

Township of Moorestown, Burlington County Annual Unit/Project Monitoring
March 16, 2023

Site / Program Name:	Rehabilitation	Rehabilitation	Regional Contribution Agreement	Family Service/Kings Highway	Family Service/Oaks Integrated Care	New Jersey MENTOR/ Foundation for the Challenged	A.D.E.P.T. Programs Group Home
Project Type:	Burlington County Home Improvement Loan Program	Moorestown Township Rehabilitation Program		Supportive/Special Needs Housing	Supportive/Special Needs Housing	Supportive/Special Needs Housing	Supportive/Special Needs Housing
Block & Lot / Street:				Block 2000, lot 10 505 Kings Highway	Block 701, lot 30/202 Crider Avenue Block 1301, lot 11/45 and 61 Eraser Road Block 1701, lot 12/43 Villa Ave.	Block 1601, lot 11 617 Devon Rd.	Block 2500, lot 70 298 W. Main St.
Status:	Ongoing	Ongoing	Completed	Completed	Completed	Completed	Completed
Date:			2001	CO 2000	CO 2001	CO 2006	CO 2002
Length of Affordability Controls:	Until unit is vacated	10 years/until title is transferred		to 2021			
Administrative Agent:	Burlington County Human Services Dept. Divison of Community Development 795 Woodlane Road Westampton, NJ 08060 609-265-5072 press 2 https://www.co.burlington.nj.us/258/Block-Grant-Program	CGP&H 1249 S. River Rd., Suite 301 Cranbury, NJ 08512 609-664-2769		Oaks Integrated Care 770 Woodlane Road Mount Holly, NJ 08060 609-267-5928 https://oaksintcare.org/	Oaks Integrated Care 770 Woodlane Road Mount Holly, NJ 08060 609-267-5928 https://oaksintcare.org/	New Jersey MENTOR 2000 Crawford Place, Suite 700 Mt. Laurel, NJ 08054 856-533-4100 https://www.nj-mentor.com/	A.D.E.P.T. '111 High St. Mt. Holly, NJ 08060 609-267-8484 https://www.adeptprograms.com/index.html
Contribution:							
Type of Units:	Rehabilitation	Rehabilitation		Special needs affordable rental	Special needs affordable rental	Special needs affordable rental	Special needs affordable rental
Total Affordable Units:	Obligation of 19; 1 completed	--	274	3	11	4	5
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1BR 2BR 3BR
Very Low-Income				3	11	4	5
Low-Income							
Moderate-Income							
Comments:	County reports that no units were rehabilitated through their Home Improvement Loan Program during the 12 months through February 28, 2023.	CGP&H reports no units rehabilitated in 2022.	To Beverly City: 74 units To Mount Holly: 199 units	Prior Round	Prior Round and Third Round	Prior Round	Prior Round

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Site / Program Name:	Community Options	Firehouse	Courthouse	Extension of Controls	Extension of Controls	Extension of Controls	203-205 W. Second St.
Project Type:	Supportive/Special Needs Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing
Block & Lot / Street:	Various	Block 2406, lot 15 215 W. Main St.		Moorestown Court/Courthouse Block 4405, lot 30 82 E. Second St.	Block 4405, lots 24 and 25 66 and 68 E. Second St.	Block 4406, Lot 4 124 E. Second St.	Block 2402, lot 9 203-205 W. Second St.
Status:	Completed/Proposed	Completed	Completed	Completed	Completed	Completed	Completed
Date:		CO 1985	CO 1985	CO 1984	CO 1992	CO 1991	CO 2002
Length of Affordability Controls:	At least 30 years	2035	2035	2009	30 years, to 2042	30 years, to 2042	to 2033
Administrative Agent:	Community Options, Inc. 16 Farber Rd. Princeton, NJ 08540 609-951-9900 https://www.comop.org/	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070
Contribution:							
Type of Units:	Special needs affordable rental	Age-restricted affordable rental	Age-restricted affordable rental	Age-restricted affordable rental	Family affordable rental	Family affordable rental	Family affordable rental
Total Affordable Units:	20; 12 provided	8	8	8	3	1	2
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	20						
Low-Income		8	8	8	2	1	1
Moderate-Income						1	1
Comments:	Third Round. As of 2/28/23, Community Options has closed on three four-bedroom properties: 307 Flynn, 541 New Albany, and 137 Ramblewood. All properties are renovated and occupied and deed restrictions are filed. In February 2022 the Township authorized payment of \$200,000 for 307 Flynn; in October 2022 it authorized payment of \$200,000 for New Albany; and in November 2022 it authorized payment of \$200,000 for 137 Ramblewood.	Prior Cycle	Prior Cycle	Prior and Third Rounds	Prior and Third Rounds	Prior and Third Rounds	Prior Round

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Site / Program Name:	411 S. Lenola Rd.	Extension of Controls	Albany Acres	Baylor Arms (formerly Chestertowne Village)	Cedar Court	Creed I	Colonial Arms
Project Type:	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing			
Block & Lot / Street:	Block 1801, lot 19 411 S. Lenola Rd.	Block 4101, lot 5 528 Bethel Ave.	Block 1400, lots 11 and 12 326 New Albany Rd.	Block 4401, lot 31 99 E. Second St.	Block 2300, lots 7 and 7.1 thru 7.7 462 – 476 N. Church St.	Block 4308, lot 23 315 Chester Ave.	Block 2402, lots 8 thru 11 205-203 W. Second St.
Status:	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Date:	CO 1994	CO 1993	CO 1997	CO 2000	CO 1992	CO 2000	CO 2005
Length of Affordability Controls:		30 years, to 2043		to 2027	20 years	to 2027	to 2033
Administrative Agent:	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	CGP&H 1249 S. River Rd., Suite 301 Cranbury, NJ 08512 609-664-2769	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070
Contribution:							
Type of Units:	Family affordable rental	Family affordable rental	Family affordable rental	Family affordable rental	Family affordable for-sale	Family affordable rental	Family affordable rental
Total Affordable Units:	1	1	9	45	8	12	21
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR			
Very Low-Income							
Low-Income				2 20 3		2 2	2 9
Moderate-Income			1	1 16 3		2 6	2 8
Comments:	Prior Round	Prior and Third Rounds	Prior and Third Rounds	Prior Round	Prior Round	Prior Round	Prior Round

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

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Site / Program Name:	428 Camden Ave.	Creed II	Linden Place	Harper Drive	Centerton Road	Sbar Boulevard
Project Type:	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Municipally Sponsored 100% Affordable Housing	Inclusionary Development
Block & Lot / Street:	Block 2001, lot 6 428 Camden Ave.	Block 4308, lot 14 315 Chester Ave.	Block 5909, lot 3 Intersection of Linden and Pearl Streets	Block 3201, lot 3 307 Harper Drive	Block 8801, lot 4 (now subdivided into lot 4, lot 4.01, lot 4.02 and lot 4.03) Intersection of Hartford and Centerton Roads	Block 100, lot 1.09 Sbar Boulevard
Status:	Completed	Completed	Completed	Final approval 8/12/20	Final site plan approval 9/3/20	Proposed
Date:		2007	1989			
Length of Affordability Controls:	30 years, to 2041	30 years, to 2037	to 2039	At least 30 years	At least 30 years	
Administrative Agent:	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	MEND Inc. 99 East Second Street Moorestown, New Jersey 08057-3324 856-722 – 7070	Pennrose	Community Investment Strategies	
Contribution:						
Type of Units:	Family affordable rental	Family affordable rental	Age-restricted affordable rental	Family affordable rental	Age-restricted affordable rentals	Family affordable rental or for-sale
Total Affordable Units:	1	8	26	75	75 of 81 (6 to future round)	36
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income				2 6 3	11	1 2 1
Low-Income		4	26	5 15 7	30	2 8 3
Moderate-Income		4		8 20 9	40	3 11 4
Comments:	Third Round	Third Round. Four first-floor units are accessible for physically disabled residents; Moorestown petitioned COAH in 2005 and 2008 for a waiver from bedroom distribution requirements since most demand for accessible units is for 1br, and 2nd floor layout must follow 1st floor layout. Waiver granted as part of February 23, 2021 conditional JOR.	Third Round	Third Round. Tax credits awarded 2021. Bedroom distribution detailed in approvals; income distribution is UHAC.	Third Round. Project was modified to all age-restricted units to allow developer to pursue NJEDA Aspire funding; applicant now pursuing Affordable Housing Production Funds. Bedroom and income distribution conform to UHAC for all 81 units, assume all 1br units	Third Round. Amended rezoning adopted February 2021. Township had concept plan meeting with contract purchaser; concept may involve additional zoning changes. Bedroom and income distribution conform to UHAC.

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Site / Program Name:	MRD	Diocese of Trenton	Borton Landing Road (was Nagle Tract)	Land Resource Solutions	Accessory Apartments	Market-to-Affordable
Project Type:	Inclusionary Development	Inclusionary Development	Inclusionary Development	Inclusionary Development	Accessory Apartment	Market-to-Affordable
Block & Lot / Street:	Block 4801, lots 18 and 20 118 W. Route 38	Block 8801, lot 3.01	Block 7401, lot 1.02 Borton Landing Road	Block 1101, lots 12-16 Block 1102, lots 40-44 Cottage Avenue		
Status:	Proposed	Proposed	Final site plan approval 3/2/23	Approved January 2019	Proposed	Proposed
Date:						
Length of Affordability Controls:						Minimum 30 years
Administrative Agent:			Walters Group		Township Administrative Agent	Township Administrative Agent
Contribution:						
Type of Units:	Family affordable rental	Family affordable rental or for-sale	Family affordable rental	Family affordable rental	Family affordable rentals	Family affordable for-sale
Total Affordable Units:	35	17	76	4	0	0
Income/Bedroom Distribution:	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR	1 BR 2 BR 3 BR
Very Low-Income	1 2 1		2 6 2		1	
Low-Income	2 8 3		6 17 6		1	
Moderate-Income	3 10 4		7 22 8			1
Comments:	Third Round. Intervenor site. Rezoning completed; resolution authorizing mayor to sign settlement agreement adopted 2/28/22. Township reports it is close to an agreement with MRD. Bedroom and income distribution conform to UHAC.	Third Round. Rezoning adopted 12/16/19. Application for 20% inclusionary project received March 2022. Decision on jurisdiction currently being litigated. Bedroom and income distribution conform to UHAC.	Third Round. Project site moved pursuant to Lockheed Martin request for land swap. Developer received 2022 tax credits for 152-unit mixed-income development that will yield 76 affordable units and allow the Township to suspend its Market-to-Affordable and Accessory Apartment programs. Bedroom distribution is set forth in planner's review letter; income distribution conforms to UHAC.	Third Round. Income distribution is specified in approvals; bedroom distribution conforms to UHAC. Applicant received a use variance in January 2019 to construct the project. Construction has not yet started; developer going through resolution compliance.	Third Round. The program was tolled pending outcome of Borton Landing Road tax credit application. Walters received 2022 tax credits, so this program will remain tolled.	Third Round. One unit has been completed. The program was tolled pending outcome of Borton Landing Road tax credit application. Walters received 2022 tax credits, so this program will remain tolled.

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Site / Program Name:	Moorestown Mall			Kmart Center			Lenola Shopping Center			Mandatory Set-Aside		
Project Type:	Unmet Need Mechanism			Unmet Need Mechanism			Unmet Need Mechanism			Unmet Need Mechanism		
Block & Lot / Street:												
Status:	Phase I under construction									Adopted in 2018		
Date:	Phase I approved February 17, 2022											
Length of Affordability Controls:												
Administrative Agent:												
Contribution:												
Type of Units:												
Total Affordable Units:	75 of 213 approved						12					
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	6	17	6									
Low-Income	15	48	15									
Moderate-Income	21	63	22									
Comments:	<p>Redevelopment plan allowing for 1,065 housing units, of which 213 are to be affordable, adopted February 2020. Redevelopment plan dopted August 2021. Final approval granted February 2022 for Phase I, including 375 units, of which 75 will be affordable. Agreement signed in January 2021 to convey land for Phase I. Construction has commenced; accordingly, the Township reserves the right to utilize Phase I as a Round 3 RDP project instead of a Round 3 Unmet Need use. Bedroom and income distribution conform to UHAC</p>			<p>Overlay zoning or redevelopment plan allowing for residential development, including on upper stories of non-residential buildings, allowing for 390 total housing units, of which 78 are to be affordable. Adopted February 2020. No expression of interest has been received since last monitoring report.</p>			<p>Overlay zoning applied to Lenola Town Center district that will apply to shopping center site. Maximum of 60 residential units with 20% set-aside. Adopted December 2019. No expression of interest has been received since last monitoring report.</p>			<p>Adopted December 2018, requires 20% affordable housing set-aside for projects that produce five or more new units at a density of six units/acre or more through a variance or redevelopment plan. Set-aside is 15% for rentals and 20% for for-sale units.</p> <p>205-209 Chester Avenue approved project to provide 1 low-income rental unit. Township reports no additional applications have been received that would trigger the set-aside provisions.</p>		