

**Township of Moorestown, Burlington County Annual Unit/Project Monitoring**

March 16, 2024

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		2041	202 Crider, 45 and 61 Eraser: 2028 43 Villa: Annual		
Administrative Agent:	Burlington County Human Services Dept. Divison of Community Development 795 Woodlane Road Westampton, NJ 08060 609-265-5072 press 2 <a href="https://www.co.burlington.nj.us/258/Block-Grant-Program">https://www.co.burlington.nj.us/258/Block-Grant-Program</a>	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 <a href="https://oaksintcare.org/">https://oaksintcare.org/</a>	Oaks Integrated Care 770 Woodlane Road Mount Holly, NJ 08060 609-267-5928 <a href="https://oaksintcare.org/">https://oaksintcare.org/</a>	New Jersey MENTOR 2000 Crawford Place, Suite 700 Mt. Laurel, NJ 08054 856-533-4100 <a href="https://www.nj-mentor.com/">https://www.nj-mentor.com/</a>	A.D.E.P.T. '111 High St. Mt. Holly, NJ 08060 609-267-8484 <a href="https://www.adeptprograms.com/index.html">https://www.adeptprograms.com/index.html</a>
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:		CGP&H reports no units rehabilitated in 2023.	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:	Block 2205, lot 2 307 Flynn Ave. Block 3900, lot 14 541 New Albany Rd. Bloci 2082, lot 13 137 Ramblewood Rd.	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	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	2009	2035	30 years, to 2042	30 years, to 2042	to 2033
Administrative Agent:	Community Options, Inc. 16 Farber Rd. Princeton, NJ 08540 609-951-9900 <a href="https://www.comop.org/">https://www.comop.org/</a>	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:	12	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	12						
Low-Income		8	8	8	2	1	1
Moderate-Income					1		1
Comments:	Third Round. Due to the effects of the COVID-19 pandemic on the real estate market, the Township and Community Options have agreed to pause acquisition of additional properties.	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	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	Domenica Foundation/ 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 1.09 920 N. Lenola Rd.
Status:	Completed	Completed	Completed	Under Construction	Final site plan approval 9/3/20	Final site plan approval 11/2/2023
Date:		2007	1989	Final approval 8/12/20		
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	CGP&H 1249 S. River Rd., Suite 301 Cranbury, NJ 08512 609-664-2769
Contribution:						
Type of Units:	Family affordable rental	Family affordable rental	Age-restricted affordable rental	Family affordable rental	Age-restricted rentals	Family affordable for-sale
Total Affordable Units:	1	8	26	75	81	30
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   3   3	11	3   1
Low-Income		4	26	7   17   6	32   3	9   2
Moderate-Income		4		6   21   10	32   3	12   3
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. Income-bedroom distribution from tax-credit application.	Third Round. Project received 4% tax credits and Affordable Housing Production Funds 2023. Five units to be reserved for disabled veterans.	Third Round.

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<b>Site / Program Name:</b>	<b>MRD</b>	<b>Diocese of Trenton</b>			<b>Borton Landing Road (was Nagle Tract)</b>			<b>Land Resource Solutions</b>				
Project Type:	Inclusionary Development	Inclusionary Development			Inclusionary Development			Inclusionary Development				
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	Application submitted			Final site plan approval 9/7/2023			Approved January 2019				
Date:												
Length of Affordability Controls:												
Administrative Agent:					Walters Group							
Contribution:												
Type of Units:	Family affordable rental	Family affordable for-sale			Family affordable rental			Family affordable rental				
Total Affordable Units:	35	14			76			4				
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	1	2	1				2	6	2		1	
Low-Income	2	8	3		6	2	6	17	6		1	
Moderate-Income	3	10	4		5	1	7	22	8			2
Comments:	Third Round. Intervenor site. Rezoning completed, settlement agreement executed. Bedroom and income distribution conform to UHAC.	Third Round. Rezoning adopted 12/16/19.			Third Round. Project site moved pursuant to Lockheed Martin objection to development of Nagle on national security grounds. 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.  Litigation challenging the zoning swap has been filed; argument scheduled for April 2024.			Third Round. Income distribution is specified in approvals; bedroom distribution conforms to UHAC.  Developer going through resolution compliance.				

**Township of Moorestown, Burlington County Annual Unit/Project Monitoring**

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Site / Program Name:	Moorestown Mall	Kmart Center	Lenola Shopping Center	205-209 Chester Ave.	Mandatory Set-Aside
Project Type:	Unmet Need Mechanism	Unmet Need Mechanism	Unmet Need Mechanism	Inclusionary Development	Unmet Need Mechanism
Block & Lot / Street:				Block 4403, lots 4 and 5 205-209 Chester Ave.	
Status:	Phase I under construction			Approved 2022	Adopted in 2018
Date:	Phase I approved February 17, 2022				
Length of Affordability Controls:				At least 30 years	
Administrative Agent:				CGP&H 1249 S. River Rd., Suite 301 Cranbury, NJ 08512 609-664-2769	
Contribution:					
Type of Units:				Family affordable rental	
Total Affordable Units:	75 of 213 approved	78	12	1	
Income/Bedroom Distribution:	1 BR    2 BR    3 BR	1 BR    2 BR    3 BR	1 BR    2 BR    3 BR	1 BR    2 BR    3 BR	1 BR    2 BR    3 BR
Very Low-Income	6        17        6				
Low-Income	15       48       15			1	
Moderate-Income	21       63       22				
Comments:	Redevelopment plan allowing for 1,065 housing units, of which 213 are to be affordable, adopted August 2021. Phase I includes 375 units, of which 75 will be affordable. 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	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.	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.	Approved conversion of non-residential building into apartments, triggering Township's mandatory set-aside. Must provide one 1br low-income unit; condition included in approvals.	Adopted December 2018, requires 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.  Township reports no applications have been received in 2023 that would trigger the set-aside provisions.