD	8.99	2.76	6.23	IN SSA	No		0.00	Sewer facility
101	602	1	15C	MOORESTOWN TWP	PINE ST	3.04	1	2.04	IN SSA	No		0.00	Sewer facility
102	602	2	15C	MOORESTOWN TWP	240 PINE ST	2.20	1.42	0.78	IN SSA	No		0.00	Sewer facility
103	601	1	15C	MOORESTOWN TWP	PINE ST	2.08	0	2.08	IN SSA	No		0.00	Sewer facility
104	602	3	15C	MOORESTOWN TWP	238 PINE ST	4.37	3.7	0.67	IN SSA	No		0.00	Sewer facility
105	801	9	1	APOLLO ASSOC	1274 GLEN AVE	1.68	0.4	1.28	IN SSA	No		0.00	Developed with nonresidential
106	801	10	1	APOLLO ASSOC	1270 GLEN AVE	1.46	0.18	1.28	IN SSA	No		0.00	Developed with nonresidential
107	800	3	15C	MOORESTOWN TWP	1216 N CHURCH ST	2.75	0	2.75	OUT OF SSA	No		0.00	Municipal water tower
108	3900	23	3B	AMERICAN BILTRITE INC	101 WHITTENDALE DR	2.70	0.59	2.11	IN SSA	Yes	8	3.38	
109	800	4	3B	ALBANY ACRES	375 NEW ALBANY RD	11.37	9.96	1.41	IN SSA	No		0.00	Wetland configuration limit access
110	3900	22		AMERICAN BILTRITE INC		4.15	0	4.15	IN SSA	Yes	8	6.64	
111	3900	18.01	15C	MOORESTOWN TWP	NEW ALBANY RD	10.46	6.29	4.17	OUT OF SSA	No		0.00	Municipal open space
112	3900	18	15C	MOORESTOWN TWP	NEW ALBANY RD	21.62	20.77	0.85	OUT OF SSA	No		0.00	Municipal open space
113	3900	13.03	1	LORD BENTLEY CORP	531 NEW ALBANY RD	1.83	0	1.83	IN SSA	No		0.00	Single family lot in neighborhood
114	4002	3	15C	MOORESTOWN TWP	MILL ST	1.11	0.85	0.26	IN SSA	No		0.00	Municipal open space; single family lot in neighborhood
115	4012	54	15C	MOORESTOWN TWP	RIVERTON RD	1.29	0.05	1.24	OUT OF SSA	No		0.00	Single family lot in neighborhood
116	7100	46	15C	MOORESTOWN TWP	805 WESTFIELD RD	4.89	0	4.89	OUT OF SSA	No		0.00	Municipal open space; water tower
117	7100	43	15C	MOORESTOWN TWP	WESTFIELD RD	13.81	0	13.81	OUT OF SSA	No		0.00	Municipal open space
118	7100	34	3A	MOORE, FRANK R & THYRA	747 WESTFIELD RD	7.60	3.85	3.75	OUT OF SSA	No		0.00	Single family home
119	8900	35	15C	MOORESTOWN TWP	OPEN SPACE	9.25	7.67	1.58	OUT OF SSA	No		0.00	Municipal open space; detention basin
120	8900	30	15C	MOORESTOWN TWP	OPEN SPACE	8.88	5.51	3.37	OUT OF SSA	No		0.00	Municipal open space; detention basin
121	7301	20	15C	MOORESTOWN TWP	510 HARTFORD RD	5.02	0.34	4.68	IN SSA	No		0.00	Municipal facility
122	7200	4.01				14.36	0.37	13.99	OUT OF SSA	No		0.00	Municipal open space
123	8100	2.01	3B	WEINSTEIN, KEVIN & MARY C	610 MCELWEE RD	16.51	6.44	10.07	OUT OF SSA	No		0.00	storm drainage/ preservation easement on part
228	8100	1	15C	MOORESTOWN TWP	MCELWEE RD	5.42	3.76	1.66	OUT OF SSA	No		0.00	Municipal open space
124	607	1	15C	MOORESTOWN TWP	N LENOLA RD	3.21	0	3.21	OUT OF SSA	No		0.00	Municipal open space
125	900	1.01	15C	MOORESTOWN TWP	END WILSON AVE	2.12	0	2.12	OUT OF SSA	No		0.00	Municipal open space
229	8200	2	3A	NELSON, EDWARD J & MARY	750 MCELWEE RD	14.21	6.12	8.09	OUT OF SSA	No		0.00	Single family home
230	8200	1	2	LAINO, MICHAEL V & ARLENE R	800 MCELWEE RD	11.28	6.42	4.86	OUT OF SSA	No		0.00	Single family home
126	701	31	1	ELECTRO MAGNETIC PRODUCTS INC	357 CRIDER AVE	2.68	0	2.68	IN SSA	Yes	8	4.29	
231	8300	23				3.20	0.04	3.16	OUT OF SSA	Yes	6	3.79	
127	900	3	1	PULVERIZING SERVICES INC	356 CRIDER AVE	7.38	0	7.38	IN SSA	No		0.00	Contaminated; nonresidential clean up
232	8400	2	1	GREENE, ARTHUR J & RITA A	8 CORTLAND SHIRE DRIVE	4.92	2.4	2.52	OUT OF SSA	Yes	6	3.03	Single family lot in neighborhood
128	900	8				3.85	0	3.85	IN SSA	No		0.00	Contaminated; nonresidential clean up

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233	8300	14	2	GARRISON, BROOKS W	901 BORTON LANDING RD	18.06	2.14	15.92	OUT OF SSA	No		0.00	Municipal Open Space
129	900	15	1	WINSTEAD VILLAGE TWO CONDO ASSOC	320 ANDREWS LANE	2.00	0	2.00	IN SSA	No		0.00	Contaminated; nonresidential clean up
234	8300	15				7.28	2.27	5.01	OUT OF SSA	No		0.00	Municipal open space
130	900	9				1.52	0	1.52	IN SSA	No		0.00	Contaminated; nonresidential clean up
131	900	7	1	PULVERIZING SERVICES INC	331 NEW ALBANY RD	2.82	0	2.82	IN SSA	No		0.00	Contaminated; nonresidential clean up
132	4009	23	1	DUBROW, JEFFREY	732 JEFFREY RD	0.91	0	0.91	IN SSA	Yes	6	1.09	Single family lot in neighborhood
133	4005	10	1	WILSON, ZOE & SALMAN, JAMES	716 RIVERTON RD	1.15	0	1.15	IN SSA	No		0.00	Existing residential development
134	4103	9	15C	MOORESTOWN TWP	716 MILL ST	1.34	0	1.34	IN SSA	No		0.00	Stormwater management lot
135	4006	5	1	KAREN HOLDING CO	712 LIPPINCOTT AVE	1.10	0	1.10	IN SSA	Yes	6	1.32	Single family lot in neighborhood
136	4005	6.01	1	DEVELIN, MIRIAM H	704 CHESTER AVE	0.99	0	0.99	IN SSA	Yes	6	1.19	Single family lot in neighborhood
137	1102	44	1	121-125 WEST CAMDEN AVE/SUITE 702	125 W CAMDEN AVE	0.17	0	0.17	IN SSA	Yes	6	0.20	
137	1102	40				0.18	0	0.18	IN SSA	Yes	6	0.21	
137	1102	42				0.17	0	0.17	IN SSA	Yes	6	0.21	
137	1102	41				0.17	0	0.17	IN SSA	Yes	6	0.20	
137	1102	43				0.17	0	0.17	IN SSA	Yes	6	0.21	
138	1300	3	15C	MOORESTOWN TWP	109 NEW ALBANY RD	7.65	0	7.65	OUT OF SSA	No		0.00	Municipal open space
139	1301	8				0.87	0.21	0.66	IN SSA	No		0.00	Existing residential development
140	1301	11	1	SCHOOLHOUSE MEWS % TARGET PROPERTY	120 NEW ALBANY RD	5.37	0.76	4.61	IN SSA	No		0.00	Existing residential development
141	1400	13	4B	PULVERIZING SERV INC	332 NEW ALBANY RD	6.71	0	6.71	IN SSA	No		0.00	Contaminated property
141	1400	14				1.34	0	1.34	IN SSA	No		0.00	Contaminated property
141	1400	15				0.17	0	0.17	IN SSA	No		0.00	Contaminated property
142	4200	44				0.13	0	0.13	IN SSA	Yes	10	0.26	
142	4200	43				0.13	0	0.13	IN SSA	Yes	10	0.27	
142	4200	40				0.26	0	0.26	IN SSA	Yes	10	0.51	
142	4200	42				0.17	0	0.17	IN SSA	Yes	10	0.34	
142	4200	41				0.18	0	0.18	IN SSA	Yes	10	0.37	
142	4200	39	15C	MOORESTOWN TWP	IRVING ST	0.17	0	0.17	IN SSA	Yes	10	0.33	
142	4200	45				0.10	0	0.10	IN SSA	No		0.00	Undersized lot
143	2301	2	15C	MOORESTOWN TWP	435 DAWSON ST	6.70	2.75	3.95	IN SSA	No		0.00	Municipal open space
144	5602	13	15C	MOORESTOWN TWP	GOLF VIEW RD	4.35	1.4	2.95	OUT OF SSA	No		0.00	Municipal open space
145	5800	62	1	WINDROW PONDS CONDO ASSOC%MAMCO	OPEN SPACE	30.95	13.06	17.89	IN SSA	No		0.00	Open space
146	5800	68	1	SANTASPIRIT, JOHN S	507 STANWICK RD	3.02	0.24	2.78	IN SSA	Yes	6	3.34	Single family lot in neighborhood
147	5800	23	15C	MOORESTOWN TWP	ASHLEY CT	7.83	2.81	5.02	OUT OF SSA	No		0.00	Municipal open space
148	5800	46	15C	MOORESTOWN TWP	WESTFIELD RD	93.66	13.92	79.74	OUT OF SSA	No		0.00	Municipal open space
149	7200	1	15C	MOORESTOWN TWP	735 WESTFIELD RD	39.49	23.88	15.61	OUT OF SSA	No		0.00	Municipal open space
150	7200	2.01	15C	MOORESTOWN TWP	WESTFIELD ROAD	9.74	6.98	2.76	OUT OF SSA	No		0.00	Municipal open space
150	7400	2.19	1	MOORESTOWN FARMS % MORIUCHI,TAKASHI	SALEM RD	1.21	0	1.21	OUT OF SSA	No		0.00	Stormwater management lot
151	7400	1	3A	MOORESTOWN FARMS % MORIUCHI,TAKASHI	400 HARTFORD RD	45.32	0	45.32	OUT OF SSA	No		0.00	Restricted open space; developed lot
152	8200	17	3A	KOLYBABIUK, YAROSLAW J & MARIA S	701 BORTON LANDING RD	21.43	0	21.43	OUT OF SSA	No		0.00	Restricted open space; developed lot
153	8700	9	3A	VERDERAME, MARK J	930 BORTON LANDING RD	9.26	0	9.26	OUT OF SSA	No		0.00	Single family home
154	8600	2.05	1	720 MCELWEE	9 MILLER CT	1.76	0	1.76	OUT OF SSA	Yes	6	2.11	Single family lot in neighborhood
155	8600	5				1.83	0.07	1.76	OUT OF SSA	Yes	6	2.11	Single family lot in neighborhood
156	8600	1	3A	LUTZ, RICHARD M & SUSAN M	351 CREEK RD	8.04	3.06	4.98	OUT OF SSA	Yes	6	5.98	Single family lot in neighborhood
157	8600	8	15C	MOORESTOWN TWP	295 CREEK RD	15.11	12.03	3.08	OUT OF SSA	No		0.00	Municipal open space
158	8700	4	1	NEW LAUREL CREEK COUNTRY CLUB	BORTON LANDING RD	32.21	2.64	29.57	OUT OF SSA	No		0.00	Private open space
159	8700	18	15C	MOORESTOWN TWP	300 CREEK RD	18.12	10.79	7.33	OUT OF SSA	No		0.00	Municipal open space
160	8700	21.01				15.83	8.1	7.73	OUT OF SSA	No		0.00	Private open space

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161	8700	21.02				2.93	0	2.93	OUT OF SSA	No		0.00	Private open space
162	8600	9	15C	MOORESTOWN TWP	201 CREEK RD	72.41	25.28	47.13	OUT OF SSA	No		0.00	Municipal open space
163	2103	23	15C	MOORESTOWN TWP	RR	0.36	0	0.36	IN SSA	No		0.00	Municipal open space
163	2103	22	15C	MOORESTOWN TWP	LOCUST ST	1.66	0	1.66	IN SSA	No		0.00	Municipal open space
164	2400	1	15C	MOORESTOWN TWP	LOCUST ST	1.81	0	1.81	IN SSA	No		0.00	Municipal open space
164	2400	30				0.08	0	0.08	IN SSA	No		0.00	Municipal open space
164	2400	2				0.48	0	0.48	IN SSA	No		0.00	Municipal open space
164	2400	29				0.08	0	0.08	IN SSA	No		0.00	Municipal open space
165	2403	1	15C	MOORESTOWN TWP	111 W 2ND ST	5.50	0	5.50	IN SSA	No		0.00	Municipal facility
166	4307	33	15C	MOORESTOWN TWP	301 LIPPINCOTT AVE	1.81	0	1.81	IN SSA	No		0.00	Municipal open space
167	5909	5	15C	MOORESTOWN TWP	E 3RD ST	1.62	0	1.62	OUT OF SSA	No		0.00	Municipal open space
168	6000	9	1	PERLA DEV	414 LINDEN ST	1.32	0	1.32	IN SSA	No		0.00	Single family home
169	6000	11	15C	MOORESTOWN TWP	601 E 3RD ST	11.46	0.01	11.45	IN SSA	No		0.00	Municipal facility
170	6201	6	15C	MOORESTOWN TWP	E 3RD ST	0.88	0	0.88	IN SSA	No		0.00	No road access
171	6000	13	2	KNOWLES, JANET	425 LINDEN ST	3.20	0	3.20	IN SSA	Yes	6	3.83	
172	6000	12	15C	MOORESTOWN TWP	603 E 3RD ST	2.36	0	2.36	IN SSA	Yes	6	2.83	
173	5800	50				10.20	0	10.20	IN SSA	Yes	6	12.24	
174	6000	14	1	LOCAL 106 I U E	112 BORTON LANDING RD	5.21	2.69	2.52	IN SSA	No		0.00	Inappropriate lot configuration
175	6006	14	1	WEXFORD AT MOORESTOWN%DANASTASIO	REAR WINDERMERE DR	6.28	1.98	4.30	IN SSA	No		0.00	Stormwater detention
176	5800	49	3A	ALLEN & ALLEN	116A BORTON LANDING RD	7.61	1.72	5.89	IN SSA	Yes	6	7.07	
177	6003	22	1	WEXFORD AT MOORESTOWN%DANASTASIO	CASTLETON LA	1.07	0.22	0.85	OUT OF SSA	No		0.00	Undersized; constraints prevent development
178	5800	47	15C	MOORESTOWN TWP	600 WESTFIELD RD	6.26	3.08	3.18	IN SSA	Yes	as proposed	10.00	Maybury Site, up to 50 units
179	7200	2.19	15C	MOORESTOWN TWP	JULIA COURT	5.40	0	5.40	OUT OF SSA	No		0.00	Private open space
180	7401	5				15.22	0	15.22	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
180	7401	7				5.14	1.81	3.33	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
180	7401	8	4B	LMC PROPERTIES INC RM U4632	BORTON LANDING RD	52.10	3.56	48.54	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
180	7401	9				1.26	0	1.26	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
180	7401	2				71.51	0	71.51	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
180	7401	6				18.96	0	18.96	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
180	7401	1	1	LMC PROPERTIES INC RM U4632	BORTON LANDING RD	21.31	0	21.31	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
181	7401	1.01	15C	MOORESTOWN BRD OF FIRE COMM DIST 1	HARTFORD ROAD	3.00	0	3.00	IN SSA	No		0.00	Former fire house site
182	7401	3	15C	MOORESTOWN TWP	200 HARTFORD RD	10.99	0	10.99	IN SSA	Yes	as proposed	30.00	Nagle affordable housing site (up to 150 total)
183	8700	3				23.45	10.99	12.46	OUT OF SSA	No		0.00	Private open space
184	8700	23				31.07	11.5	19.57	OUT OF SSA	No		0.00	Private open space
185	8700	21				11.01	1.97	9.04	OUT OF SSA	No		0.00	Private open space
186	8800	1				17.26	9.01	8.25	OUT OF SSA	No		0.00	Private open space
187	8800	2				49.55	23.91	25.64	OUT OF SSA	No		0.00	Private open space
188	8700	23.01				12.92	0	12.92	IN SSA	No		0.00	Residential development
189	8700	24				30.34	0	30.34	IN SSA	No		0.00	Residential development
190	1903	19	1	MAINES, LAURA K	93 WESTBROOK DR/735 KINGS	0.99	0.09	0.90	IN SSA	Yes	6	1.08	
191	2001	6	15C	MOORESTOWN TWP	428 CAMDEN AVE	0.88	0	0.88	IN SSA	No		0.00	Residential development

**Moorestown Township  
Vacant Land Adjustment**

Site	Block	Lot	Class Code	Property Owner	Address	Gross Area	Constrained Area	Developable Area	Sewer Service Area?	RDP?	Density	RDP In SSA	Comments
192	2001	9				1.07	0	1.07	IN SSA	No		0.00	Municipal facility
193	2407	2	15C	MOORESTOWN TWP	W 2ND ST	2.15	0	2.15	IN SSA	No		0.00	Municipal parking lot
194	4605	14	15C	COMMUNITY HOUSE OF MOORESTOWN N J	16 E MAIN ST	2.40	0	2.40	IN SSA	No		0.00	Developed site
195	6300	43	1	ZALKIND, SALLIE H TRUSTEE	MT LAUREL RD	1.35	0.01	1.34	IN SSA	No		0.00	Inappropriate lot configuration
196	6300	7	15C	MOORESTOWN TWP	240 E MAIN ST	8.50	4.82	3.68	OUT OF SSA	No		0.00	Municipal open space
197	6300	10	1	HILL, VERNON W II & SHIRLEY S	4 FEATHERBED LN	1.29	0	1.29	IN SSA	No		0.00	Inappropriate lot configuration
198	6402	14	15C	MOORESTOWN TWP	MAYLAND AVE	0.21	0	0.21	IN SSA	No		0.00	Single family lot in neighborhood; poor access
198	6402	17				0.19	0	0.19	IN SSA	No		0.00	Single family lot in neighborhood; poor access
198	6402	15				0.22	0	0.22	IN SSA	No		0.00	Single family lot in neighborhood; poor access
198	6402	16				0.22	0	0.22	IN SSA	No		0.00	Single family lot in neighborhood; poor access
199	6400	20.01				0.88	0	0.88	OUT OF SSA	No		0.00	Inappropriate lot configuration; rear of homes
200	2900	2	1	BLASON WOODS ASSOC & MAMCO MGMT	BLASON WOODS CONDO	7.23	0.08	7.15	IN SSA	No		0.00	Private open space
201	2900	1	15C	MOORESTOWN TWP	120 KINGS HWY	33.39	18.46	14.93	OUT OF SSA	No		0.00	Municipal open space
201	2900	15	15C	MOORESTOWN TWP	STRAWBRIDGE LAKE	5.16	2.66	2.50	IN SSA	No		0.00	Municipal open space
201	3104	1				9.09	5.93	3.16	OUT OF SSA	No		0.00	Municipal open space
202	3301	39	15C	MOORESTOWN TWP	S CHURCH ST	33.06	18.53	14.53	OUT OF SSA	No		0.00	Municipal open space
203	2500	85	1	MOORESTOWN MEWS % COMM MGMT SERV GR	MAIN ST REAR	2.19	0.91	1.28	IN SSA	No		0.00	Private open space
204	2500	88	1	MOORESTOWN MEWS % COM MGMNT SERV GR	MAIN ST REAR	6.04	0	6.04	IN SSA	No		0.00	Private open space
205	2500	25	15A	MOORESTOWN TWP BRD OF ED	260 S CHURCH ST	21.40	0.36	21.04	OUT OF SSA	No		0.00	Municipal open space
206	6300	41	1	ZALKIND, SALLIE H TRUSTEE	127 MT LAUREL RD	9.28	7.72	1.56	OUT OF SSA	No		0.00	Constraints configuration limit development
207	6300	40	1	PEARSON, ESTHER	131 MT LAUREL RD	5.43	1.53	3.90	OUT OF SSA	Yes	6	4.68	
208	6408	2	15C	NJ NATURAL LANDS TR	SHARPLESS BLVD	8.81	2.8	6.01	OUT OF SSA	No		0.00	Open space restriction; paper street access only; wetland configuration limits access
209	6500	33	1	GYMK ENT	MARTER AVE	2.83	0.7	2.13	IN SSA	Yes	8	3.41	
210	6601	10	1	CENTERTON SQ%DVDND CPTL DVRSFD FND	MARTER AVE	5.64	1.37	4.27	IN SSA	No		0.00	Developed lot
211	6600	10	1	EDB PROP PTNRS EMMES RLTY SVCS	CENTERTON ROAD	1.25	0	1.25	IN SSA	No		0.00	Developed lot
212	6800	6				1.59	0	1.59	IN SSA	Yes	8	2.54	
213	6701	1	3B	LMC PROPERTIES INC RM U4632	MARNE HWY	2.97	0	2.97	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
214	7402	2	3B	LMC PROPERTIES, INC RM U4632	CENTERTON RD	16.91	0.81	16.10	IN SSA	No		0.00	Property owner has no intention to develop; see letter from property owner
215	8801	2	15C	BURLINGTON CO BRD OF CHN FREEHLDRS	400 CENTERTON RD	30.07	2.33	27.74	OUT OF SSA	No		0.00	Municipal open space
216	8801	3	15C	BURLINGTON CO BRD OF CHN FREEHLDRS	500 CENTERTON RD	16.28	3.23	13.05	IN SSA	No		0.00	Developed lot
217	8801	3	15C	BURLINGTON CO BRD OF CHN FREEHLDRS	500 CENTERTON RD	13.73	1.85	11.88	IN SSA	No		0.00	Developed lot (associated with site 216)
218	8801	4.03				24.17	9.1	15.07	IN SSA	Yes	as	26.00	Intervenor Site - 130 market units proposed
218	8801	4.02				7.28	0.31	6.97	IN SSA	Yes	proposed		
219	3201	3	1	N J BANK OF % MARVIN F POER & CO	307 HARPER DRIVE	3.25	2.05	1.20	IN SSA	Yes	10	2.40	
220	3401	41	1	STRAWBRIDGE PROFESSIONAL CTR ASSOC	220 W ROUTE 38	1.05	0.19	0.86	IN SSA	No		0.00	Developed lot
221	3401	39	1	STRAWBRIDGE PROFESSIONAL CTR ASSOC	208 W ROUTE 38	0.96	0.26	0.70	IN SSA	No		0.00	Developed lot
222	3402	5	1	NJ AMERICAN WATER CO INC	222 FELLOWSHIP RD	3.18	0.66	2.52	IN SSA	Yes	8	4.03	

**Moorestown Township  
Vacant Land Adjustment**

Site	Block	Lot	Class Code	Property Owner	Address	Gross Area	Constrained Area	Developable Area	Sewer Service Area?	RDP?	Density	RDP In SSA	Comments
223	3402	8	1	STANGERT, MATILDA J TRUSTEE	S CHURCH ST	2.16	0	2.16	IN SSA	No		0.00	Inappropriate lot configuration; rear of homes
224	4800	2	1	RECON INV GROUP	3 MEADOW DRIVE	1.20	0	1.20	IN SSA	No		0.00	Inappropriate lot configuration; rear of homes
225	4801	1.02	1	KEENAN BLDRS	S CHURCH STREET	1.32	0	1.32	IN SSA	Yes	8	2.11	
225	4801	1	1	KEENAN BLDRS	451 S CHURCH ST	1.00	0	1.00	IN SSA	Yes	8	1.61	
226	4801	12	1	APC ASSOC	160 W ROUTE 38	10.04	4.84	5.20	IN SSA	Yes	as proposed	15.00	Pennrose Intervenor Site - 75 units
227	4801	18	1	MRD	118 W ROUTE 38	4.94	3.11	1.83	IN SSA	Yes	as proposed	34.60	MRD Intervenor (173 proposed)
227	4801	20	1	MRD	102 W ROUTE 38	6.52	5.1	1.42	IN SSA	Yes	as proposed	0.00	

Subtotal    605.90  
Total        605.90



Cinnaminson Township

Delran Township

Willingboro Township

Maple Shade Township

Mount Laurel Township



0 4,000 Ft

**Legend**

- RDP Sites
- Non RDP Sites
- Water Bodies
- Wetlands
- 100 Year Flood Plain (1996/2014)
- Sewer Service Area
- Steep Slope (15%+)

**Clarke Caton Hintz** ● ● ●  
 Architecture  
 Planning  
 Landscape Architecture

# Vacant Land Map

LOCATION:  
 Moorestown Township, Burlington County, NJ

DATE:  
 March 2018

**Exhibit D.**

## **Demonstration of Realistic Opportunity for New Affordable Housing Strategies**

### **Nagle Site**

The Nagle tract was purchased by the municipality in 1988 for the construction of a 100% affordable housing project. This site was included in the municipality's certified first and original second round plans. The Nagle Tract is located on at the intersection of Hartford and Centerton Roads and is also known as Block 7401, Lot 3. The total tract acreage is 12.5 acres. The tract is surrounded by farmland on the north and west, though this land is part of the Lockheed Martin complex and is primarily used for radar field testing. On the south side across Centerton Road is the AEGIS facility owned by the federal government that is used for the development of ship radar systems by Lockheed Martin. This facility is presently undergoing an expansion to the southeast. Cater-corner to the site is the Burlington County Community Agricultural Center, which is part of the county park system. Across Hartford Road is Laurel Creek Mews that is presently under construction. The land immediately abutting the opposite side of Hartford Road, however, is earmarked for open space purposes as part of the development. The land uses in the Laurel Creek neighborhood closest to the site are multi-family housing. The site is zoned L-M R, Low-Moderate Income Residence District.

The property will be developed with an inclusionary housing project consisting of 152 total family units, including 45 affordable family rental units – a 30% set-aside. As municipally owned land, the Township has the ability and intention to ensure an adequate compensatory benefit for the increased set-aside in the sale price and other concessions that may be discussed at the time the land is sold for this purpose. The units are anticipated to be townhouse and/or multi-family units.

COAH's Second Round rules at N.J.A.C. 5:93-5.5 "Municipally Sponsored Construction and Gut Rehabilitation" are addressed as follows:

- The site has a clear title and is free of encumbrances which preclude development of affordable housing. The site has a clear title and no legal encumbrances which would preclude its development as an affordable housing project.
- The site is adjacent to compatible land uses and has access to appropriate streets. The site is located along a State Highway and previously constructed access to the site (a curb cut) that will be utilized by the development.
- Adequate sewer and water. The site is located in a sewer service area and a public water area.
- The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- Development of the site is consistent with the State Development and Redevelopment Plan (hereinafter the "State Plan") and the rules and regulations of all agencies with jurisdiction over the site.

- The site is located in a “Smart Growth Planning Area”. The adopted 2001 State Plan and the Preliminary State Plan both designate the site in the Suburban Planning Area, PA 2.
- The development is not within jurisdiction of a Regional Planning Agency or CAFRA. The site is located in the Highlands Planning Area in the Environmentally Constrained Subzone of the Conservation Area.
- The site will comply with all applicable environmental regulations. The site contains no steep slopes, wetlands, stream corridors or flood hazard area that will prevent its development with the proposed development.
- The site will not impact any historic or architecturally important sites and districts. The site is not located in or proximate to an historic district.

In addition to site suitability, the affordable housing project will meet the applicable requirements in the Uniform Housing Affordability Control rules (UHAC) (N.J.A.C. 5:80-26.1 et seq.).

- **Administrative Entity.** The Township anticipates that the affordable housing developer will administer and affirmatively market the units at the site, income qualify applicants, place minimum 30-year affordability controls on the units and provide long term administration of the units in accordance with COAH’s rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.
- **Low/Moderate Income Split.** At least half of the affordable units developed will be affordable to low income households, and at least 13% will be affordable to very low income households. In the event that the actual number of affordable units constructed is an odd number, the units will always be split in favor of the low-income unit share per N.J.A.C. 5:93-7.2 and the UHAC at N.J.A.C. 5:80-26.
- **Affirmative Marketing.** The affordable units will be affirmatively marketed in accordance with COAH’s rules at N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.
- **Controls on Affordability.** The affordable units will have minimum 30-year affordability controls in accordance with COAH’s rules and UHAC regulations.
- **Bedroom Distribution.** The Township’s affordable housing developer will follow the UHAC requirements regarding bedroom distribution for the affordable housing development on the site.
- **Funding.** As an inclusionary housing project, no outside sources of funding are anticipated.

### **MRD Site**

This site is a 12.84 acre property located at 118 W. Route 38 on Block 4801, Lots 18 and 20. The site is located in the R/PO, Residential / Professional Office, district. The Property is

surrounded by single-family residential uses. The rear, or southern, property line also serves as the municipal boundary between Moorestown and Mount Laurel.

The site will be developed with 173 family rental units, of which 35 will be family affordable rental units. As such, the site will provide a 20% set-aside.

As required by in N.J.A.C. 5:93-5.3, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3., for the production of low and moderate income housing.

- The site has a clear title and is free of encumbrances which preclude development of affordable housing. The site has a clear title and no legal encumbrances which would preclude its development as an affordable housing project.
- The site is adjacent to compatible land uses and has access to appropriate streets. The site is located along a State Highway and previously constructed access to the site (a curb cut) that will be utilized by the development.
- Adequate sewer and water. The site is located in a sewer service area and a public water area.
- The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- Development of the site is consistent with the State Development and Redevelopment Plan (hereinafter the “State Plan”) and the rules and regulations of all agencies with jurisdiction over the site.
- The site is located in a “Smart Growth Planning Area”. The adopted 2001 State Plan and the Preliminary State Plan both designate the site in the Metropolitan Planning Area, PA 1.
- The development is not within jurisdiction of a Regional Planning Agency or CAFRA. The site is located in the Highlands Planning Area in the Environmentally Constrained Subzone of the Conservation Area.
- The site will comply with all applicable environmental regulations. The site contains no steep slopes, wetlands, stream corridors or flood hazard area that will prevent its development with the proposed development.
- The site will not impact any historic or architecturally important sites and districts. The site is not located in or proximate to an historic district.

In addition to site suitability, the affordable housing project will meet the applicable requirements in the Uniform Housing Affordability Control rules (UHAC) (N.J.A.C. 5:80-26.1 et seq.).

- Administrative Entity. The Township anticipates that the affordable housing developer will administer and affirmatively market the units at the site, income qualify applicants, place minimum 30-year affordability controls on the units and

provide long term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.

- Low/Moderate Income Split. At least half of the affordable units developed will be affordable to low income households, and at least 13% will be affordable to very low income households. In the event that the actual number of affordable units constructed is an odd number, the units will always be split in favor of the low-income unit share per N.J.A.C. 5:93-7.2 and the UHAC at N.J.A.C. 5:80-26.
- Affirmative Marketing. The affordable units will be affirmatively marketed in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.
- Controls on Affordability. The affordable units will have minimum 30-year affordability controls in accordance with COAH's rules and UHAC regulations.
- Bedroom Distribution. The Township's affordable housing developer will follow the UHAC requirements regarding bedroom distribution for the affordable housing development on the site.
- Funding. As an inclusionary housing project, no outside sources of funding are anticipated.

#### **Sbar Blvd.**

This site is a 14-acre property located along both sides of Sbar Boulevard on Block 100, Lots 1.01, 1.02, 1.03, 1.05, 1.06 and 1.07. The site is located in the SRI, Specially Restricted Industrial, district. North of the site are agricultural and single-family residential uses. East, south and west of the site are office and light industrial uses. The northern property line also serves as the municipal boundary between Moorestown and Cinnaminson

The site will be developed with 184 family rental units, of which 36 will be family affordable rental units. As such, the site will provide a 20% set-aside.

As required by in N.J.A.C. 5:93-5.3, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3., for the production of low and moderate income housing. As demonstrated below, this site meets these criteria.

- The site has a clear title and is free of encumbrances which preclude development of affordable housing. The site has a clear title and no legal encumbrances which would preclude its development as an affordable housing project.
- The site is adjacent to compatible land uses and has access to appropriate streets. The site is located along a State Highway and previously constructed access to the site (a curb cut) that will be utilized by the development.
- Adequate sewer and water. The site is located in a sewer service area and a public water area.

- The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- Development of the site is consistent with the State Development and Redevelopment Plan (hereinafter the “State Plan”) and the rules and regulations of all agencies with jurisdiction over the site. The site is located in a “Smart Growth Planning Area”. The adopted 2001 State Plan designate the site in the Metropolitan Planning Area, PA 1.
- The development is not within jurisdiction of a Regional Planning Agency or CAFRA. The site is located in the Highlands Planning Area in the Environmentally Constrained Subzone of the Conservation Area.
- The site will comply with all applicable environmental regulations. The site contains no steep slopes, wetlands, stream corridors or flood hazard area that will prevent its development with the proposed development.
- The site will not impact any historic or architecturally important sites and districts. The site is not located in or proximate to an historic district.

In addition to site suitability, the affordable housing project will meet the applicable requirements in the Uniform Housing Affordability Control rules (UHAC) (N.J.A.C. 5:80-26.1 et seq.).

- Administrative Entity. The Township anticipates that the affordable housing developer will administer and affirmatively market the units at the site, income qualify applicants, place minimum 30-year affordability controls on the units and provide long term administration of the units in accordance with COAH’s rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.
- Low/Moderate Income Split. At least half of the affordable units developed will be affordable to low income households, and at least 13% will be affordable to very low income households. In the event that the actual number of affordable units constructed is an odd number, the units will always be split in favor of the low-income unit share per N.J.A.C. 5:93-7.2 and the UHAC at N.J.A.C. 5:80-26.
- Affirmative Marketing. The affordable units will be affirmatively marketed in accordance with COAH’s rules at N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.
- Controls on Affordability. The affordable units will have minimum 30-year affordability controls in accordance with COAH’s rules and UHAC regulations.
- Bedroom Distribution. The Township’s affordable housing developer will follow the UHAC requirements regarding bedroom distribution for the affordable housing development on the site.
- Funding. As an inclusionary housing project, no outside sources of funding are anticipated.

## **Community Options**

The Township is partnering with the organization known as Community Options on the creation of 20 bedrooms of special needs housing in group homes. It is anticipated that these bedrooms will be provided in approximately 4 single-family homes in the Township. Community Options and the Township are currently working together to identify appropriate homes for this use.

Community Options will identify the homes and will work with the Township, via developer's agreements, to identify the subsidy necessary to ensure the units are created and managed properly for a minimum of 30 years. These homes are anticipated to be located in or near residential neighborhoods.

As required by in N.J.A.C. 5:93-5.3, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3., for the production of low and moderate income housing. As demonstrated below, the homes selected for this program will meet these criteria.

- The sites will have a clear title and is free of encumbrances which preclude development of affordable housing.
- The sites will be adjacent to compatible land uses and has access to appropriate streets.
- Adequate sewer and water. The sites will have adequate water and waste disposal. Note that group homes are not required to be served by public sewer and as such, they may be located outside of the Township's sewer service area.
- The sites will be developed in accordance with R.S.I.S. Development of the sites will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- Development of the sites will consistent with the State Development and Redevelopment Plan (hereinafter the "State Plan") and the rules and regulations of all agencies with jurisdiction over the site. The majority of the Township is located in a "Smart Growth Planning Area consisting of the Metropolitan and Suburban Planning Areas, PA 1 and 2, respectively.
- The Township is not within jurisdiction of a Regional Planning Agency or CAFRA. The site is located in the Highlands Planning Area in the Environmentally Constrained Subzone of the Conservation Area.
- The sites will comply with all applicable environmental regulations.
- The sites will not negatively impact any historic or architecturally important sites and districts.

In addition to site suitability, the affordable housing project will meet the applicable requirements in the Uniform Housing Affordability Control rules (UHAC) (N.J.A.C. 5:80-26.1 et seq.).

- Administrative Entity. Community Options will administer and affirmatively market the units at the site, income qualify applicants, place minimum 30-year affordability

controls on the units and provide long term administration of the units in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.

- Low/Moderate Income Split. All units shall be for low or very low income households.
- Affirmative Marketing. The affordable units will be affirmatively marketed in accordance with COAH's rules at N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.
- Controls on Affordability. The affordable units will have minimum 30-year affordability controls in accordance with COAH's rules and UHAC regulations.
- Bedroom Distribution. Group homes are exempt from bedroom distribution requirements.
- Funding. The Township will subsidize the creation of the 20 bedrooms. Notwithstanding, it is anticipated Community Options and/or other outside sources will also contribute funding to the program.

### **Pennrose Site**

This site is a 10.5-acre property located at Route 38 on Block 4801, Lot 12. The site is located in the R/PO, Residential / Professional Office, district. The Property is surrounded by single-family residential uses. Just beyond the rear, or southern, property line is the municipal boundary between Moorestown and Mount Laurel.

The site will be developed with a 100% affordable housing project consisting of 75 family rental units.

As required by in N.J.A.C. 5:93-5.3, affordable housing sites shall be approvable, developable, and suitable, as defined in N.J.A.C. 5:93-1.3., for the production of low and moderate income housing. As demonstrated below, this site meets these criteria.

- The site has a clear title and is free of encumbrances which preclude development of affordable housing. The site has a protective covenant from 1947 that states homes may not be constructed on lots of less than half an acre. While it is unclear if this covenant is applicable (the lot will not be subdivided), the contract purchaser (Pennrose Properties) is seeking Court-removal of the covenant.
- The site is adjacent to compatible land uses and has access to appropriate streets. The site is surrounded by single-family detached homes and is located along a State Highway.
- Adequate sewer and water. The site is located in a sewer service area and a public water area.
- The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- Development of the site is consistent with the State Development and Redevelopment Plan (hereinafter the "State Plan") and the rules and regulations of all agencies with

jurisdiction over the site. The site is located in a “Smart Growth Planning Area”. The adopted 2001 State Plan designate the site in the Metropolitan Planning Area, PA 1.

- The development is not within jurisdiction of a Regional Planning Agency or CAFRA. The site is located in the Highlands Planning Area in the Environmentally Constrained Subzone of the Conservation Area.
- The site will comply with all applicable environmental regulations. The site contains substantial wetlands; however, adequate developable land is located at the southwest portion of the site to host the multi-family building and associated site improvements, such as parking. The developer will work with the NJDEP to secure the necessary permitting, such as a wetland crossing for access to the site, as part of their development approval process.
- The site will not impact any historic or architecturally important sites and districts. The site is not located in or proximate to an historic district.

In addition to site suitability, the affordable housing project will meet the applicable requirements in the Uniform Housing Affordability Control rules (UHAC) (N.J.A.C. 5:80-26.1 et seq.).

- Administrative Entity. The affordable housing developer will administer and affirmatively market the units at the site, income qualify applicants, place minimum 30-year affordability controls on the units and provide long term administration of the units in accordance with COAH’s rules at N.J.A.C. 5:93 et seq. and UHAC per N.J.A.C. 5:80-26.
- Low/Moderate Income Split. At least half of the affordable units developed will be affordable to low income households, and at least 13% will be affordable to very low income households. In the event that the actual number of affordable units constructed is an odd number, the units will always be split in favor of the low-income unit share per N.J.A.C. 5:93-7.2 and the UHAC at N.J.A.C. 5:80-26.
- Affirmative Marketing. The affordable units will be affirmatively marketed in accordance with COAH’s rules at N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.
- Controls on Affordability. The affordable units will have minimum 30-year affordability controls in accordance with COAH’s rules and UHAC regulations.
- Bedroom Distribution. The Township’s affordable housing developer will follow the UHAC requirements regarding bedroom distribution for the affordable housing development on the site.
- Funding. Pennrose Properties will seek Low Income Housing Tax Credits, as well as other available sources of funding. However, the Township has committed to provide a municipal subsidy to ensure the funding necessary to achieve the project. The amount of municipal subsidy will be addressed in a subsequent agreement with Pennrose Properties.

## **Accessory Apartments**

As part of meeting the RDP, a 15-unit accessory apartment program will be implemented consistent with the requirements of N.J.A.C. 5:93-5.9. An accessory apartment is a self-contained residential dwelling unit with a kitchen, bathroom, sleeping quarters and a private entrance which is created to be occupied by a low or moderate income household. The accessory apartment may be created within an existing unit, be an addition to or be created in an accessory building.

The housing stock in Moorestown lends itself to the establishment of accessory apartments, as the homes are large and older. Twenty percent of the Township's homes were constructed prior to 1939 and an additional 25% were constructed between 1940 and 1959. Additionally, 78% of the Township's housing stock has 6 or more rooms. These older housing units with 6 or more rooms would be particularly appropriate for the creation of an accessory apartment.

The Township is seeking to provide 15 accessory apartments. The units will comply with N.J.A.C. 5:93-5.9, which requires, for example, ten (10) year affordability controls and demonstration that rents of accessory apartments will average 57.5 percent of median income, including utilities. Notwithstanding the minimum subsidies, the Township will provide a subsidy of \$20,000 for a moderate income unit and \$30,000 for a low income unit. Very low income units are not anticipated for this program. Accessory apartments are exempt from the bedroom distribution requirements (N.J.A.C. 5:93-5.9(b)). Additionally, this program will comply with the Uniform Housing Affordability Control rules (N.J.A.C. 5:80-26.1 et seq.) and will be administered by the Township's administrative agent. The Township will subsidize the program with development fees or other sources of municipal revenue as necessary.

## **Market to Affordable**

The Township proposes to provide 30 affordable housing units through a market to affordable program. This program entails purchase of previously owned market rate units and offering them in sound condition to low or moderate income households. The Township will work with real estate professionals to identify eligible units and will also prioritize vacant homes in the community. The program is exempt from the bedroom distribution requirements (N.J.A.C. 5:93-5.9(b)). Additionally, this program will comply with the Uniform Housing Affordability Control rules (N.J.A.C. 5:80-26.1 et seq.) and will be administered by the Township's administrative agent. The Township will subsidize the program with development fees or other sources of municipal revenue as necessary.