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2015 Housing Element & Fair Share Plan

Union Township, Hunterdon County, New Jersey

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Adopted May 28, 2015

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FAIR SHARE PLAN APPENDICES

EXECUTIVE SUMMARY

This housing element and fair share plan has been prepared for Union Township, Hunterdon County and supersedes the 2010 *Amended Third Round Housing Element and Fair Share Plan*.

On September 26, 2013 the NJ Supreme Court invalidated COAH's 2008 third round substantive and procedural rules, *N.J.A.C.* 5:96 and 5:97, (In The Matter Of The Adoption Of *N.J.A.C.* 5:96 and 5:97 By The New Jersey Council On Affordable Housing, 215 N.J. 578 (2013)) and ordered COAH to prepare replacement rules within 5 months, or by February 26, 2014. While no rules were forthcoming, on February 26 COAH filed a motion with the Supreme Court asking the Court to extend the deadline to propose new regulations to May 1, 2014. On March 14, 2014, the NJ Supreme Court granted COAH more time to prepare and adopt new regulations. In that Order, the Court set a schedule that included, among other milestones, adoption of new third round rules on or before October 22, 2014. Although COAH released draft rules on April 30, 2014 (*N.J.A.C.* 5:99 and *N.J.A.C.* 5:98) and met all other Supreme Court's deadlines leading up to the October 22, 2014 deadline, it was unable to adopt the rules by that deadline. More specifically, on October 20, 2014, the COAH Board deadlocked with a 3-3 vote on the motion to adopt the rules it had proposed. As a result, there are no adopted third round rules to which the Township may conform a housing element and fair share plan.

On October 31, 2014 Fair Share Housing Center filed a motion before the NJ Supreme Court to enforce litigant's rights. This motion argued that COAH violated the Supreme Court's orders regarding the adoption of new rules and that the Court should hold that COAH no longer protects municipalities from exclusionary zoning litigation. The motion further argued that the Court should appoint a small number of judges to determine a consistent methodology for how municipal obligations are calculated and satisfied and that subsequent litigation, in the form of exclusionary zoning lawsuits (also known as builder's remedy lawsuits), should take place in Superior Court. The Supreme Court began hearing arguments on this motion on January 6, 2015.

On March 10, 2015, the Supreme Court issued a ruling on the Motion In Aid of Litigant's Rights filed by Fair Share Housing Center ("FSHC") (In re Adoption of *N.J.A.C.* 5:96 & 5:97 by N.J. Council on Affordable Housing). This long-awaited decision provides a new direction for how New Jersey municipalities are to comply with the constitutional requirement to provide their fair share of affordable housing. The Court transferred responsibility to review and approve housing elements and fair share plans

(housing plans) from COAH to designated *Mount Laurel* trial judges. The implication of this is that municipalities may no longer wait for COAH to adopt third round rules before preparing new third round housing plans and municipalities must now apply to Court, instead of COAH, if they wish to be protected from exclusionary zoning lawsuits. These trial judges, likely with the assistance of an appointed Special Master to the Court, will review municipal plans much in the same manner as COAH previously did. Those towns whose plans are approved by the Court will receive a Judgement of Repose, the court-equivalent of COAH's substantive certification.

The decision established a 90-day transitional period starting the day of the decision, during which municipalities may prepare materials and data to demonstrate to the Courts that they are satisfying their Mt. Laurel obligation of creating a realistic opportunity for affordable housing. The Court indicated that during this 90 day period, COAH may re-establish control over the process by adopting 5:98 and 5:99 into law. The decision also requires that the Courts and municipalities calculate their 1999 to 2025 affordable housing obligations using the first and second round methodologies.

This Plan demonstrates that Union Township has sufficient completed and anticipated units to satisfy the affordable housing obligation set forth by COAH during its most recent rule making process. While there are no adopted third round regulations, the draft regulations proposed by COAH provide the only affordable housing methodology which has been considered by the State agency responsible for implementation of the Fair Housing Act. Moreover, while the COAH Board deadlocked 3-3 in its October 20, 2014 meeting on the vote to adopt the proposed rules, the COAH Acting Director stated on the record at that meeting that the staff did not recommend that any of the proposed rules be substantively changed or re-proposed. For these reasons, it is reasonable for this 2015 Housing Element and Fair Share Plan to rely on the draft COAH rules, as well as the Fair Housing Act, for calculating and satisfying the affordable housing obligation.

The technical appendices of the draft substantive rules (*N.J.A.C.* 5:99) identify the below listed affordable housing obligations for Union Township. COAH's draft rules, including the technical appendices, can be found in the Fair Share Plan Appendices of this Plan and additional information about the calculation of Union's obligation can be found in the section titled "Union Township's Affordable Housing Obligation".

- Rehabilitation Share = 0
- Unanswered Prior Obligation (1987 to 2014) = 0
- Prospective Need (2014 to 2024) = 21

AFFORDABLE HOUSING IN NEW JERSEY

Introduction to COAH

In its landmark 1975 decision referred to now as "Mount Laurel I", the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing. In its 1983 "Mount Laurel II" decision, the Supreme Court extended the obligation to all municipalities, designated the State Development Guide Plan or any successor State Plan as a critical touchstone to guide the implementation of this obligation and created an incentive, subject to various limitations, for private developers to enforce the "Mount Laurel doctrine" by bringing exclusionary zoning lawsuits against municipalities which are not in compliance.

In 1985, the Legislature enacted the Fair Housing Act at N.J.S.A. 52:27D-310 (the "FHA") in response to the Mount Laurel court decisions. The FHA created the Council on Affordable Housing as the administrative alternative to the Courts. The FHA also charged COAH with the responsibility to (i) establish housing regions, (ii) estimate low and moderate income housing needs, (iii) establish criteria and guidelines for municipalities to determine and address their fair share numbers, and (iv) to review and process municipal petitions for approvals of their housing elements and fair share plans.

COAH released its "first round" affordable housing obligations in 1986 for the time period 1987 to 1993. First round affordable housing obligations were superseded by the 1994 COAH regulations (N.J.A.C. 5:93-1.1 et seq.) which recalculated a portion of the 1987-1993 affordable housing obligation for each municipality and computed the additional municipal affordable housing need from 1993 to 1999; this is known as the "second round". This 12 year cumulative period from 1987 through 1999 was, until recently, referred to as the "prior round."

The Third Round

On December 20, 2004, COAH's first version of the third round rules became effective (*N.J.A.C.* 5:94 [substantive rules] and 5:95 [procedural rules]). At that time, the third round was defined as the period from 1999 to 2014 condensed into an affordable housing delivery period from January 1, 2004 through January 1, 2014. The third round rules marked a significant departure from the methodology utilized in COAH's two prior rounds. Previously, COAH assigned an affordable housing obligation as an absolute number to each municipality. These third round rules implemented a "growth

share" approach that linked the production of affordable housing with future residential and non-residential development within a municipality. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014. The third round affordable housing obligation was based on those projections with one affordable unit required for every eight market rate units developed and one affordable unit required for every 25 jobs created, expressed as non-residential building square footage.

However, in a unanimous decision in January 2007, In re Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super. 1 (App. Div. 2007), the Appellate Court invalidated key aspects of COAH's third round rules. The Court ordered COAH to propose and adopt amendments to its rules to address the deficiencies identified by the Court.

In response to the 2007 decision, COAH revised its third round rules (*N.J.A.C.* 5:96 [procedural rules] and 5:97 [substantive rules]), effective June 2, 2008 as well as adopted a further rule revision, effective on October 20, 2008. These revised rules were intended to address the 2007 Appellate Court decision. While still relying on a growth share approach, this revised version provided residential development and job projections for the third round (which was expanded to encompass the years January 1, 2004 through December 31, 2018). Additionally, COAH revised its ratios to require one affordable unit for every four market rate units developed and one affordable housing unit for every 16 jobs created, still expressed as non-residential building square footage. Municipalities were required to set forth in the Housing Element and Fair Share Plan how they intended to accommodate the affordable housing obligation generated by COAH's revised third round growth projections. These 2008 revised rules required municipalities to submit a Housing Element and Fair Share Plan to COAH, or to the Court, by December 31, 2008 in order to remain protected from exclusionary zoning lawsuits.

COAH's 2008 third round rules were challenged by several parties and, on October 8, 2010, the Appellate Court invalidated COAH's third round growth share methodology and portions of COAH's regulations in In re Adoption Of *N.J.A.C.* 5:96 and 5:97 By New Jersey Council On Affordable Housing, 390 N.J. Super. 1 (App. Div. 2010).

Significantly, this decision also upheld the legitimacy of COAH's determination of the rehabilitation (also referred to as "present need") and prior round obligations. The Court summarized its findings in this regard as follows:

> *"We affirm the other parts of the revised third round rules, including COAH's determination of present need and prior round affordable housing obligations." (slip op. at 72)*

The Appellate Division directed COAH to abandon the growth share approach and to revise its third round methodology and regulations by March 8, 2011 using a methodology substantially similar to COAH's first and second round methodologies. COAH later sought a stay from the NJ Supreme Court of the March 8, 2011 deadline imposed by the Appellate Division to prepare revised third round rules. On January 18, 2011, the NJ Supreme Court granted the stay.

Subsequently, on March 31, 2011, the NJ Supreme Court granted petitions and cross-petitions to all of the various challenges to the Appellate Division's decision. The NJ Supreme Court heard oral argument on the challenges to the Appellate Court's ruling on November 14, 2012.

On September 26, 2013 the NJ Supreme Court upheld the Appellate Court decision in In re Adoption of *N.J.A.C.* 5:96 and 5:97 by New Jersey Council On Affordable Housing, 215 N.J. 578 (2013), and ordered COAH to prepare the necessary rules. Subsequent delays in COAH's rule preparation and ensuing litigation led to the NJ Supreme Court, on March 14, 2014, setting forth a schedule for adoption. COAH approved draft third round rules on April 30, 2014.

While COAH no longer refers to the new construction obligations in "rounds", what is commonly referred to as the "third round" was been extended in COAH's draft rules. The 2008 COAH rules define the third round obligation as the need generated between 1999 and 2018, with a delivery period between 2008 and 2018. It furthermore defined the prior round obligation as the affordable housing need generated during the first and second rounds of affordable housing between 1987 to 1993 and 1993 to 1999, respectively. In contrast, the draft rules define the unanswered prior obligation as the previously referred to prior round obligation for 1987 to 1999 *and* the obligation for 1999 to 2014; they define the prospective need as the affordable housing obligation for 2014 to 2024.

Although ordered by the NJ Supreme Court to adopt revised new rules on or before October 22, 2014, the Council on Affordable Housing ("COAH") deadlocked 3-3 at its October 20th meeting and failed to adopt the draft rules. An initial motion to table the rule adoption for 60 days to consider amendments also deadlocked at 3-3 and failed. A motion in aid of litigant's rights was filed with the NJ Supreme Court and oral argument on that motion has been scheduled for January 6, 2015.

On March 10, 2015, the Supreme Court issued a ruling on the Motion In Aid of Litigant's Rights filed by Fair Share Housing Center ("FSHC") (In re Adoption of *N.J.A.C.* 5:96 & 5:97 by N.J. Council on Affordable Housing). This long-awaited decision provides a new direction for how New Jersey municipalities are to comply with the constitutional requirement to provide their fair share of affordable housing. The Court transferred responsibility to review and approve housing elements and fair share plans (housing plans) from COAH to designated *Mount Laurel* trial judges. The implication of this is that municipalities may no longer wait for COAH to adopt third round rules before preparing new third round housing plans and municipalities must now apply to Court, instead of COAH, if they wish to be protected from exclusionary zoning lawsuits. These trial judges, likely with the assistance of an appointed Special Master to the Court, will review municipal plans much in the same manner as COAH previously did. Those towns whose plans are approved by the Court will receive a Judgement of Repose, the court-equivalent of COAH's substantive certification.

The decision established a 90-day transitional period starting the day of the decision, during which municipalities may prepare materials and data to demonstrate to the Courts that they are satisfying their Mt. Laurel obligation of creating a realistic opportunity for affordable housing. The Court indicated that during this 90 day period, COAH may re-establish control over the process by adopting 5:98 and 5:99 into law. The decision also requires that the Courts and municipalities calculate their 1999 to 2025 affordable housing obligations using the first and second round methodologies.

In addition to judicial activity, there have been a number of efforts at statewide affordable housing reform over recent years. The most significant occurred on July 17, 2008, when Governor Corzine signed P.L. 2008, c.46, known as the "Roberts Bill", which amended the Fair Housing Act in a number of ways. Key provisions of the Roberts bill include the following:

- Eliminated regional contribution agreements ("RCAs");

- Added a requirement that 13% of third round affordable housing units be restricted to very low income households (30% or less of median income);
- Established a statewide 2.5% nonresidential development fee instead of a nonresidential growth share delivery obligation for affordable housing; and
- Established a requirement that development fees be committed for expenditure within four years of being received by the municipality.

Highlands Regional Master Plan

In 2008, the Township began the process of preparing a revised third round housing element and fair share plan to address COAH's revised third round rules at *N.J.A.C.* 5:96 et seq. and 5:97 et seq., which became effective on June 2, 2008. During the same time period, the Township reviewed the Highlands RMP and initiated conversations regarding participation in the Highlands RMP conformance process.

On September 5, 2008, Governor Corzine issued Executive Order #114 to coordinate actions between COAH and the Highlands Council. The Executive Order directed the Highlands Council to work with COAH and the Department of Environmental Protection ("DEP") to establish a framework for municipalities in the Highlands to provide for a realistic opportunity for affordable housing while also conforming to the Highlands RMP.

In response to the Executive Order, in October, 2008, COAH and the Highlands Council entered into a Memorandum of Understanding (MOU) that outlined the structure of the relationship between COAH and the Highlands Council. Among other items, the MOU provided for joint determinations of the suitability of affordable housing sites. Additionally, the MOU identified a process for developing revised growth projections for Highlands municipalities that are consistent with the RMP and would serve as the basis for allocating third round growth share obligations to municipalities in the Highlands.

COAH's draft rules account for the limited development potential in Highlands municipalities through its calculation of the buildable limit (the buildable limit is defined in *N.J.A.C.* 5:99-1.2 as "a methodological constraint applied to the determination of municipal affordable housing need that identifies developable land and the ability to accommodate its Fair Share of Prospective Need and/or Unanswered Prior Obligation".)

Affordability Requirements

Affordable housing is defined under New Jersey's Fair Housing Act as a dwelling, either for sale or rent that is within the financial means of households of low or moderate income as income is measured within each housing region. The Township is in COAH's Region 3, which includes Middlesex, Somerset, and Hunterdon counties. Moderate–income households are those earning 80% or less of the regional median income. Low-income households are those with annual incomes below 50% of the regional median income. With changes to the law in July of 2008, COAH has also created a very low-income category, which is defined as households earning 30% or less of the regional median income.

Through the Uniform Housing Affordability Controls ("UHAC") at *N.J.A.C.* 5:80-26.3(d) and (e), COAH requires that the maximum rent for a qualified unit be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income.

The regional median income is defined by COAH using the federal Department of Housing and Urban Development ("HUD") income limits on an annual basis. In the spring of each year HUD releases updated regional income limits which COAH reallocates to its regions. It is from these income limits that the rents and sale prices for affordable units are derived. See Tables 1 through 3 for additional information. Table 1 provides the 2014 Income Limits for Region 3, however, COAH has published figures for up to eight person households; the most common figures have been supplied here. Income limits are updated annually and are available from COAH. The sample rents and sale prices in Tables 2 and 3 are gross figures and do not account for the specified utility allowance.

Table 1. 2014 Income Limits for Region 3

Household Income Levels	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
Moderate Income	$58,800	$67,200	$75,600	$84,000	$90,720
Low Income	$36,750	$42,000	$47,250	$52,500	$56,700
Very Low Income	$22,050	$25,200	$28,350	$31,500	$34,020

Source: COAH 2014 Regional Income Limits

Table 2. Sample 2014 Affordable Rents for Region 3

Household Income Levels	1 Bedroom Unit Rent	2 Bedroom Unit Rent	3 Bedroom Unit Rent
Moderate Income at 60%	$1,181	$1,418	$1,638
Low Income at 46%	$906	$1,087	$1,256
Very Low Income at 30%	$591	$709	$819

Source: COAH Illustrative 2014 Low and Moderate Income Gross Rents for New Construction

Table 3. Sample 2014 Affordable Sale Prices for Region 3

Household Income Levels	1 Bedroom Unit Price	2 Bedroom Unit Price	3 Bedroom Unit Price
Moderate Income at 70%	$141,462	$169,755	$196,161
Low Income at 50%	$93,442	$112,130	$129,572
Very Low Income at 30%	$45,421	$54,505	$62,984

Source: COAH Illustrative 2014 Low & Moderate Income Sales Prices for New Construction

HOUSING ELEMENT AND FAIR SHARE REQUIREMENTS

In accordance with the Municipal Land Use Law (*N.J.S.A.* 40:55D-1, et seq.), a municipal Master Plan must include a housing plan element as the foundation for the municipal zoning ordinance (see *N.J.S.A.* 40:55D-28b(3)). Pursuant to the Fair Housing Act (*N.J.S.A.* 52:27D-301 et seq.), a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing. Specifically, *N.J.S.A.* 52:27D-310 requires that the housing plan element contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low and moderate income housing; and
- A consideration of the lands most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

UNION TOWNSHIP'S AFFORDABLE HOUSING HISTORY

Union Township prepared a First Round (1987-1993) housing element and fair share plan addressing a 7-unit affordable housing obligation (7 new construction/ 0 rehabilitation) and received First Round substantive certification from COAH on December 19, 1988. Subsequently, the Township prepared a Second Round Plan to address its cumulative (1987-1999) affordable housing obligation of 101 units (78 new construction/ 23 rehabilitation) and received Second Round Certification from COAH on October 2, 1996, as well as receiving COAH approval of an amendment to the certified Plan on December 6, 2000.

As the Township's Second Round Certification was valid for six years from 1996 and COAH had yet to adopt its Third Round (1987-2014) regulations, the Township received an extension of its Second Round substantive certification on June 8, 2005 (COAH initially granted a temporary extension to Union Township's substantive certification on September 4, 2002 and granted a final extension to Union Township's substantive certification on November 6, 2002 pursuant to rules that were previously adopted by COAH.)

In June 2005, COAH found that a prior inclusionary site – the Country Arch site – no longer presented a realistic opportunity for affordable housing. However, prior to this determination, Union Township adopted a December 2004 amendment to its COAH-certified second round plan. This plan amendment had included a new 42-unit RCA with the City of New Brunswick to replace the Country Arch site. In addition, Union Township filed a motion with COAH requesting an extension of its second round substantive certification on December 9, 2004. In a resolution dated June 8, 2005, COAH granted Union Township's motion for an extension of it second round certification, requiring that the Township petition for third round substantive certification by December 20, 2005.

The Township then petitioned for third round substantive certification on December 7, 2005 (and incorporated the prior 2004 plan amendment which had not been acted on by COAH prior to the required December 2005 plan submission date) under COAH's original third round rules at N.J.A.C. 5:94 et seq; however, the application had not been certified by COAH prior to the issuance of the Appellate Division's January 25, 2007 decision overturning portions of COAH's regulations.

In response to the COAH/Highland MOU, Union Township submitted a resolution notifying COAH of its intent to conform to the Highlands Council's Plan Conformance Guidelines and a resolution notifying COAH of its intent to petition for substantive certification no later than December 8, 2009. On November 12, 2008, COAH granted a waiver from the December 31, 2008 deadline for petitioning COAH established in N.J.A.C. 5:96-16.2. On August 12, 2009, COAH extended the deadline for Union to petition for substantive certification until June 8, 2010.

The Township Planning Board adopted its Amended Third Round Housing Element and Fair Share Plan on May 27, 2010 and the Governing Body endorsed it on June 2, 2010. The Township petitioned COAH for substantive certification on June 8, 2010. Similar to the 2005 plan, COAH did not act on the 2010 petition prior to the 2008 Third Round Rules being invalidated, this time by the 2013 Supreme Court decision overturning the validity of the 2008 Rules in In re Adoption Of N.J.A.C. 5:96 and 5:97 By New Jersey Council On Affordable Housing, 215 N.J. 578 (2013).

Immediately upon the April 2014 release of COAH's draft substantive and procedural rules, *N.J.A.C.* 5:99 and *N.J.A.C.* 5:98 respectively, the Township began planning for how best to provide its fair share of affordable housing.

In addition to Union Township's compliance with COAH's rules, the Township has a history promoting affordable housing in other ways. For example, Union Gap village, a multi-family development with more than 100 units near the Town of Clinton and Route 78, has provided low cost housing for three decades. Additionally, the Township permits accessory apartments in all residential districts and permits ECHO (elder cottage housing opportunity) as well. Additionally, there is a small development of mobile homes in the Township that also provide another opportunity for low cost housing.

GOALS AND OBJECTIVES

The NJ Highlands Council has established the following goals, objectives, and policies related to Housing and Community Facilities identified in the RMP:

- Market-rate and affordable housing sufficient to meet the needs of the Highlands region within the context of economic, social, and environmental considerations and contexts.
- To establish a region-wide, comprehensive approach to addressing housing needs in the
- Highlands Region, serving all age groups, income levels, and mobility options.
- A comprehensive housing program addressing regional housing needs within the context of preserving the character and environmental integrity of the Highlands.
- An interagency partnership with the COAH in support of the achievement of both the resource protection requirements of the RMP and the municipal constitutional obligation, in "growth areas," to provide a realistic opportunity for the construction of a fair share of affordable housing for low and moderate income households.
- Preserve and monitor existing stocks of affordable housing.
- To promote, where appropriate and permitted by the Land Use Capability Zone, center- based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.
- To promote, where appropriate and permitted by the Land Use Capability Zone, affordable housing within new residential and mixed use development, redevelopment, or adaptive reuse projects.
- To encourage the targeting of new housing to areas with compatible existing densities and within walking distance of schools, employment, transit, and community facilities and services.
- To locate and maintain community facilities and services that support compact development patterns, shared services, and provide a high level of service.
- To require that conforming municipalities identify existing and planned community facilities and encourage shared service opportunities as part of the local Community Facility Plan element.
- To require that conforming municipalities implement both the resource protection requirements of the RMP along with the New Jersey Supreme Court's doctrine, in

its Mount Laurel decisions, that every municipality in a "growth area" has a constitutional obligation to provide through its land use regulations, sound land use, and long range planning, a realistic opportunity for a fair share of its region's present and prospective needs for housing for low and moderate income families.

- To require that conforming municipalities update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current conditions and resource protection requirements of the RMP.

In furtherance of the Township's efforts to ensure sound planning, this Plan is consistent with the Highland RMP's goals and objectives. The Township's housing element and fair share plan is consistent with the following goals, objectives, and policies related to Housing and Community Facilities identified in the RMP:

1. Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social and environmental constraints;

2. Establish a region-wide, comprehensive approach to addressing housing needs in the Highlands Region, serving all age groups, income levels and mobility options;

3. A comprehensive housing program addressing regional housing needs within the context of preserving the character and environmental integrity of the Highlands;

4. An interagency partnership with COAH in support of the achievement of both the resource protection requirements of both the RMP and the municipal constitutional obligation, in "growth areas" to provide a realistic opportunity for the construction of a fair share of affordable housing for low and moderate income households;

5. Preserve and monitor existing stocks of affordable housing;

6. Promote where appropriate and permitted by the Land Use Capability Zone affordable housing within new residential and mixed use development, redevelopment, or adaptive reuse projects; and,

7. To require that conforming municipalities update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current conditions and resource protection requirements of the RMP.

HOUSING STOCK, DEMOGRAPHIC & EMPLOYMENT ANALYSIS

Housing Stock Inventory

In 2013 there were 1,956 housing units in Union, of which 106, or 5.4%, were vacant. Of the 1,850 occupied units, 92.6% were owner-occupied and 7.4% were rented. Table 4, *Housing Units by Occupancy Status*, illustrates the occupancy status in 2013. In Union the most common housing types include single-family detached units at 70% (1,378 units) of the total housing stock and housing units in buildings containing 5 or more units (apartment buildings or multi-family housing) at 19.1% (373) of the total housing stock.

It appears the data source for Table 4, the American Community Survey, did not account for the mobile homes located in Pattenburg on Bradroy Court. Based on aerial photography, it appears there are approximately 15 mobile homes in this location.

Table 4. Housing Units by Number of Units in Occupied Structures, 2009-2013

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	82	1,296	1,234	62
1, attached	15	117	116	1
2	0	36	0	36
3 or 4	0	37	31	6
5 +	9	364	332	32
Mobile Home or Other	0	0	0	0
Total	*106*	*1,850*	*1,713*	*137*

Source: 2009-2013 American Community Survey: Tenure by Units in Structure and Selected Housing Characteristics (B25032, DP04)

Table 5, *Housing Units by Age*, below illustrates the aging of the Township's housing stock. The decade contributing the most housing units to Union's 2013 housing stock was the period 1990 and 1999, when 445 units were added, making up 22.8% of the total housing stock in 2013. In comparison, 49 housing units in 2013 date back to 1940-1949. Since 2010, only 1 certificate of occupancy has been issued in Union Township.

Table 5. Housing Units by Age, 2009-2013

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
2010-2013[1]	0	0	0	0
2000-2009	0	255	255	0
1990-1999	21	424	424	0
1980-1989	11	416	376	40
1970-1979	17	390	359	31
1960-1969	0	71	71	0
1950-1959	13	93	68	25
1940-1949	0	49	49	0
Pre-1940	29	167	111	56
Total	*91*	*1,865*	*1,713*	*152*
Median Year Built		1984	1985	1958

Sources: 2009-2013 American Community Survey: Tenure by Year Structure Built and Selected Housing Characteristics (B25036, DP04); New Jersey Department of Community Affairs Housing Units Authorized by Building Permits (2010-2013 only)

As illustrated in Table 6, below, the plurality of housing units (37.6%) in Union Township has four bedrooms, and nearly two-thirds (61%) has three or more bedrooms. This is consistent with trends in Hunterdon County, where 33.8% of units have four bedrooms and 71.6% have three or more bedrooms, although four-bedroom units only comprise 18.8% of housing in the State and three-plus bedroom units comprise 57% of the housing. Efficiency units, or those with no bedrooms (often in the form of studio apartments) comprised half of one-percent of housing in Union, compared to 0.9% in Hunterdon and 3.1% across the State. In comparison, only 284 households (15.2%) in the Township have four persons, and 90 households have five or more persons. About two-thirds of all households (59.9%) are composed of no more than two people. Additionally, there were no renter households in the Township with more than three people. See Tables 13 and 14 for additional data on household sizes.

[1] This unit is not reported in ACS data and is not included in any other table related to housing units in this section of the document.

Table 6. Housing Units by Number of Bedrooms, 2009-2013

Number of Bedrooms	Total Units	Percent	Vacant Units	Occupied Units		
				Total	Owner	Renter
Efficiency	10	0.5%	0	10	10	0
1 bedroom	364	18.6%	20	344	306	38
2 bedrooms	388	19.8%	13	375	290	85
3 bedrooms	348	17.8%	29	319	307	12
4 bedrooms	736	37.6%	21	715	698	17
5+ bedrooms	110	5.6%	8	102	102	0

Source: 2009-2013 American Community Survey: Tenure by Bedrooms and Selected Housing Characteristics (B25042, DP04)

The median housing value in Union is $427,600 (recorded for occupied units), which is 5.8% higher than the County and 30.7% greater than the State as a whole. There are 174, or 10.1%, owner occupied housing units whose value was under $150, 000. The majority of these units are located in Union Gap Village, a multi-family development near the Town of Clinton and Route 78. It is these homes that are most likely to be affordable by low or moderate income households. The plurality of occupied housing units (39.1%) in Union Township is valued between $500,000 and $999,999, compared to 29.7% in Hunterdon and 17.7% across New Jersey. Cost-burdened homeowners, often measured as those expending more than 30% of their household incomes on housing costs, make up 44.4% of homeowners with mortgages and 35.6% of homeowners without mortgages. The cost burdened rate for homeowners with mortgages is consistent with rates across the County and State, while the rate for homeowners without a mortgage is approximately 10 percentage points higher than the State and County trend.

Table 7. Housing Values, Owner Occupied, 2009-2013

Value	Numbers of Units	Percent
$0-50,000	57	3.3%
$50,000-99,999	0	0.0%
$100,000-149,999	117	6.8%
$159,000-199,999	204	11.0%
$200,000-299,999	155	9.0%
$300,000-499,999	511	19.8%
$500,000-999,999	669	39.1%
$1,000,000+	0	0.0%
Total	*1,713*	*100%*

Source: 2009-2013 American Community Survey: Selected Housing Characteristics (DP04)

Table 8, *Gross Rents for Specified Renter –Occupied Housing Units*, provides information on the gross costs of rental housing in Union Township. The median gross rent in Union is $1,375 per month. The American Community Survey reported no renters paying less than $1,000 per month; seventy-eight renters paid between $1,000 and $1,499 monthly and 34 renters paid more than $1,500. Market rents in Union may be reasonable for moderate-income households, or low-income households renting two or more bedroom units, but would be highly burdensome for very-low income households. Only 30.3% of renters in Union Township are cost-burdened compared to more than half of renters at the County and State levels. Additionally, 40 of the Township's 152 occupied rental units pay no rents.

Table 8. Gross Rents for Specified Renter-Occupied Housing Units, 2009-2013

Monthly Rent	Union Township		Hunterdon County	
	Units	Percent	Units	Percent
Under $200	0	0.0%	103	1.5%
$200-299	0	0.0%	85	1.3%
$300-499	0	0.0%	163	2.4%
$500-749	0	0.0%	353	5.2%
$750-999	0	0.0%	793	11.8%
$1,000-1,499	78	69.6%	2,992	44.4%
$1,500+	34	30.4%	2,245	33.3%
Total	*112*	*100%*	*6,734*	*100%*

Source: 2009-2013 American Community Survey: Selected Housing Characteristics (DP04)

The latest data available shows that there are no units in Union Township with inadequate plumbing or kitchen facilities, while half of one-percent of units across Hunterdon have one or more of these indicators of deficiency. See Table 9, Selected Quality Indicators for Occupied Housing Stock. These indicators of deficiency have historically been used to calculate municipalities' affordable housing rehabilitation obligations.

Table 9. Selected Quality Indicators for Occupied Housing Stock, 2009-2013

Condition	Percent of Occupied Housing Stock		
	Union Township	Hunterdon County	New Jersey
Inadequate plumbing	0.0%	0.5%	0.4%
Inadequate kitchen	0.0%	0.5%	0.8%

Source: 2009-2013 American Community Survey: Selected Housing Characteristics (DP04)

While Union Township saw 55.1% population growth between 1980 and 2000, the Township's population dropped by 4.1% (approximately 252 persons) between 2000 and 2010, in comparison, during the last decade, the County population grew by 5.2% and the State saw 4% growth. See Table 10, *Population Growth Between 1990 and 2010* for additional detail.

Table 10. Population Growth Between 1990 and 2010

	1990	Percent Change	2000	Percent Change	2010	Percent Change
Union Township	5,078	28%	6,160	21%	5,908	-4.1%
Hunterdon County	107,776	23%	121,989	13%	128,349	5.2%
New Jersey	7,730,188	5%	8,414,350	9%	8,791,894	4.0%

Source: 1980, 1990, 2000, 2010 US Census (DP-1)

Between 2000 and 2010, Union lost population in all but one age bracket of persons younger than 45 years old. The greatest growth was in the 45-64 year-old age brackets, which grew by 12.6% of the total population. The 25-44 year-old age groups shrank by 15.5% of the population. The Township's median age also increased by 6 years between 2000 and 2010. These trends are in part attributable to nationwide aging trends. See Table 11, *Age Distribution*, for additional details.

Table 11. Age Distribution, 2000 – 2010

Age Group	2000	Percent	2010	Percent	Percent Change
Under 5	278	4.5%	197	3.3%	-1.2%
5-14	716	11.6%	649	11.0%	-0.6%
15-24	547	8.9%	626	10.6%	1.7%
25-34	1,072	17.4%	672	11.4%	-6.0%
35-44	1,600	26.0%	972	16.5%	-9.5%
45-54	1,043	16.9%	1,427	24.2%	7.2%
55-64	500	8.1%	797	13.5%	5.4%
65-74	265	4.3%	351	5.9%	1.6%
75+	139	2.3%	217	3.7%	1.4%
Total	*6,160*	*100%*	*5,908*	*100%*	
Median Age	37.6		43.7		

Source: 2000, 2010 US Census (DP-1)

Household Characteristics

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. By comparison, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. The U.S. Census Bureau also collects data for group housing facilities or "group quarters". Group quarters as defined by the U.S. Census Bureau is a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for residents. This is not a typical living arrangement and residency is commonly restricted to those receiving these services.

Table 12, Households by Type, breaks down the different household types in Union. In 2010, there were 1,752 households in Union. Families comprised 1,221 of households in Union with an average of 3.12 persons per family (compared to 2.57 persons in any household). Families made up 69.7% of all households in Union, with married couples comprising 88.4% of all family households. Of married couples, 48.5% had children younger than 18 years of age. The Township also was home to 435 single-person households, 47.1% of which were male householders and 52.9% were female householders.

Table 12. Households by Household Type, 2010

Union Township	Total
Family Households:	1,221
With own children under 18 years	593
Married-couple family	1,079
With own children under 18 years	523
Female householder, no husband present	96
With own children under 18 years	53
Non-Family Households:	531
Living Alone	435
Male householder:	205
65+	41
Female householder:	230
65+	86
Group quarters:	0

Source: 2010 US Census (DP-1)

In 2013, the average household size in Union is 2.41 persons, which is lower than the respective County and state rates of 2.61 and 2.71 persons. Similar to the county and state, the household size in renter-occupied units is significantly smaller than in owner-occupied units. See Table 13, *Average Household Size in Occupied Housing Units by Tenure*, for additional information.

Table 13. Average Household Size in Occupied Housing Units by Tenure, 2009-2013

Jurisdiction	All Occupied	Owner-Occupied Units	Renter-Occupied Units
Union Township	2.41	2.47	1.64
Hunterdon County	2.61	2.71	2.09
New Jersey	2.71	2.82	2.51

Source: 2009-2013 American Community Survey: Average Household Size of Occupied Housing Units by Tenure (B25010)

Table 14, *Tenure by Household Size*, shows that from 2009 to 2013 owner-occupied units with households of one or two persons made up 59.9% or 1,117 of the total number of occupied units. Additionally, there were no rental units housing more than three persons.

Table 14. Tenure by Household Size, 2009-2013

Household Size	Total Units	Owner-Occupied Units	Renter-Occupied Units
1 person	507	433	74
2 persons	610	560	50
3 persons	374	346	28
4 persons	284	284	0
5 persons	65	65	0
6 persons	17	17	0
7 +persons	8	8	0
Total	*1,865*	*1,713*	*152*

Source: 2009-2013 American Community Survey: Tenure by Household Size (B25009)

Employment & Income Characteristics

Household income in Union Township is consistent with the County, although families in Union bring home approximately $25,000 dollars more annually than Hunterdon families. Additionally, Union's household and family incomes are, respectively, 51.6% and 72.3% greater than those for the State. Tables 15, *Median Income*, and 16, *Income & Benefits*, further illustrates these findings. According to a report by the Governors

Housing Opportunity Task Force (March 2010), 33% of all households in the Township were occupied by low/moderate income residents as of the 2000 Census.

Table 15. Median Income, 2009-2013

Jurisdiction	Median Per Capita Income	Median Income	
		Households	Families
Union Township	$44,967	$108,594	$150,536
Hunterdon County	$50,349	$106,143	$125,828
New Jersey	$36,027	$71,629	$87,347

Source: 2009-2013 American Community Survey: Selected Economic Characteristics (DP03)

Table 16. Income & Benefits (2013 inflation-adjusted dollars)

Income	Households	Percent
Less than $10,000	23	1.2%
$10,000 to $14,999	40	2.1%
$15,000 to $24,999	106	5.7%
$25,000 to $34,999	110	5.9%
$35,000 to $49,999	116	6.2%
$50,000 to $74,999	244	13.1%
$75,000 to $99,999	226	12.1%
$100,000 to $149,999	315	16.9%
$150,000 to $199,999	284	15.2%
$200,000 or more	401	21.5%
Median household income (dollars)	$108,594	-
Mean household income (dollars)	$138,021	-

Source: 2009-2013 American Community Survey: Selected Economic Characteristics (DP03)

Table 17, *Percent of Persons and Households Below Poverty Level*, shows that 3.5% of all Union residents and 2.3% of all families live below the poverty level. This is consistent with Hunterdon County, but significantly lower than the conditions across New Jersey, which had 10.4% of residents and 7.9% of families living below the poverty level.

Table 17. Percent of Persons and Households Below Poverty Level, 2009-2013

Jurisdiction	Percent of Persons	Percent of Families
Union Township	3.5%	2.3%
Hunterdon County	4.0%	2.3%
New Jersey	10.4%	7.9%

Source: 2009-2013 American Community Survey: Selected Economic Characteristics (DP03)

Table 18, *Distribution of Employment by Industry*, shows the distribution of employment by industry for employed Union Township residents. About one-third of employed residents, or 32.8%, are employed in the "Education, Health and Social Services" and "Professional, Scientific, Management, Administrative, and Waste Management Services" industries. Manufacturing is the third largest industry; employing 13.3% of the Township's employed population.

Table 18. Distribution of Employment by Industry, Employed Union Residents, 2009-2013

Sector Jobs	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	26	1.0%
Construction	91	3.6%
Manufacturing	340	13.3%
Wholesale Trade	113	4.4%
Retail Trade	229	8.9%
Transportation and Warehousing, and Utilities	98	3.8%
Information	128	5.0%
Finance, Insurance, Real Estate, and Rental and Leasing	339	13.2%
Professional, Scientific, Management, Administrative, and Waste Management Services	421	16.4%
Education, Health and Social Services	419	16.4%
Arts, Entertainment, Recreation, Accommodation, and Food Services	173	6.8%
Public Administration	76	3.0%
Other Services (except public administration)	108	4.2%
Total	*2,561*	*100%*

Source: 2009-2013 American Community Survey: Selected Economic Characteristics (DP03)

Table 19, *Employment by Occupation*, identifies the occupations of employed persons. While Union residents work in a variety of industries, nearly half of residents are employed in management, professional, and related occupations. An additional 26.5% of residents are employed in sales and office occupations and another 10.5% are employed in service occupations.

Table 19. Employment by Occupation, Employed Union Residents, 2009-2013

Sector Jobs	Number	Percent
Management Professional, and Related Occupations	1,246	48.7%
Service Occupations	269	10.5%
Sales and Office Occupations	679	26.5%
Construction, Natural Resources, and Maintenance Occupations	161	6.3%
Production, Transportation, and Materials Moving Occupations	206	8.0%
Total	*2,561*	*100%*

Source: 2009-2013 American Community Survey: Selected Economic Characteristics (DP03)

The number of employed people residing in Union exceeded the number of private sector jobs located within the Township by 1,387 jobs. The U.S. Census' Longitudinal Employer-Household Dynamics data reflects the characteristics of employment and workforces at geographies as small as Census Block Groups, with data as recent as 2011. The Amended 2010 Housing Element and Fair Share Plan referred to data published by the New Jersey Department of Labor and Workforce Development reflecting private sector employment (employment covered for unemployment compensation) in 2003, which was the last year that the number of such jobs was reported by the State. That year, there were 1,224 private sector jobs, which is 50 jobs greater than those reported in the LEHD data for 2011. In comparison, the Department of Labor reported that in 2013, there were 1,174 State government jobs in Union Township, and 86 local government jobs. See Table 20, *Covered Employment Estimates.*

Table 20. Private Sector Employment Estimates, 2011

Year	Union Township	Hunterdon County
2011	1,174	42,020

Source: US Census Longitudinal Employer-Household Dynamics OnTheMap 2011 Data

As Table 21, Journey to Work below shows, 81.9% of Union's employed residents drive alone to work. Union's commuting trends are consistent with County level trends, but 10% more employees drive alone to work in Union than in New Jersey, and Township residents are also less likely to walk or use public transit than employees state wide.

Table 21. Journey to Work, 2009-2013

Mode	Union	Hunterdon County	New Jersey
Drive Alone	81.90%	81.80%	71.90%
Carpool	5.40%	6.30%	8.40%
Transit	2.90%	2.20%	10.80%
Walk	0.40%	1.50%	3.10%
Work at Home	8.50%	7.50%	1.90%
Other	1.00%	0.70%	3.90%

Source: 2009-2013 American Community Survey: Selected Economic Characteristics (DP03)

One-quarter of Union Township households have just one vehicle and 3.5% of households have no vehicle. It is also possible that some one-car households have one occupant who works at home. See Table 22, *Available Vehicles by Household*.

Table 22. Available Vehicles by Household, 2009-2013

Vehicles	Count	Percent
None	66	3.50%
One	463	24.80%
Two	756	40.50%
Three +	580	31.10%

Source: 2009-2013 American Community Survey: Selected Housing Characteristics (DP04)

Table 23, *Top Ten Commuting Destinations for Union Residents* shows that the top three commuting destinations for employed Union residents are Clinton Township, Flemington Borough, and Bridgewater Township. Union Township is only the fourth most common employment destination. 71.8% of commuting trips are made to municipalities outside of the top ten destinations, indicating there are no major employment centers near the Township that draw disproportionate regional employment.

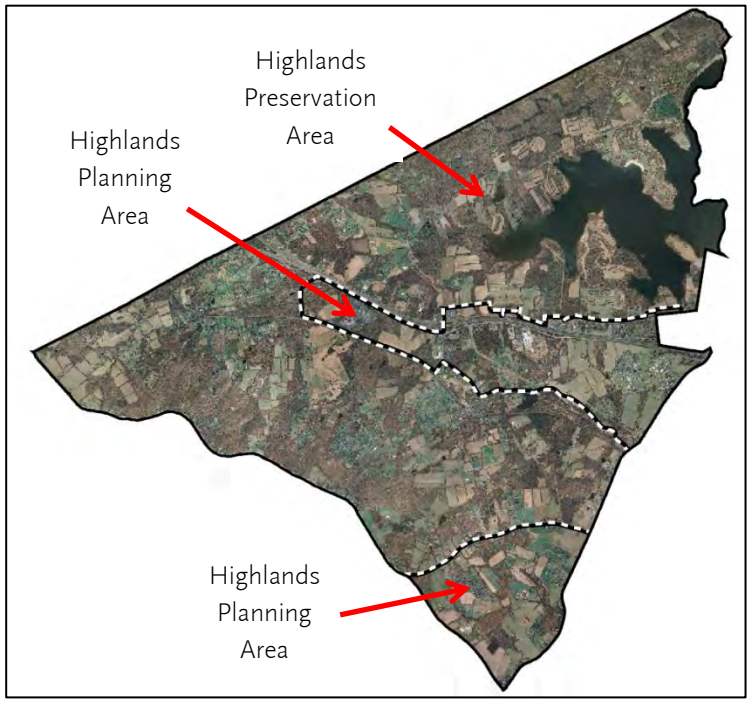
Table 23. Top Ten Commuting Destinations for Union Residents, 2011

Destination	Jobs	Percent
Clinton township (Hunterdon, NJ)	116	4.18%
Flemington borough (Hunterdon, NJ)	102	3.67%
Bridgewater township (Somerset, NJ)	97	3.49%
Union township (Hunterdon, NJ)	93	3.35%
Readington township (Hunterdon, NJ)	78	2.81%
Manhattan borough (New York, NY)	75	2.70%
Raritan township (Hunterdon, NJ)	66	2.38%
Franklin township (Somerset, NJ)	54	1.94%
Clinton town (Hunterdon, NJ)	51	1.84%
Branchburg township (Somerset, NJ)	50	1.80%
All Other Locations	1995	71.84%

Source: US Census and Center for Economic Studies. Longitudinal Employer-Household Dynamics, 2011

CONSIDERATION OF LAND FOR AFFORDABLE HOUSING

As part of this housing element, Union Township considered land in the Highlands Planning Area that was appropriate for the construction of low and moderate income housing. The Township is able to accommodate its Prospective 2014-2024 Need of 21 units on the Milligan Affordable Housing site. Additional analyses will take place in the future should additional affordable housing be needed. If additional housing sites are required in the future, they will adhere to the Highlands RMP site consistency standards.



Union Township has limited developable land that is appropriate for affordable housing. The Highlands Act was enacted by the State Legislature on August 10, 2004 for the purpose of protecting, enhancing, and restoring Highlands natural resources, in particular water resources, which provide drinking water to over 5 million New Jersey residents. The Highlands Act created the Highlands Water Protection and Planning Council (the "Highlands Council") and charged it with adopting a Regional Master Plan, which was done in 2008. The Act requires that jurisdictions having lands in the Preservation Area conform to the Highlands RMP with respect to that area, while for lands located in the Planning Area, conformance is voluntary. The majority of the Township's land area, 10,482 acres or nearly 80%, is located in the Highlands Preservation Area. Additionally 2,665 acres in the Planning Area is environmentally constrained. The remaining developable land in the Planning Area does not have sewer or water capacity, which serves to limit the developability of the land.

As shown in the map exhibits at the end of this plan, Union Township has significant environmental constraints. In part related to the Spruce Run Reservoir at the northeaster portion of the Township, numerous waterways traverse the Township. The majority of these surface waterways are classified by the NJDEP as Category 1 waters and, as a result, a 300 foot buffer is imposed on all surrounding lands. Also related to these waterways are wetlands throughout the Township that further reduce developable land. There are also large areas of significant steep slopes (slopes greater than 20%) that reduce developability, particularly in the northern, western, and along the eastern end of Route 78. See the environmental maps at the end of this Plan for additional detail.

Relationship to the Highlands RMP

On December 8, 2009, Union Township submitted its petition for Highlands RMP Plan Conformance. As part of Module 3, the Township identified the Milligan Affordable Housing site and completed a site suitability analysis. To date, Union has received correspondence from staff at the Highlands Council, stating that RMP consistency issues related to the Milligan Affordable Housing site "do not appear to bar inclusion of the project in the Township's Fair Share Plan". The Township will continue to coordinate with the Highlands Council to ensure that the Milligan Affordable Housing site will meet the Highlands site consistency standards.

UNION TOWNSHIP'S AFFORDABLE HOUSING OBLIGATION

While there are no adopted third round regulations, the draft regulations proposed by COAH provide the only affordable housing methodology which has been considered by the State agency responsible for implementation of the Fair Housing Act. Moreover, while the COAH Board deadlocked 3-3 in its October 20, 2014 meeting on the vote to adopt the proposed rules, the COAH Acting Director stated on the record at that meeting that the staff did not recommend that any of the proposed rules be substantive changed or re-proposed. For these reasons, it is reasonable for this 2015 Housing Element and Fair Share Plan to rely on the draft COAH rules, as well as the Fair Housing Act, for calculating and satisfying the affordable housing obligation.

The technical appendices of the draft substantive rules (*N.J.A.C.* 5:99) identify the below listed affordable housing obligations for Union Township. COAH's draft rules, including the technical appendices, can be found in the Fair Share Plan Appendices of this Plan.

Rehabilitation Share = 0

Unanswered Prior Obligation (1987 to 2014) = 0

Prospective Need (2014 to 2024) = 21

The **"Rehabilitation Share"** is defined as the number of deficient housing units occupied by low and moderate income households within a municipality. COAH calculates this figure using indices such as overcrowding of units constructed prior to 1950, incomplete kitchen facilities, incomplete plumbing facilities and the estimated number of low and moderate income households in the municipality. This portion of the affordable housing obligation is calculated using the 2010 census and brought forward to July 1, 2014 (Appendix B). Union's new rehabilitation obligation is 0 units. As such, the Township will not operate or participate in a rehabilitation program.

The **"Unanswered Prior Obligation"** is the affordable housing obligation from the first and second rounds, from 1987 to 1999, as well as much of the previous period from 1999 to 2014 (Appendix D). As stated above, Union has no Unanswered Prior Obligation. Union's Unanswered Prior Obligation was calculated through the following steps:

- The new construction obligation from 1987 to 1999 (cumulative first and second round) is 78 units;

- Next, a revised new construction obligation from 1999 through 2014 was computed. This time period represents the bulk of COAH's third round 'growth share' period which had been from 1999 to 2018. The new rules assign the Township a 52-unit obligation for 1999 to 2014.
- The total 1987 to 2014 Prior Obligation then subtracts any completed and/or publicly subsidized affordable units eligible for credit. COAH acknowledges 11 units that were eligible for credit. These units are broken down in Table 23 later in this Plan.
- Union's total 1987-2014 Unanswered Prior Obligation totaled 119 units. However, this obligation is eliminated as a result of the Township's Buildable Limit Capacity of 21 units, discussed later in this section.

The third and last component of the affordable housing obligation is the **"Prospective Need"** (Appendix C). This is the newly calculated affordable housing obligation from 2014 to 2024, which factors in various reductions and other caps relevant to each community. COAH has assigned a prospective need of 21 units to Union Township.

COAH's draft regulations established Buildable Limit Capacities for each municipality, which reflect each municipality's "development capacity for new units [as] determined via a review of Statewide GIS parcel layers to net out total available and developable land" (New Jersey Register, Monday, June 2, 2014, 46 N.J.R. 925). Each municipality's total new construction obligation is "reduced to that which can be accommodated as determined by its land capacity" as calculated by COAH (New Jersey Register, Monday, June 2, 2014, 46 N.J.R. 925). COAH calculated Union Township's buildable limit capacity at 21 units, which applied in its entirety to reduce the Township's Prospective Need to 21 units and its Unanswered Prior Obligation to 0 units.

Satisfaction of the Affordable Housing Obligation

There are two components to the affordable housing obligation, the rehabilitation obligation and the new construction obligation. The new construction obligation is composed of the Unanswered Prior Obligation and the Prospective Need. The following table provides a brief summary of the Township's

Satisfaction of the Rehabilitation Obligation

Union Township has no rehabilitation obligation per the COAH's draft regulations.

Satisfaction of the Unanswered Prior Obligation

COAH's draft regulations indicate that the Township has no unanswered prior obligation. As discussed earlier, COAH initially calculated the Township's Unanswered Prior Obligation at 119 units. When applying the Township's total Buildable Limit Capacity to the Prospective Need and reduced it to 21 units, COAH exhausted the Township's estimated developable capacity and thus COAH does not require to the Township to satisfy its Unanswered Prior Obligation.

Table 24, *Existing Credits/Bonuses Addressing Prior Round Obligation,* lists the 11 completed affordable housing units that COAH credited towards the Township's 1987-2014 Unanswered Prior Obligation. They include special needs and inclusionary housing development units.

Table 24. Completed Units Addressing the Unanswered Prior Obligation

Compliance Mechanisms	Credits Toward Prior Obligation
Special Needs	
ARC of Hunterdon County 1 (Block 7, Lot 1.01)	4
ARC of Hunterdon County 2 (Block 22, Lot 11)	4
Inclusionary Developments	
Lookout Point	2
Apgar	1
Total	*11*

ARC Group Homes

Union Township is eligible for eight credits for two licensed group home facilities that are operated by ARC of Hunterdon County, a non-profit organization that specializes in treatment for individuals living with developmental disabilities. The first special needs facility is a four bedroom group home, located on Henderson Road (Block 7, Lot 1.01). The second group home, which also has four bedrooms, is located on Route 173 East (Block 22, Lot 11). Residents of the group homes are referred to ARC of Hunterdon through the NJ Division of Developmental Disabilities waiting list. ARC, a nonprofit organization, received capital funding from the NJ Division of Developmental Disabilities to create the group homes and continues to receive operational funding. Additional crediting information is included in the Fair Share Plan Appendices.

Apgar

Apgar constructed an affordable family rental unit on Block 19, Lot 7 in Union Township in 2008. The unit is a three-bedroom single family home, and is subject to 30 year affordability controls. The project is a result of the Township's third round growth share ordinance, and is eligible for a compliance bonus per N.J.A.C. 5:97-3.17. Apgar entered into a contract with the State's Housing Affordability Service ("HAS"), an experienced affordable housing administrator, to administer the affordable unit approved on this site. See the Fair Share Plan Appendices for a copy of the Zoning Board Resolution.

Lookout Point – Inclusionary Development

Toll Brothers completed an inclusionary housing development – Lookout Point – in Union Township that included two affordable family sale units on Albert Drive at Block 11.01, Lot 22. The affordable townhouses were completed on April 2008 and have the appropriate affordability controls through deed restrictions. The units were affirmatively marketed, met the low/moderate income split, and the bedroom distribution. Additional crediting documentation for the units is included in the Fair Share Plan Appendices.

Satisfaction of the Prospective Need

COAH's rules establish a 21-unit Prospective Need Obligation for the years 2014 to 2024. The Township plans to satisfy this obligation through a variety of projects and unit types. Table 25, *Satisfaction of the Prospective Need Obligation* lists the units that

will be applied toward satisfying the Township's 2014 to 2024 Obligation. The Fair Housing Act (*N.J.A.C.* 52:27D-329.1) requires that 13% of all units satisfying a municipality's total new construction obligation be restricted to very-low income households. Additionally, the maximum age-restricted units permitted equal 25% of its total new construction obligation. This translates into a minimum of 3 very-low income units and a maximum of 5 age restricted units.

Table 25. Satisfaction of the Prospective Need

Compliance Mechanisms	Prospective Need Credits
Inclusionary Developments	
PS Construction – family units (Under Construction)	2
100% Affordable – Municipally Sponsored	
Milligan – family rentals	48
Milligan – senior rentals	30
Completed Regional Contribution Agreements (RCA)	4
TOTAL	**84**
Surplus	**63**
Surplus Age Restricted Units	**25**

Milligan - 100% Affordable Municipally Sponsored Construction

Union Township will address the remaining balance of its prior round obligation and its third round growth share obligation with the development of a 100% affordable housing project on the Milligan Affordable Housing Site. The Milligan Affordable Housing Site will include at least 30 senior rental units (up to a maximum of 40 senior rentals) and at least 48 family rental units (up to a maximum of 55 family rentals). Twelve units, including seven family rentals, will be restricted to very-low income households. The Township will utilize 15 affordable units (10 family rental units and 5 age restricted units) from the Milligan Affordable Housing development to satisfy its Prospective Need.

The Milligan Affordable Housing Site is located along County Route 513 near the borders of Clinton Town and Franklin Township (see attached site aerial map). The 14-acre site was originally part of a larger tract of land on which K. Hovnanian received an

approval to develop a 290-unit inclusionary project. The Township purchased the entire tract from K. Hovnanian in 2006. The Township recently subdivided the 102-acre site in order to cluster the affordable development on 14 acres and to preserve approximately 88-acres for open space through the Green Acres program. The portion for clustered development consists of 14 acres, and is currently comprised of Block 20, Lots 22.03, 22.04, 22.05, 22.06, 22.07, 22.08, 22.09, 22.10, and 22.11. The lots of the clustered development portion will be remerged into possibly two building lots (for financing purposes), and the affordable housing development will be clustered on 14 acres.

The Township issued an RFP for the site prior to adoption of the Plan in 2008 and subsequently selected Conifer Realty, LLC for the project construction. The Township proceeded with preparation of a developer's agreement; however, before it was finalized the October 2010 Appellate Court Decision was issued in In re Adoption Of N.J.A.C. 5:96 and 5:97 By New Jersey Council On Affordable Housing, 390 N.J. Super. 1 (App. Div. 2010). At this time, Township efforts were paused to ensure that envisioned development would be consistent with COAH's not-yet-prepared revised third round rules.

The Milligan site is surrounded by single-family detached residences to the south and west, the Edna Mahon State Women's Correctional Facility to the northwest and the Hunterdon Development Center (serving developmentally disabled residents) to the north along Route 513. Directly across County Route 513, in adjacent Franklin Township, is preserved farmland, although just to the north in Franklin Township is a large regional commercial shopping center. The site is currently zoned RM Multi-Family Residential, which requires a 10% affordable housing set-aside as part of an inclusionary development. The site is accessible via County Route 513.

The Milligan Affordable Housing site adjoins the Edna Mahon state facility, which is currently within the existing area served by the Town of Clinton Highlands Domestic Sewer Facility (HDSF). According to the RMP, the Town of Clinton has available water supply capacity and sewer capacity. The Highlands Council Utility Capacity Technical Report stated that the Town of Clinton had 22.59 million gallons per month of available water capacity and 590,000 gallons per day in available wastewater capacity.

The Milligan Affordable Housing Site is consistent with the Highlands RMP and as noted below the Township will address any potential RMP consistency issues through site design or mitigation efforts. According to correspondence dated February 24, 2010 from James Hutzelmann of the Highlands Council. Mr. Hutzelmann writes,

> *"...Highlands Council planning staff has reviewed your initial Module 3 submission for Union Township and found that it meets all requirements for the December 8, 2009 deadline. As outlined in the report submitted, the prior round site has potential RMP consistency issues that will be addressed during the design of the site or through mitigation. At this time, these RMP consistency issues do not appear to bar inclusion of the project in the Township's Fair Share Plan."*

The consistency issues raised in the Union Township December 8, 2009 Module 3 submission to the Highlands Council are discussed in the site suitability analysis below.

Per COAH's rules, Municipally Sponsored and 100 Percent Affordable Developments are addressed as follows:

- ✓ Site Control – As was noted above, the Township purchased the property from K. Hovnanian in 2006. The Township has site control of the property.

- ✓ Site Suitability – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:97-3.13 "Suitable Site". There are no encumbrances which preclude the development of affordable housing on the property. The Township owns the site and has a free and clear title. As was noted above, the site is adjacent to residential land uses and other compatible land uses. The site has access to appropriate streets and can be accessed via County Route 513.

  According to the Highlands RMP, there is sufficient utility infrastructure capacity to meet the water and sewer demands of the proposed development. In the event that the Township is unable to secure public water and sewer, Union Township will utilize an on-site well and on-site treatment of sanitary sewerage. This site is currently within a NJ DEP approved sewer service area, and the Township has retained the site in the Sewer Service Area Map in the Water Quality Management Plan being prepared by the County. On January 31, 2009, Union Township adopted Resolution #2009-24: Requested Changes to the Union Township Sewer Service Area Map prepared by Hunterdon County Planning Department (See Resolution #2009-24 in the Fair Share Plan Appendices), which states,

  > *"WHEREAS, the changes proposed by the Subcommittee are necessary to provide accommodation for future sewer service area*

> *designations for projects that have previously obtained site plan approvals from the Township of Union, specifically including the Milligan Farm 100% municipally sponsored affordable housing project that was previously submitted to the Council on Affordable Housing as part of the Township's Fair Share Housing Plan; and"*
>
> "WHEREAS, the inclusion of the Milligan Farm Affordable Housing project within a designated sewer service area must be maintained within any future service area designated by Hunterdon County; and,".

The Township's resolution #2009-24 will help to ensure that the Milligan affordable housing site will be retained in the sewer service area and designated as on-site groundwater discharge for greater than 2,000 gallons per day. The site is currently consistent with the Upper Raritan Water Quality Management Plan (WQMP). Although the Township finds that the Milligan site is consistent for on-site wastewater disposal, the Township also finds that according to Highlands data, there is sufficient available wastewater capacity in the Town of Clinton's public sewer system that is reserved for Union Township. Specifically, in the October 2009 Union Township build-out Report, Table 1, prepared by the Highlands Council, Highlands shows that there is 214,000 gpd of currently available wastewater capacity in Union Township. Thus, with the projection of approximately 23,000 gpd to serve the 100% affordable housing site, the Township finds there is sufficient wastewater capacity to serve the Milligan site.

Regarding on-site water supply for the site, K. Hovnanian had previously installed three wells in the development portion of the Milligan site. DEP had issued a permit (NJDEP Diversion permit #5362) for two wells (one production well and one for back-up) which permitted water supply of approximately 200,000 gallons per day ('gpd') – K.Hovnanian had a draft agreement with Clinton Town to transfer the wells to Clinton who in turn would serve the former K. Hovnanian 290-unit inclusionary development with water. As the 100% affordable development would generate much less water supply demand than DEP previously approved, Union Township finds that the prior DEP permit for 200,000 gpd demonstrates sufficient water capacity at the site to serve the approximately 14,500 gpd needs of the proposed affordable housing development.

The site is located in Planning Area 2 of the adopted State Development and Redevelopment Plan Policy Map ("State Plan"), which is the preferred location for affordable housing. It is also in the Highlands Planning Area. The narrative on the Highlands RMP conformance is provided below. The site can be developed consistent with the Residential Site Improvement Standards (RSIS) and other state regulations such as those of the DEP. The aerial map of the site shows that approximately 3.17 acres in the northern portion of the site are impacted by the Highlands Riparian Buffer. However, the site consists of 13.97 acres of developable land, which is sufficient to meet the needs of the proposed development. Additionally, there are no historic or architecturally important structures on the site, and the site is not located within a historic district.

The Milligan Affordable Housing Site is consistent with the Highlands RMP. The Highlands Consistency Review Report is included in the Fair Share Plan Appendices. The following outlines the issues identified in the Highlands Consistency Review Report and describes the Township's method for addressing them as it relates to the Milligan Affordable Housing Site:

- Highlands Open Water Protection Buffer. A portion of the development site is located within the Highlands Open Water Protection Buffer. It appears the Highlands Open Water Protection Buffer is associated with a storm water drainage basin on the Edna Mahon State Women's Correctional Facility. The future design of the site will maintain the 300 foot buffer to the maximum extent possible for this man-made water feature on the adjacent site.

- Forest Outside of the Forest Resource Area. The Highlands Consistency Review Report is based on the lot lines associated with the block and lot prior to the subdivision. The Milligan Affordable Housing Site is not impacted by forest outside of the forest resource area. The developable site was previously cleared.

- Riparian Area. A portion of the development site is located within a Riparian corridor with a moderate riparian corridor integrity score. The Township's affordable housing developer will utilize the Highland's mitigation process to ensure there will be no net loss of functional value of the riparian area as a result of site development disturbance.

- Steep Slope Protection Area. Future development design on the site will avoid any steep slopes to the maximum extent possible.

- Positive Net Water Availability Zone. The Milligan Affordable Housing Site is within a HUC 14 that has adequate net water availability sufficient to allow the development of the site. The site is not within a water deficit area.

- Prime Ground Water Recharge Area. As was noted above, the Highlands Consistency Review Report is based on the entire Block 20, Lot 22, which consists of 102 acres. The Milligan Affordable Housing development portion is not within a prime ground water recharge area.

- Wellhead Protection Area. The Milligan Affordable Housing Site is within a two year Tier 1 Wellhead Protection Area. The Township's affordable housing developer will coordinate with the Highlands Council to prepare an operations and contingency plan to allow for the future wastewater and storm water development of the site.

- Agricultural Resource Area. The site is currently located within the Agricultural Resource Area. The site as proposed represents a cluster development that is consistent with the RMP.

- Agricultural Use. As was noted above, the Highlands Consistency Review Report is based on the entire Block 20, Lot 22, which consists of 102 acres. A portion of the Milligan Affordable Housing development is currently used for agriculture.

- Public Community Water System. The site is not currently served by a public community water system. The Township will request public water capacity from the Town of Clinton. In the event that the Town of Clinton may be unable to provide water to the site, the site developer will seek an on-site well permit from DEP. The site is not within a water deficit area.

- Freight Rail Network. The site is located within a half mile of an existing freight rail network. This does not impact the suitability of the site for affordable housing.

- Conservation Zone. The site is currently located within the Conservation Zone. The Township will apply for a map adjustment if necessary.

- Conservation Environmentally Constrained Sub-zone. As was noted above, the Highlands Consistency Review Report is based on the entire Block 20, Lot 22, which consists of 102 acres. The Milligan Affordable Housing development portion is not within the Conservation Environmentally Constrained Sub-zone.

- Critical Wildlife Habitat. As was noted above, the Highlands Consistency Review Report is based on the entire Block 20, Lot 22, which consists of 102 acres. The Milligan Affordable Housing development portion is not impacted by critical wildlife habitat.

✓ Request for Proposal – The Township most recently issued a request for proposals in spring 2009. Union Township will select an experienced affordable housing developer to the developer of the Milligan Affordable Housing Site. The Township is currently negotiating a developer's agreement with an experienced developer.

✓ Administrative Entity – The Township anticipates that the affordable housing developer will administer and affirmatively market the units at the Milligan Affordable Housing 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. 5:97 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 an odd number of affordable units will always be split in favor of the low income unit per N.J.A.C. 5:9703.3 and the UHAC at N.J.A.C. 5:80-26. Of the affordable units at the Milligan Affordable Housing Site, at least 13% will be affordable to very low income households.

✓ Affirmative Marketing – The affordable units will be affirmatively marketed in accordance with COAH's rules at N.J.A.C. 5:97 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 (and will have additional three bedroom units to maximize tax credit application scoring opportunities) regarding bedroom distribution for the affordable housing development on the Milligan Affordable Housing Site.

- ✓ Funding – A pro forma statement has been prepared for developing at least 30 affordable senior rental units (up to 40 maximum affordable senior rental units) and at least 48 affordable family rental units on the Milligan Affordable Housing Site (up to a maximum of 55 affordable family rental units). The Township anticipates that the developer will apply for various funding sources, including Federal Low-income Housing Tax Credits. (See the Fair Share Plan Appendices for Pro Forma Statement). A shortfall of funds will be addressed through the use of outside funding sources, as set forth in "A Guide to Affordable Housing Funding Sources," dated October 2008, posted on COAH's website,.

- ✓ Construction Schedule – A construction schedule has been developed for the Milligan Affordable Housing Site that anticipates construction beginning in 2013. The Construction Schedule notes each step in the development process, including preparation of the site plan, receiving municipal approvals, submission of funding applications, applications for State and Federal permits, and beginning construction. The Township's affordable housing developer will be responsible for monitoring the construction and development activity. See the Fair Share Plan Appendices for the construction schedule.

PS Construction

PS Construction received approval from the Union Township Planning Board on May 22, 2008 for the construction of 16 market rate units and two affordable units on Block 22, Lots 27, 27.02, 27.03, and 27.04. The two affordable family units approved in this inclusionary development will have 30 year controls, will meet the low/mod split and the bedroom distribution, and will be affirmatively marketed in accordance to COAH's rules and the UHAC. The developer has since proceeded to implement the approval. See the Fair Share Plan Appendices for a copy of the Planning Board Resolution.

Regional Contribution Agreement (RCA)

Union Township entered into an RCA with the City of Lambertville to transfer funds for four affordable housing units. On July 2, 2003, Union Township made a payment of $80,000 to the City of Lambertville to complete the prior round RCA.

Accessory Apartments

While no credit is sought at this time, the Township permits accessory apartments in all residential zone districts. The accessory apartment program is one which residential property owners create an accessory dwelling unit and restrict the unit (via a deed restriction) to low or moderate income households (non-family) for 10 years; after the 10 year period the unit may be occupied by family members or rented at market rate. An accessory apartment unit is defined as the following (N.J.A.C. 5:97-1.4):

> *"a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site."*

COST GENERATION

Union Township's Land Development Ordinance has been reviewed to eliminate unnecessary cost generating standards; it provides for expediting the review of development applications containing affordable housing. Such expedition may consist of, but is not limited to, scheduling of pre-application conferences and special monthly public hearings. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance, Residential Site Improvement Standards *(N.J.A.C.* 5:21-1 et seq) and the mandate of the Fair Housing Act regarding unnecessary cost generating features. Union Township shall comply with requirements for unnecessary cost generating requirements, procedures for development applications containing affordable housing, and requirements for special studies and escrow accounts where an application contains affordable housing.

AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING

Union Township has prepared an Affirmative Marketing and Affordable Housing Ordinance in accordance with COAH's substantive rules and UHAC at *N.J.A.C.* 5:80-26 (see Affordable Housing Ordinance in the Fair Share Plan Appendices). The Township's Affordable Housing Ordinance will govern the establishment of affordable units in the Township as well as regulating the occupancy of such units. The Affordable Housing Ordinance covers the phasing of affordable units, the low/moderate income split, very low income units, bedroom distribution, occupancy standards, affordability controls, establishing rents and prices, affirmative marketing, income qualification, etc.

To conduct affirmative marketing and monitoring of affordable units, the Township currently contracts with the Housing Affordability Service (HAS) for the administration of existing affordable units in the Township. The Township anticipates entering into a similar contract with an experienced housing provider and administrator for future affordable housing units.

The affirmative marketing plan is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the Township. Additionally, the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside or work in Housing Region #3, consisting of Hunterdon, Middlesex and Somerset Counties.

The affirmative marketing plan includes regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance to *N.J.A.C.* 5:80-26. All newly created affordable units will comply with the thirty-year affordability control required by UHAC, *N.J.A.C.* 5:80-26-5 and 5:80-26-11. This plan must be adhered to by all private, non-profit or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. The costs of implementing the affirmative marketing plan (i.e., the costs of advertising the affordable units, etc.) are the responsibilities of the developers of the affordable units. This requirement is included in the Township's Affordable Housing Ordinance and shall be a condition of any municipal development approval.

AFFORDABLE HOUSING TRUST FUND

The Township has collected affordable housing development fees since March 14, 1994 (there is approximately $34,652.07 in the Township's affordable housing trust account at this time) when COAH approved the Township's first development fee ordinance. The Township's development fee ordinance has been amended multiple times since then.

The Township's spending plan discusses anticipated revenues, collection of revenues, and the use of revenues (see the Fair Share Plan Appendices for the Spending Plan). Collected revenues will be placed in the Township's Affordable Housing Trust fund and will be dispensed for the use of affordable housing activities. Pursuant to the Township's plan, Union Township may use the funds in the trust fund for the below listed items.

- Rehabilitation program;
- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisition and/or improvement of land to be used for affordable housing;
- Purchase of existing market rate or affordable housing for the purpose of maintaining or implementing affordability controls, such as in the event of foreclosure;
- Green building strategies designed to be cost-saving for low- and moderate income households, either for new construction that is not funded by other sources, or as part of necessary maintenance or repair of existing units;
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity; and
- Any other activity as specified in the approved spending plan.
- Affordability assistance.

If regulations or statutes permit it in the future, the Township may use affordable housing trust fund monies to offset tax liabilities above and beyond what may be contributed annually by the Milligan Affordable Housing development through a payment in-lieu of taxes ("PILOT").

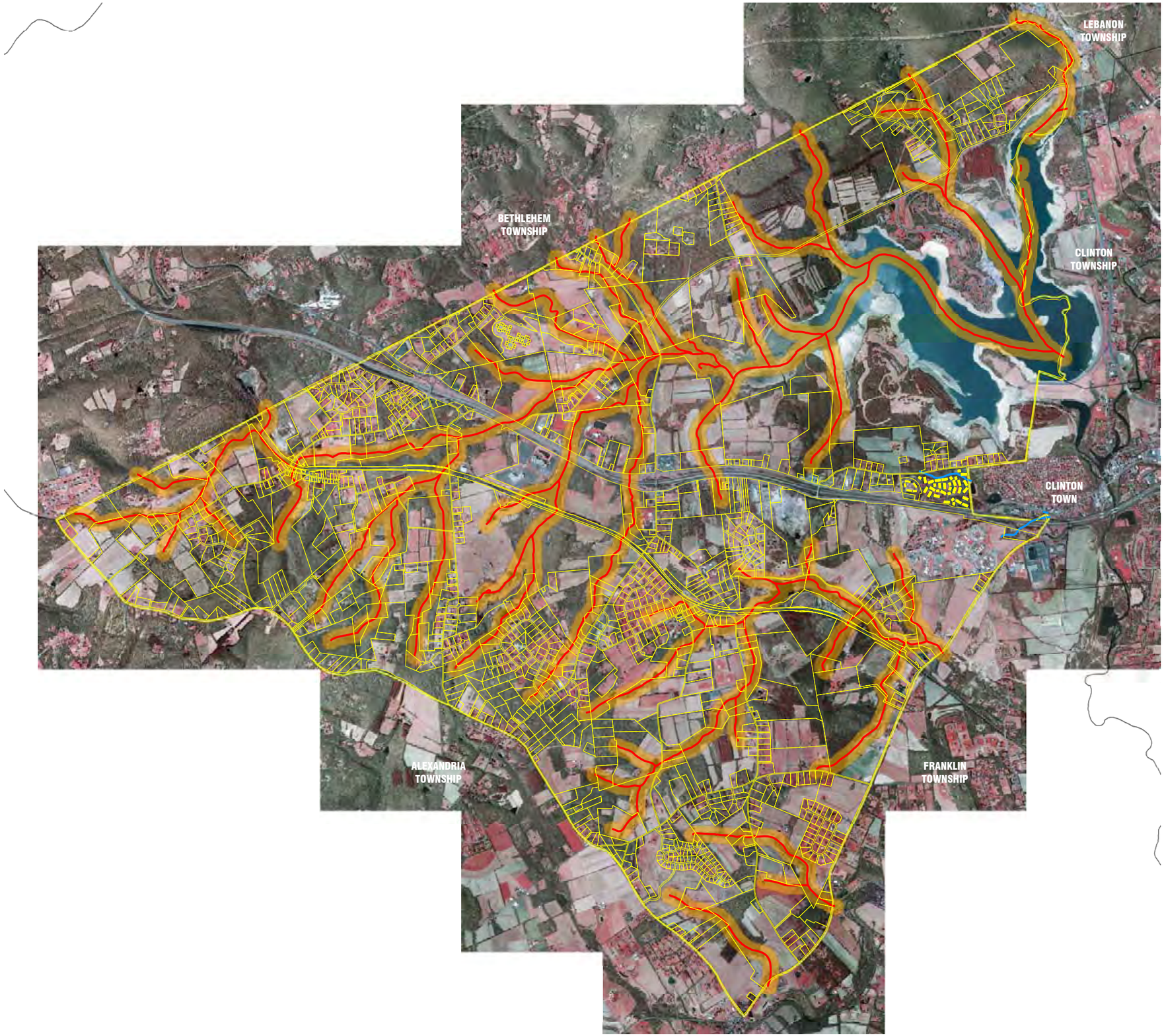
At least 30% of collected development fees, excluding expenditures made from the inception of the fund to June 2, 2008 on all new construction, previously funded RCAs and rehabilitation activities, may be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. Additionally, no more than 20% of the revenues collected from development fees each year, exclusive of the fees used to fund an RCA, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a rehabilitation program, a new construction program, a housing element and fair share plan, and/or an affirmative marketing program.

Union Township intends to spend development fee revenues in support of the housing programs outlined in this document. As of April 30, 2015, Union Township had $34,652.47 in the housing trust fund and anticipates more than $430,000 in additional revenues before the expiration of substantive certification. The municipality will dedicate the anticipated development fee revenues and will seek outside funding sources to cover the potential costs of its affordable housing programs. Shortfall of funds will be addressed through the use of outside funding sources.

NJDEP Category 1 Streams/ 300ft Stream Buffers with NJOIT 2002 Aerial

Union Township
Hunterdon County, New Jersey

September 2004



Legend

- Category 1 Streams
- Non-catagory 1 Streams
- 300' Buffer
- Parcels

1,300 650 0 1,300 2,600 3,900 5,200 Feet

NORTH

CLARKE • CATON • HINTZ
A Professional Corporation

Source: NJDEP Surface Water Quality Standards of New Jersey Edition: 2003
NJDEP Stormwater Rule Areas Affected by 300 Foot Buffers Edition: 2004
State of New Jersey, Office of Information Technology
New Jersey 2002 High Resolution Orthophotography
captured during February-April, 2002

341582 346582 351582 356582 361582 366582 371582 376582

671957 666957 661957 656957 651957 646957 641957 636957

Base Information

Township Boundary

Roads

Tax Parcel Boundary

LEBANON TWP

BETHLEHEM TWP

CLINTON TWP

CLINTON TOWN

FRANKLIN TWP

ALEXANDRIA TWP

Van Syckles

Parkhurst Rd

Barnes Church Rd

Cooks Cross Rd

Pittstown Clinton Rd

Perryville Rd

I-78

635

173

513

579

N

W E

S

0 2,000 4,000 6,000 8,000 Feet

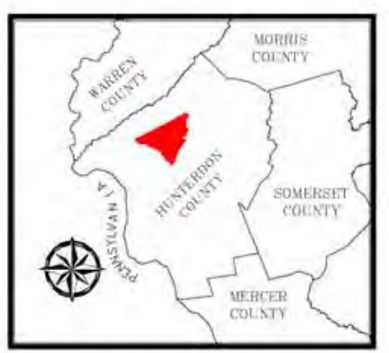
Grid marks represent New Jersey State Plane Coordinates

New Jersey Location Map

Slope Percentages

- 0-10%
- 10-15%
- 15-20%
- >20%

Slopes derived from a 10 Meter Digital Elevation Model (DEM)



Regional Location Map

Map 12

SLOPE PERCENTAGES

Date: 05/01/03
Drawn by: TPB
Checked by: SS, KM
Revision No: 01
Revison Date: N/A

Notes:
1. DATA ACCURACIES ARE LIMITED TO THE ACCURACY AND SCALES OF THE ORIGINAL DATA SOURCES
2. DIGITAL MAPS ARE PERIODICALLY UPDATED AND THE USER IS RESPONSIBLE FOR VERIFYING AND OBTAINING THE LATEST VERSION

File P:\0331\Projects\033102\GIS\PTILES\Map12-Slope.mxd

Date

Revisions

TOWNSHIP OF UNION
HUNTERDON COUNTY, NJ
NATURAL RESOURCE INVENTORY

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1108 OLD YORK ROAD
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RINGOES, NJ 08551
PH: (908) 237.5660
FAX: (908) 237.5666

PRO # 031 02

Freshwater Wetlands

Union Township
Hunterdon County, New Jersey

March 2002

LEBANON TOWNSHIP

BETHLEHEM TOWNSHIP

CLINTON TOWNSHIP

CLINTON TOWN

ALEXANDRIA TOWNSHIP

FRANKLIN TOWNSHIP

Legend

- Streams
- Lot Parcels
- Union Township
- Lakes
- Freshwater Wetlands

1,000500 0 1,000 2,000 3,000 4,000 5,000 Feet

NORTH

CLARKE • CATON • HINTZ
A Professional Corporation

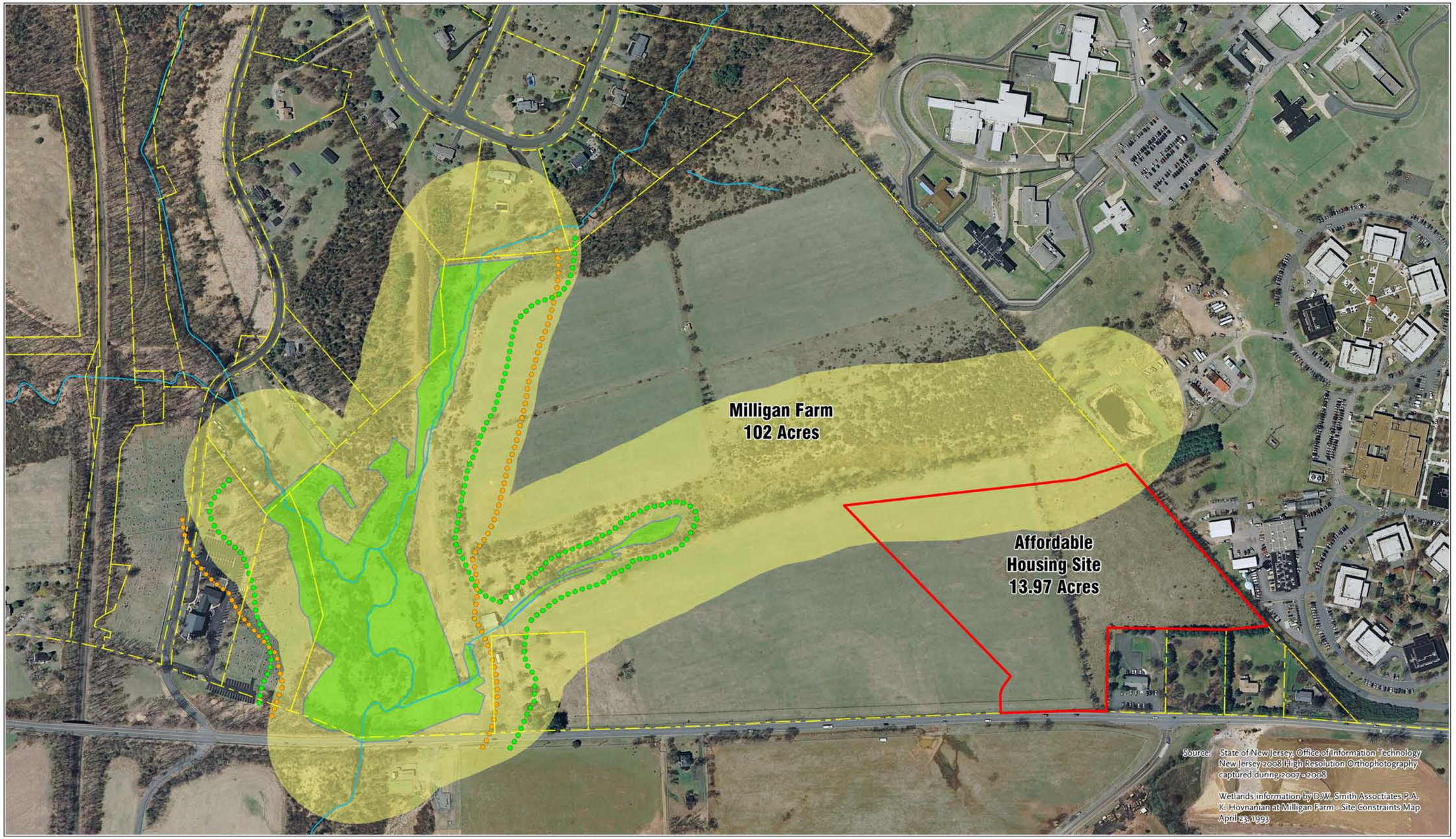
This map was produced using freshwater wetlands digital data from the New Jersey Department of Environmental Protection Geographic Information System, but this secondary product has not been verified and is not state authorized.

0 600 1,200 Feet

Clarke Caton Hintz
Architects
Planners
Landscape Architects

Milligan Farm - Municipally Sponsored Construction Site

Union Township, Hunterdon County, NJ April 2010



Affordable Housing Site
Highlands Riparian Buffer
Delineated Wetlands
300' C1 Stream Buffer
Wetlands Buffer

120 60 0 120 240 360
Feet

Milligan Farm - Municipally Sponsored Construction Site

Union Township, Hunterdon County, NJ October 2009

Clarke Caton Hintz
Architects
Planners
Landscape Architects