

# Memorandum

To: Hopewell Township Planning Board

From: Frank Banisch, PP/AICP

Date: September 17, 2015

Re: *Preparing the 2015 Housing Element and Fair Share Plan – Past Compliance Plans*

The purpose of this memorandum is to assist review the fair share plan components included by the Planning Board in the most recent (2011) Housing Element and Fair Share Plan (HE/FSP). Hopewell Township has met and exceeded the 1987-1999 prior round obligation of 520 affordable units, as seen in Table 1 below.

<b>TABLE 1 HOPEWELL TOWNSHIP PRIOR ROUND CREDITS/REDUCTIONS</b>				
Category/Development	Total Affordable Units	Rental Credits	Age-Restricted units	Housing Unit Credits
<b>Regional Contribution Agreements</b>	<b>198</b>			<b>198</b>
<b>Pennington Pointe</b>	<b>5</b>		<b>5</b>	<b>5</b>
<b>CIFA Group Home</b>	<b>4</b>	<b>4</b>		<b>8</b>
<b>Brandon Farms</b>	<b>138</b>			<b>135</b>
<b>Bonus for Substantial Compliance</b>	<b>46</b>			<b>46</b>
<b>Hopewell Gardens</b>	<b>149</b>			
<b>Handicapped</b>	<b>15</b>	<b>15</b>		<b>30</b>
<b>Age-restricted*</b>	<b>134</b>	<b>28</b>	<b>85</b>	<b>113</b>
Total				<b>535</b>

Hopewell exceeded the prior round obligation by 15 units, and the Township's earlier fair share plan also carried forward to the third round this 15-unit excess production (535 units produced vs. 520-unit obligation). As seen in Table 2, Hopewell can add to these 15 units another 49 credits that were excess in the prior round but can count in the third round. Hence, *the Township has 64 credits available to apply to the third round.*

**TABLE 2**  
**Hopewell Township Summary of**  
**Known Fair Share Obligations and Prior Round Compliance**

	Requirement	Township Provision
<b>Total Fair Share Obligation</b>	Unknown	535
<b>Rounds One and Two</b>	520	535
<b>Rehabilitation Share</b>	5	5
<b>Round Three Requirement</b>	Unknown	
<b>Excess</b>	–	<b>15</b>
<b>Not Counted in Prior Rounds, Eligible in Round Three</b>	–	<b>+49</b>
<b>Subtotal, Excess Applicable to Round Three Requirements</b>	–	<b>64</b>

The 2011 HEFSP included the compliance elements below and some are no longer appropriate, as noted in our August 19 Memorandum. Those that can no longer be part of the plan are shown with strikethrough. Of the 472 units originally in the earlier third round plan (below), 120 units (Items 5 and 8) are no longer appropriate.

1.	Scattered Site Projects (Community Options, <del>HomeFront, Wick Avenue, Minnietown Lane</del> ) <b>PARTLY COMPLETED</b>	<b>15</b>
2.	Accessory Apartments	<b>10</b>
3.	Block 78, Lot 10.04 (Project Freedom) <b>COMPLETED</b>	<b>70</b>
4.	Block 33, Lot 1.02 ( <del>Pennytown</del> )	<b>70</b>
5.	<del>Block 91, Lot 3.96 (Capital Health Systems)*</del>	<del><b>70</b></del>
6.	Block 93, Lot 5 (Burroughs tract)	<b>7</b>
7.	Block 88, Lot 5.02 ( <del>Zaitz tract</del> )	<b>180</b>
8.	<del>Residential development (ongoing, inclusionary zoning distributed throughout Hopewell Township)</del>	<del><b>50</b></del>



# TOWNSHIP OF HOPEWELL

## MERCER COUNTY

201 Washington Crossing Pennington Road  
Titusville, New Jersey 08560-1410

### MEMORANDUM

**TO:** Hopewell Township Planning Board

**FROM:** Paul E. Pogorzelski, P.E.  
Township Administrator/Engineer

**DATE:** September 15, 2015

**RE:** Affordable Housing Development Alternatives

As a follow up to our last meeting and pursuant to the direction given by the Planning Board, Frank Banisch and I have met to develop the spreadsheets for the 3 affordable housing scenarios as directed. These spreadsheets create a work platform to assist the Board in its development of the fair share compliance plan.

The maps accompanying these spreadsheets identify all lots located in designated sewer service areas according to the approved wastewater management plan for Hopewell Township. While each of the attached spreadsheets applies a single density uniformly across all lots, we can vary the density lot-by-lot to portray additional alternative scenarios. The number of possible combinations is great; hence our decision to apply one density to all lots to initiate this discussion.

The 3 attached scenarios provide for approximately 500, 750 and 1,000 affordable credits. Reference to "credits" is used because rental units count as 2 credits up to the rental threshold which is 25% of our total number of units less existing rentals.

Following are specific discussions for your consideration:

1. **Block 88, Lot 33.99 (Parcel E)** - It is recommended this particular lot be held for consideration at this time. This lot is remote and the areas suitable for development on this lot are distant from public roadways and other residentially populated areas. The is also located directly under the main flightpath of Trenton Mercer Airport and landing aircraft are approximately 300 feet above the ground surface. While this lot may play a role in our housing plan beyond this Round, it is not a desirable location for many reasons at this juncture. The lot information remains on the spreadsheet but has been shown in red text.
2. **Block 33, Lots 1.021 and 1.022 (a.k.a. Pennytown – Parcel O)** – Basic lot information has been identified on the spreadsheet in red pending the Board’s review of the request by the Township Committee to remove this tract from the housing plan. This lot is located in an “individual” designated sewer service area with discharge to groundwater. A contract to develop 70 affordable rental units has been executed between Hopewell Township and an affordable housing developer, Conifer, Inc. Potable water service must be provided by groundwater well(s) as there is no public water franchise serving this site.
3. **Block 37, Lot 6 (a.k.a. Hopewell Valley Golf Club – Parcel N)** – This lot is located in an “individual” designated sewer service area with discharge to groundwater. The limitations of the existing site soils to accommodate residential development have not been evaluated. Therefore, the development for this lot has been shown based upon known soil information for the septic system serving the golf course. Further evaluation and application of various wastewater technologies may indicate additional units are possible. Potable water service must be provided by groundwater well(s) as there is no public water franchise serving this site.
4. **Block 37, Lots 17.011 and 17.03 (a.k.a. Kooltronic)** – this site is the subject of a settlement agreement and any consideration for use of this site requires prior amendment of that settlement.
5. **Block 78.09, Lot 21 (Parcel M)** – This site is located on Federal City Road between Bull Run Road and I-95. The site was the former home of Oasis Landscaping and an existing cell tower. It is located in the R-100 zone and is located in a designated sewer service area (ELSA). The landscaping firm has recently vacated the site and the site is now available for consideration. The site just became available so the mapping has not been completely revised to include the site. Attached find a tax map showing the site location.

6. As previously discussed, while there are other lots located in designated sewer service areas, those lots are not capable of being developed because they are preserve open space, existing non-residential campuses with approved general development plans or site plan approvals with extended vesting, a prison or are existing smaller residential lots having no development potential.

Finally, attached find a Developable Ares map depicting all lots on the spreadsheets except the Pennytown/Golf Course area and Block 78.09, Lot 21 for discussion. This map was developed using the same criteria as the map produced for last year's discussion regarding the Scotch Road area:

[http://www.hopewelltp.org/scotch\\_road/41241-DEVELOPABLE\\_AREAS\\_EXB.pdf](http://www.hopewelltp.org/scotch_road/41241-DEVELOPABLE_AREAS_EXB.pdf).

Similar mapping for the other lots can be provided if deemed necessary.

**DEVELOPMENT SCENARIO SHOWING APPROXIMATELY 500 AFFORDABLE CREDITS**

Tract Number	Block	Lot	Zone	Lot Area Information					Breakdown of Affordable Credits					
				Gross Ac.	Environmentally Constrained Ac.	Developed Ac.	Other Encumbered Ac.	Developable Ac.	Gross Density (DU/ac)	Total Units	Affordable Rental	Affordable Sales	Total Affordable Credits	Total Market Rate Units
A	85	3	R-100	44.08	7.42	0	1.34	35.32	6	212	32		64	180
B	78	15.01	HBO	7.5	1.37	1.95	0	4.18	6	25	4	0	8	21
C	78	16 and 35	HBO	3.44	0.25	2.42	0	0.77	6	5	1	0	2	4
D	78	17	HBO	11.08	2.33	0.64	0	8.11	6	49	7	0	14	42
<i>Blk 78 Subtotals</i>										78	12	0	24	66
E	88	33.99	SI	46.29	25.65	0	0	20.64	0	0	0		0	0
F	91	3.11	OP	46.95	19.8	0	6.4	20.75	6	125	19		38	106
G	91	3.181	OP	28.93	8.3	0	1.5	19.13	6	115	17		34	98
H	91	3.191	OP	56.98	34.8	0	9.7	12.48	6	75	11		22	64
I	91	3.22	OP	4.05	0.2	0	0.2	3.65	6	22	3		6	19
J	91	3.95	OP	46.16	14.8	6	11.4	13.96	6	84	13		26	71
K	91	3.961	OP	132.185	33.4	65.2	6.2	27.385	6	164	25		50	139
<i>Blk 91 Subtotals</i>										584	88	0	176	496
L	93	6.01	OP	200.5	53.5	0	0	147	6	882	132		264	750
M	78.09	21		22.396	10	0	0	12.396	6	74	11		22	63
N	37	6	VRC	183.56	30	14	0	139.56	0.1	14	2		4	12
O	33	1.021/ 1.022	SC	22.96										
<b>Sheet Totals</b>										1845	277	0	554	1568

**DEVELOPMENT SCENARIO SHOWING APPROXIMATELY 750 AFFORDABLE CREDITS**

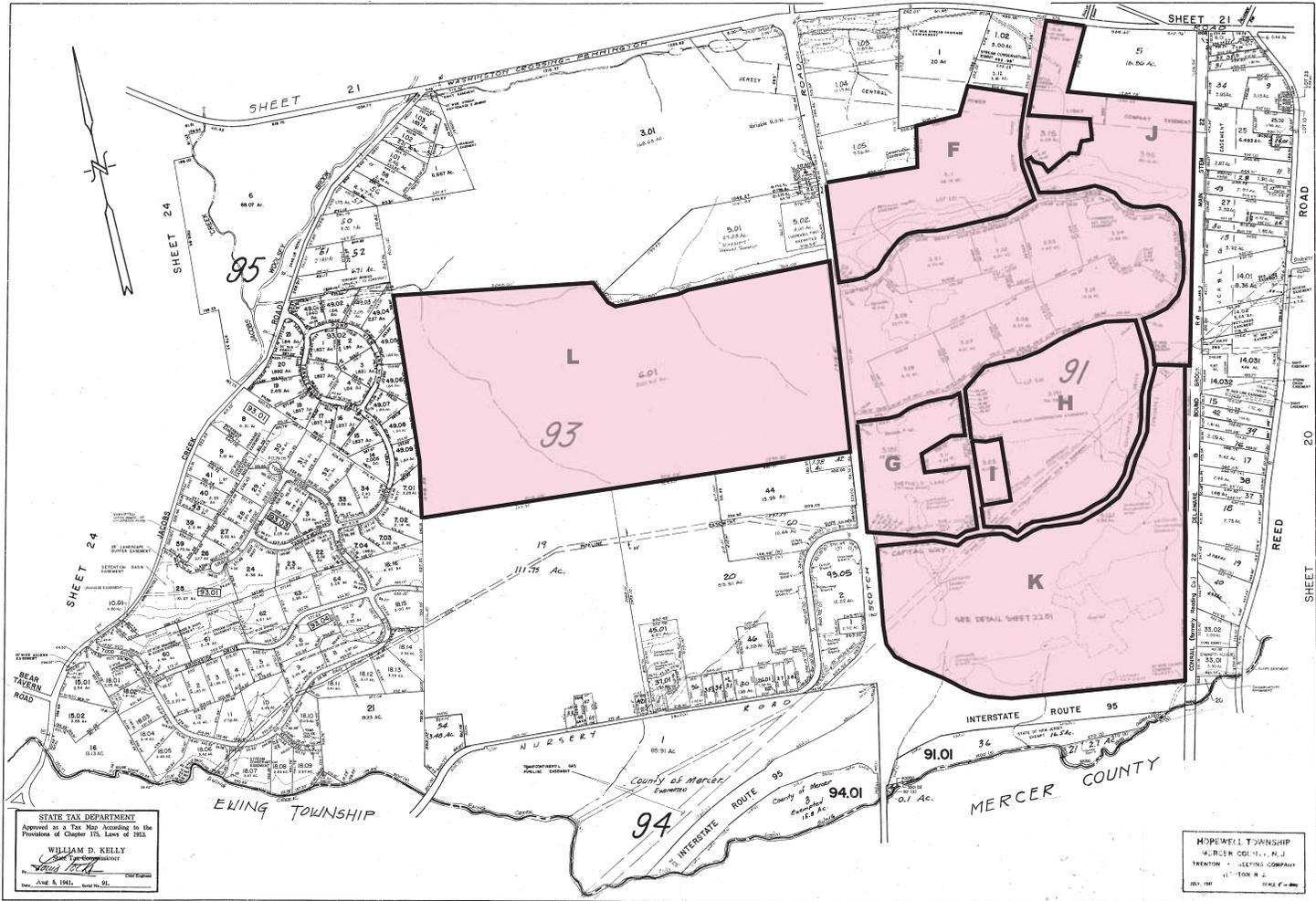
Tract Number	Block	Lot	Zone	Lot Area Information					Breakdown of Affordable Credits					
				Gross Ac.	Environmentally Constrained Ac.	Developed Ac.	Other Encumbered Ac.	Developable Ac.	Gross Density (DU/ac)	Total Units	Affordable Rental	Affordable Sales	Total Affordable Credits	Total Market Rate Units
A	85	3	R-100	44.08	7.42	0	1.34	35.32	9	318	48	0	96	270
B	78	15.01	HBO	7.5	1.37	1.95	0	4.18	9	38	6	0	12	32
C	78	16 and 35	HBO	3.44	0.25	2.42	0	0.77	9	7	1	0	2	6
D	78	17	HBO	11.08	2.33	0.64	0	8.11	9	73	11	0	22	62
<i>Blk 78 Subtotals</i>										118	18	0	36	100
<b>E</b>	<b>88</b>	<b>33.99</b>	<b>SI</b>	<b>46.29</b>	<b>25.65</b>	<b>0</b>	<b>0</b>	<b>20.64</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>
F	91	3.11	OP	46.95	19.8	0	6.4	20.75	9	187	28		56	159
G	91	3.181	OP	28.93	8.3	0	1.5	19.13	9	172	26		52	146
H	91	3.191	OP	56.98	34.8	0	9.7	12.48	9	112	17		34	95
I	91	3.22	OP	4.05	0.2	0	0.2	3.65	9	33	5		10	28
J	91	3.95	OP	46.16	14.8	6	11.4	13.96	9	126	19		38	107
K	91	3.961	OP	132.185	33.4	65.2	6.2	27.385	9	246	3		6	243
<i>Blk 91 Subtotals</i>										876	98	0	196	778
L	93	6.01	OP	200.5	53.5	0	0	147	9	1323	198		396	1125
M	78.09	21		22.396	10	0	0	12.396	9	112	17		19	95
N	37	6	VRC	183.56	30	14	0	139.56	0.1	14	2		2	12
<b>O</b>	<b>33</b>	<b>1.021/ 1.022</b>	<b>SC</b>	<b>22.96</b>										
<b>Sheet Totals</b>										<b>2760</b>	<b>381</b>	<b>0</b>	<b>745</b>	<b>2379</b>

**DEVELOPMENT SCENARIO SHOWING APPROXIMATELY 1,000 AFFORDABLE CREDITS**

Tract Number	Block	Lot	Zone	Lot Area Information					Breakdown of Affordable Credits					
				Gross Ac.	Environmentally Constrained Ac.	Developed Ac.	Other Encumbered Ac.	Developable Ac.	Gross Density (DU/ac)	Total Units	Affordable Rental	Affordable Sales	Total Affordable Credits	Total Market Rate Units
A	85	3	R-100	44.08	7.42	0	1.34	35.32	11	389	58		116	331
B	78	15.01	HBO	7.5	1.37	1.95	0	4.18	11	46	7		14	39
C	78	16 and 35	HBO	3.44	0.25	2.42	0	0.77	11	8	1		2	7
D	78	17	HBO	11.08	2.33	0.64	0	8.11	11	89	13		26	76
<i>Blk 78 Subtotals</i>										144	21		42	123
E	88	33.99	SI	46.29	25.65	0	0	20.64	0	0	0		0	0
F	91	3.11	OP	46.95	19.8	0	6.4	20.75	11	228	34		68	194
G	91	3.181	OP	28.93	8.3	0	1.5	19.13	11	210	32		64	178
H	91	3.191	OP	56.98	34.8	0	9.7	12.48	11	137	21		42	116
I	91	3.22	OP	4.05	0.2	0	0.2	3.65	11	40	6		12	34
J	91	3.95	OP	46.16	14.8	6	11.4	13.96	11	154	23		46	131
K	91	3.961	OP	132.185	33.4	65.2	6.2	27.385	11	301	45		90	256
<i>Blk 91 Subtotals</i>										1071	161		322	910
L	93	6.01	OP	200.5	53.5	0	0	147	11	1617	243		486	1374
M	78.09	21		22.396	10	0	0	12.396	11	136	20		40	116
N	37	6	VRC	183.56	30	14	0	139.56	0.1	14	2		4	12
O	33	1.021/ 1.022	SC	22.96										
<i>Sheet Totals</i>										3370	505	0	1010	2865

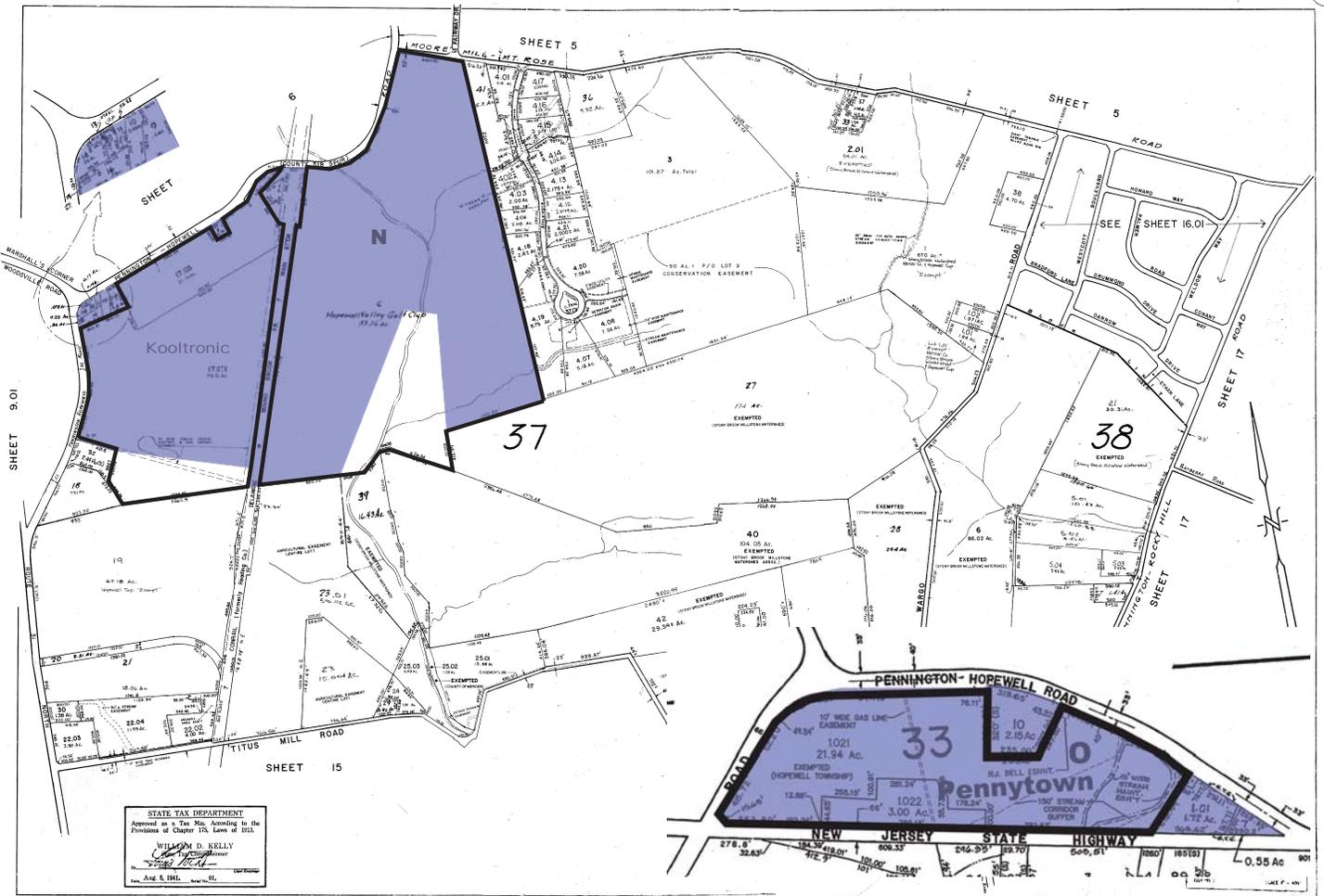






STATE TAX DEPARTMENT  
 Approved as a Tax Map according to the  
 Provisions of Chapter 175, Laws of 1963.  
 WILLIAM D. KELLY  
 Surveyor General  
 State of New Jersey  
 Date: May 8, 1964. Scale: 1" = 200'

HOPWELL TOWNSHIP  
 MERCER COUNTY, N.J.  
 TRENTON - ELECTING COMPANY  
 117-118 N. 2  
 MAY 1964



STATE TAX DEPARTMENT  
 Approved as a Tax Map According to the  
 Provisions of Chapter 175, Laws of 1975  
 WILSON D. KELLY  
 State Tax Commissioner  
 Date: May 8, 1981