
Highlands Housing Plan Element and Fair Share Plan

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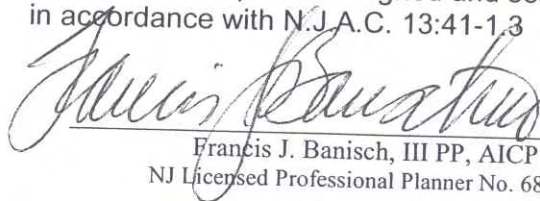
Township of Tewksbury
Hunterdon County, New Jersey

Adopted June 2, 2010

*Prepared by
Tewksbury Township Land Use Board*

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The original of this report was signed and sealed
in accordance with N.J.A.C. 13:41-1.3

 June 2, 2010

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Introduction

This is Tewksbury's amended Third Round Housing Plan Element (HPE) and Fair Share Plan (FSP). In November 2005, Tewksbury adopted its original Third Round Plan, which identified compliance mechanisms and affordable housing techniques that would have fully satisfied Tewksbury's Third Round (then 2004 to 2014) and prior round affordable housing obligations as defined by Council on Affordable Housing (COAH) regulations. As will be seen below, Tewksbury currently has satisfied its prior round COAH obligation and proposes mechanisms to fully address the Township's Third Round obligation according to the Highlands Council.

In January 2007 the NJ Appellate Division overturned COAH's substantive rules as a result of a challenge and suspended any further COAH substantive certifications of municipal Third Round Plans. The Court ordered COAH to revise its rules, which were then adopted in September 2008 becoming effective on October 20, 2008. As a result, in order for the 562 municipalities that were not certified prior to the January 2007 Appellate Division ruling to remain under COAH's protection from "builder's remedy" lawsuits, municipalities must repetition COAH.

This Plan responds to Tewksbury's affordable housing obligation as it is now constituted under COAH's revised 2008 Third Round rules. While COAH's initial Third Round rules identified affordable housing obligations for the period 2004-2014, the revised rules extended the Third Round affordable housing compliance period by four years through 2018. The revised rules continue to rely upon a 'growth share' methodology, albeit with a substantially more aggressive set-aside formula than the original growth share requirement. Under growth share rules, Third Round new construction affordable housing obligations result from any development that receives a certificate of occupancy between January 1, 2004 and December 31, 2018.

COAH's revised Third Round rules address affordable housing obligations dating back to 1987 and identify three components of municipal affordable housing need, including

- (1) "Recalculated" prior round obligation for the 1987-1999 period,
- (2) Third Round rehabilitation share, and
- (3) Third Round growth share obligation for the 2004-2018 period, which is based on 2004-2004 growth and Highlands Council estimates of future growth

This amended Housing Plan Element addresses these three components of affordable housing need, which in Tewksbury include:

- (1) the COAH recalculated "prior round" affordable housing obligation of 119 units,
- (2) no rehabilitation obligation, and
- (3) the "growth share" obligation consisting of 85 units according to the Highlands Regional Master Plan (RMP).

This Housing Element and Fair Share Plan details Tewksbury's plan to address the full 119-unit prior round COAH obligation with units/credits previously approved by the

Court and certified by COAH and applies credits in excess of the prior round toward the third round as part of a plan to meet the Highlands Third Round Growth share obligation.

The within plan is contingent upon the current fair share methodology adopted by COAH remaining in force. If the methodology changes, or if COAH no longer administers and has control of affordable housing requirements, reserves the right to rescind affordable housing plan contained herein.

COAH and Statutory Affordable Housing Requirements

This Amended Housing Plan Element has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act (N.J.S.A. 52:27D-310), to address Tewksbury's cumulative housing obligation for the period 1987-2018. N.J.S.A. 52:27D-310 outlines the mandatory requirements for a Housing Plan Element. This plan also responds to the affordable housing mandates of the Third Round Substantive Rules of the Council on Affordable Housing (N.J.A.C. 5:97-1 et seq.).

At N.J.S.A. 40:55D-28.b(3), the Municipal Land Use Law identifies the following requirements for a Housing Plan Element:

- (3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, *residential standards and proposals for the construction and improvement of housing*;

The COAH rule standard for the *Content of a Housing Element* (N.J.A.C. 5:97-2.3 a) also requires that a Housing Element submitted to the Council for certification include the minimum requirements prescribed by N.J.S.A 52:27D-310 which provides that

"a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

- a. 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;*

- b. 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 of lands;*

- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;*

- d. An analysis of the existing and probable future employment characteristics of the municipality;*

e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are 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.”

Addressing the Statutory Requirements

N.J.S.A 52:27D-310.a. An inventory of the municipality's housing stock...

Appendix A responds to subsection 1.a. above.

N.J.S.A 52:27D-310.b. A projection of the municipality's housing stock...

From 2000 through 2009, Tewksbury saw considerable residential development, issuing 294 certificates of occupancy during this 10-year period. Over 80% of these certificates of occupancy were issued prior to 2006. This growth peaked at over 67 units in 2004 and then stalled after the adoption of the Highlands rules and RMP. The years 2000-2005 saw 240 certificates of occupancy issued, an average of 40 certificates of occupancy per year. However, since January 1, 2006, only 54 CO's have been issued, an average of 13.5 certificates of occupancy per year for the period 2006-2009.

While 17 CO's were issued in 2008, 7 of these CO's were for units in the United Cerebral Palsy facility and are deducted from the Township's actual growth calculation identified in the section below.

**Table 1
Tewksbury Township's
Residential Growth 1/1/2000- 12/31/2009**

Year	Residential CO's
2000	36
2001	20
2002	29
2003	41
2004	67
2005	47
2006	18
2007	15
2008	17
2009	4
TOTAL	294

Source: NJ Department of Community Affairs

If a similar slow rate of growth (13.5 new CO's/year) continues for the 2009-2018 portion of the current COAH cycle, another 135 units would be built during this 10-year period. This figure is much lower than the COAH forecast for the Township of 308 residential units.

N.J.S.A 52:27D-310.c. An analysis of the municipality's demographic characteristics...

Appendix A responds to subsection 1.c.

N.J.S.A 52:27D-310.d. An analysis of the existing and probable future employment characteristics of the municipality;

Appendix A documents the employment characteristics as detailed in the 2000 Census. Table 2 provides the actual non-residential growth within the Township since 2000.

Table 2
Non-Residential Actual Growth by Use Group
2000-2009

2000-2009										
Sq.ft. generating one affordable unit	Office		Multi-Family		Industrial		Storage		TOTALS	
	5,714		-		13,333		16,000			
		Sq.ft. of CO issued	# affordable units	Sq.ft. of CO issued	# affordable units	Sq.ft. of CO issued	# affordable units	Sq.ft. of CO issued	# affordable units	Sq. Ft.
2000	20,680	3.62	0	0	0	0	0	0	20,680	3.62
2001	12,150	2.13	0	0	0	0	0	0	12,150	2.13
2002	20,680	3.62	0	0	0	0	0	0	20,680	3.62
2003	820	0.14	62,576	0	1,852	0.14	0	0	65,248	0.28
2004	8,281	1.44	105,448	0	0	0	0	0	113,729	1.44
2005	0	0.00	21,339	0	0	0	0	0	21,339	0.00
2006	0	0.00	0	0	0	0	0	0	0	0.00
2007	0	0.00	0	0	0	0	10,464	0.65	10,464	0.65
2008	0	0.00	20,277	0	0	0	0	0	20,277	0.00
2009	6,169	1.07	0	0	0	0	0	0	6,169	1.07
Totals	68,780	12.02	209,640	0	0	0.14	10,464	0.65	288,884	12.81

The Township experienced a total of 590,584 square feet of non-residential development since 2000, however, only 288,884 square feet contributed to affordable housing production.

N.J.S.A 52:27D-310.e. A determination of the municipality's present and prospective fair share for low and moderate income housing...

Tewksbury has no rehabilitation obligation under the Third Round rules. Thus, only the other two components of need, recalculated prior round and growth share, are to be addressed in this Housing Element. As noted above, this includes the recalculated 119

unit prior round obligation and the growth share, calculated at 85 affordable units by the Highlands Council.

To assess the growth share incurred since January 2004, the Township has reviewed records of construction activity certified by the N.J. Department of Community Affairs. Through the end of 2009, the Township issued 168 residential Certificates of Occupancy (CO's), averaging 33.6 dwelling units/year. However, in 2008, 7 of these CO's were issued to the United Cerebral Palsy Center which are COAH certified units, thus reducing the CO's issued to 161 and adjusted in the Affordable Units from Housing Column. Certificates of occupancy for non-residential uses totaled 24,914 square feet that contributes to affordable housing obligation.

Table 3
Tewksbury Township's Actual Growth
1/1/2004- 12/31/2009

Year	Res. CO's	Affordable Units from Housing	Non-Residential Square feet	Affordable Units from Non-Res.	Total Affordable Units
2004	67	13.4	8,281	1.44	14.84
2005	47	9.4	0	0	9.4
2006	18	3.6	0	0	3.6
2007	15	3	10,464	0.65	3.65
2008	17	2	0	0	2
2009	4	.8	6,169	1.07	1.87
TOTAL	168	32.2	24,914	3.16	35.36

Combining the 3.2 affordable unit obligation (non-residential) with the 32 affordable unit obligation (residential) yields a total of 35 affordable units "owed" based on growth from 2004 through 2009. Tewksbury's 35-unit growth share during the past 6 years equates to an obligation of roughly 6 affordable units/year.

According to the Highlands Council, based on a full build-out analysis, Tewksbury has a growth share obligation of 85 units for the period beginning January 1, 2004.. This assumes that by December 31, 2018 Tewksbury will incur an additional 50 units of growth share obligation or 5 affordable units each year.

N.J.S.A 52:27D-310.f. A consideration of the lands and of the existing structures that is most appropriate for construction or conversion to, or rehabilitation for low and moderate income housing...

As a Highlands municipality with land within the Planning Area and Preservation Area Tewksbury, in cooperation of the Highlands Council, conducted a full build-out analysis. Table 4 is taken from the Module 2 "Tewksbury Municipal Build-Out Report, Revised August 2009" and indicates the anticipated future development under the Highlands RMP. With a potential for 291 additional dwelling units and 6 jobs, the utility of inclusionary development in the Township is limited.

Table 4
Highlands Build-out for Tewksbury
2009-2018

	Preservation Area	Planning Area	Totals
Residential units –Sewered	0	0	0
Septic System Yield	32	259	291
Total Residential Units	32	259	291
Non-Residential Jobs – Sewered	0	6	6

To the extent that “lands that are most appropriate for construction of conversion to, or rehabilitation for low and moderate income housing”, may include historic resources, careful attention should be paid to Master Plan goals, which include:

- “Identify and preserve historic structures, landmarks, village and hamlets.
- Protect buildings, hamlets and the village and scenic roadways that remind us of our historic legacy.
- Require design standards in historic districts for new and renovated buildings that will respect the Township’s history and rural character.
- Endeavor to control and direct traffic flow in a manner, which does not diminish historic feel and character of the hamlets and village within the Township.” Thus, cultural resource protection is a major goal of the Master Plan that should be taken into consideration.

Tewksbury’s Affordable Housing Production

Tables 5 and 6 identify the Township’s Prior Round and Third Round Compliance mechanisms. The Township fully satisfies the Prior Round COAH obligation of 119 affordable units.

Table 5
Summary of Tewksbury Township’s Recalculated Prior Round
Affordable Housing Compliance

	Units	Bonus
Approved Regional Contribution Agreement (RCA) with Perth Amboy (Completed)	45	
NORWESCAP Age-restricted 15 units	15	5
United Cerebral Palsy Group Home (exists)	18	18
Accessory Apartments (completed)	6	
Delvanthal-Barnstable (rentals) (Completed)	3	3
Peapack Gladstone Bank – Rentals (Completed)	1	1
Crossroads at Oldwick Rentals	2	2
Totals	90	29
Total affordable units and credits	119	

Additionally, prior affordable housing production and RCA's contribute a total of 46 units toward the 85-unit Third Round obligation. This exceeds the accrued 35-unit growth share (2004-2009) by 11 units.

Table 6
Summary of Tewksbury Township's Third Round
Affordable Housing Compliance

	Units
Total Third Round Obligation	85
Approved Regional Contribution Agreement (RCA) with Perth Amboy (Completed)	(26)
Bartles House Affordable Apartments (Completed) 3 units + 3 Compliance Bonus Credits	(6)
Accessory Apartments (Completed)	(19)
Total Existing Affordable Units	(51)
Remaining Third Round Obligation	34
Accessory Apartments	(19)
Bartles Site - Municipally Sponsored	(5)
Supportive and Special Needs Housing	(10)
Remaining Obligation	0

Perth Amboy Regional Contribution Agreement

Tewksbury entered into an agreement with the City of Perth Amboy to transfer 45 RCA units for \$26,667 a unit in its first round certification. It subsequently contracted with the City to transfer an additional 26 RCA units for \$20,000 a unit as part of its second round certification. COAH approved both agreements and all funds have been transferred. Based on COAH's rule, up to 59 RCA's could be applied to the prior round, where 45 RCA credits are proposed.

Municipally Sponsored Construction

Two alternative living facilities have been approved and one has been constructed. A 15-unit age-restricted rental project has been approved (NORWESCAP) and 18 affordable family rental units have been constructed and are currently operated by United Cerebral Palsy.

Accessory Apartments

Tewksbury has a very successful accessory apartment program that has to date produced 25 apartment units. All of these units were certified as part of the Township's Second Round Plan by COAH. All of the units are rental and have ten-year controls in place. Six of the units are being applied to the prior round and the remaining 19 to the Third Round.

Inclusionary Development

The Delvanthal – Barnstable inclusionary development contains 30 units, including three (3) affordable rental units.

The Township was eligible to carry two (2) credits forward from its second round certification. These credits are rental bonus credits from the Crossroads at Oldwick.

Bonus Credits

A municipality may receive two units of credit for each rental unit addressing its prior round rental obligation, provided the unit was or will be created and occupied in the municipality or received preliminary or final approval, on or after December 15, 1986, is not age-restricted and has controls on affordability for at least 30 years. No rental bonuses shall be granted for rental units in excess of the prior round rental obligation.

Tewksbury's rental obligation for the prior round is 29.75 or rounded up to 30, so the Township can obtain up to 30 bonus credits. Rental bonus credits can be obtained for the United Cerebral Palsy project (18), the Delvanthal project (3), Peapack Gladstone Bank (1) and Crossroads at Oldwick (2).

A municipality may receive 1.33 units of credit for each age-restricted rental unit addressing its prior round rental obligation, provided the unit was or will be created and occupied in the municipality or received preliminary or final approval, on or after December 15, 1986, and has controls on affordability for at least 30 years. The 15 NORWESCAP units are thus eligible for 5 bonus credits. No rental bonuses shall be granted for age-restricted rental units in excess of 50 percent of the prior round rental obligation.

In total, the Township can achieve 29 rental bonus credits for the prior round.

Satisfying the Fair Share Obligation

COAH-Certified Second Round Units and Credits

Tewksbury Township has been a participant in the COAH process and has seen its housing plan certified by the Council. The Substantive Certification issued by COAH on May 6, 1998 cited the 145-unit cumulative 12-year obligation (1987-1999).

Rehabilitation Obligation

COAH has established that there are zero (0) substandard housing units occupied by low and moderate-income households in Tewksbury Township as of April 1, 2000.

Prior Round Obligation

Tewksbury's recalculated prior round obligation of 119 has been fully satisfied and leaves 3 units/credits available to be applied to the Third Round obligation.

Third Round Obligation

The Township has addressed 51 units of the 85-unit Highlands total growth share obligation for the Third Round which leaves a remaining obligation of 34 units.

Meeting the Third Round COAH Obligation

COAH rules permit municipalities to meet Third Round growth share obligations with a combination of techniques, and specify how the growth share will be satisfied, including:

- at least 25% of growth share must be rental units Tewksbury's rental obligation is 25.5 or rounded up to 26;
- no more than 50% of the 26-unit rental obligation (13 units) may be met with age-restricted units and special needs housing;
- up to 25% of growth share may be age-restricted units (25.5 but in this case it is rounded down to 25);
- rental bonuses for non-age restricted units only apply after the rental obligation has been met.
- at least 13% of growth share must be provided for affordable to households earning 30% or less of median income (This results in 13.26 which is rounded up to 14).
- 2:1 bonus credits for any rental unit are applicable only to family units or permanent supportive housing units. (Maximum number of credits can exceed rental obligation of 26.)
- 1:25 units of credit for each bedroom in supportive and special needs housing and as in prior round
- 1:33 units of credit for each age-restricted rental unit

The Township's Third Round Highlands obligation of 85 units can be reduced by 51 units/credits from the prior round, leaving a total of 34 units. Toward this end, Tewksbury will continue to provide an accessory apartment program, will add a municipally-sponsored new construction program, will promote the development of group homes and will institute a rehabilitation program.

Accessory Apartment Program

As demonstrated in the prior rounds, Tewksbury has established a very successful accessory apartment program. Toward the remaining growth share, the Township proposes to create an additional 19 affordable accessory units, and will be seeking a waiver from N.J.A.C. 5:97-6.8 (b) 1, which states, "*No more than 10 or an amount equal to 10 percent of the fair share obligation, whichever is greater, accessory apartments may be used to address the fair share obligation, unless the municipality has demonstrated a successful history of an accessory apartment program.*" The basis of the request is the success the Township has experienced in enacting the program.

Municipally-Sponsored Program

The Township will partner with a non-profit entity that will construct and manage the 5-unit Bartles House project. These buildings will be deed restricted to meet COAH regulations regarding length of controls and unit distribution. A completed example is Bartles House Affordable Apartments (3 Units + 3 Compliance bonus credits).

Sites have not been identified at this point in time, but an implementation schedule for their delivery is proposed.

Supportive and Special Needs Housing

Tewksbury has the current housing stock and available land to support the creation of supportive and special needs housing. This compliance mechanism retains the community character of the Township and the Township has previously demonstrated a willingness to collaborate with non-profit organizations. The Township will seek to create two residences for a total of ten (10) affordable units.

Implementation Schedule

Table 7 provides the implementation schedule for Tewksbury's affordable housing activities. .

Table 7 Implementation Schedule

Projects	2010	2011	2012	2013	2014	2015	2016	2017	2018
Accessory Apartments	0	1	1	1	1	2	3	4	6
Municipally Sponsored (Sites)									
Identify non-profit partner		5							
Construction			5						
Occupancy				5					
Group Homes									
Identify Partner		4					2		
Identify Site			4			4		2	
Construction				4			4		2
Occupancy					4			4	

Summary

The Township has enacted a development fee ordinance and has a COAH-approved development fee and spending plan, which is in the process of being updated. The Township will use funds from the Housing Trust Fund as necessary and available to fund accessory apartments and the municipally sponsored program, and may also fund a variety of affordability assistance programs, such as down payment assistance to low income purchasers and grants/loans for rental assistance for very low-income households.

APPENDIX A

HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Inventory of Municipal Housing Units

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census, with data reflecting conditions in 2000. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis.

According to the 2000 Census, the Township had 2,052 housing units, of which 1,986 (97%) were occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consisted of one-family, detached dwellings (95% of the total, compared to 74% in the County), there were 105 units in attached or multi-family structures. The Township had a lower percentage of renter-occupied units, 9%, compared to 19.5% in Hunterdon County and 52% in the State.

Table 1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,947	49	1,898	1,759	139
1, attached	67	9	58	58	0
2	28	8	20	0	20
3 or 4	10	0	10	0	10
5+	0	0	0	0	0
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	2,052	66	1,986	1,817	169

Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) Tables QT-H10, DP-4 and QT-H5

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. Tewksbury's housing stock reflects an ongoing development pattern with less than a quarter of the housing stock being built prior to 1940 with continued growth through to 2000. A slight slowing of production occurred between 1940 through 1959. Owner-occupied units follow the same pattern as the year structures were built with an fairly even development pattern with a spike in the 1970's. Renter occupied units were typically built between 1950 and 1979 and prior to 1940. The presence of an older housing stock is one of the factors which correlates highly with filtering. Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by

supply additions to the higher-income sections of the housing market. This trend also reflects the historic nature of the Township.

Table 2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
1990 – 2000	313	15.2	8	305	305	0
1980 – 1989	331	16.1	9	322	322	0
1970 – 1979	479	23.3	10	469	444	25
1960 – 1969	228	11.1	0	228	208	20
1950 – 1959	195	9.5	0	195	155	40
1940 – 1949	61	3	0	61	51	10
Pre-1940	445	21.7	39	406	332	74

Source: 2000 U.S. Census, STF-3 QT-H7 for Township

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. Tewksbury had a larger percentage of units built in the 1970's than did the County or State and a smaller percentage of units built between 1940 to 1959.

Table 3: Comparison of Year of Construction for Township, County, and State

Year Built	%		
	Tewksbury Township	Hunterdon County	New Jersey
1990 – 2000	15.2	17.1	10.5
1980 – 1989	16.1	22.4	12.4
1970 – 1979	23.3	15.1	14
1960 – 1969	11.1	10.2	15.9
1940 – 1959	12.5	13.2	27.1
Pre-1940	21.7	21.9	20.1
Median Year	1972	1973	1962

Source: 2000 U.S. Census, STF-3 DP-4 for Township, County, and State.

The 2000 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed smaller households, with 66% of renter-occupied units having 2 persons or fewer compared to 53% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 34% having two bedrooms or fewer, compared to 8% of owner-occupied units.

Table 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	249	206	43
2 persons	817	748	69
3 persons	337	314	23
4 persons	359	333	26
5 persons	161	155	6
6 persons	43	41	2
7+ persons	20	19	1
Total	1,986	1,816	170

Source: 2000 U.S. Census, STF-3 H-17 for Township.

Table 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	30	1.5	11	19	0	19
1 bedroom	44	2.1	8	36	16	20
2 bedrooms	146	7.1	0	146	127	19
3 bedrooms	640	31.2	18	622	537	85
4 bedrooms	841	41	29	812	786	26
5+ bedrooms	351	17.1	0	351	351	0

Source: 2000 U.S. Census, STF-3 QT-H8 and QT-H5 for Township.

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2000 to those of the County and State. The Township's average household size for owner-occupied units was similar to those of the County and State.

Table 6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Tewksbury Township	2.79	2.83	2.37
Hunterdon County	2.69	2.82	2.03
New Jersey	2.68	2.85	2.37

Source: 2000 U.S. Census, STF-1 DP-1 for Township, County, and State.

The distribution of number of bedrooms per unit is shown in Table 7. The Township had fewer units with less than four bedrooms than the County or State in 2000.

Table 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Tewksbury Township	3.6	38.3	58.1
Hunterdon County	9.2	53.7	37.1
New Jersey	18.3	59.1	22.6

Source: 2000 U.S. Census, STF-3 QT-H4 for Township, County, and State.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

Persons per Room	1.01 or more persons per room is an index of overcrowding.
Plumbing Facilities	Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
Kitchen Facilities	Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for some of the above indicators of housing quality. The Township had less overcrowding and inadequate plumbing and kitchens than the County and State.

Table 8: Housing Quality for Township, County, and State

Condition	%		
	Tewksbury Township	Hunterdon County	New Jersey
Overcrowding ¹	.5	.7	5
Inadequate plumbing ²	0	.4	.7
Inadequate kitchen ²	0	.2	.8

Notes: ¹The universe for these factors is occupied housing units.

²The universe for these factors is all housing units.

Source: 2000 U.S. Census, STF-3 QT-4 for Township, County, and State.

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. In 2000, the median residential housing value was \$461,200 (Table 9) with most of the Township's housing stock falling in the \$300,000 to \$999,999 price range.

Table 9: Value of Residential Units

Value	Number	%
Less than \$50,000	22	1.4
\$50,000 to \$99,999	0	0
\$100,000 to \$149,999	15	1
\$150,000 to \$199,999	89	5.7
\$200,000 to \$299,999	152	9.7
\$300,000 to \$499,999	631	40.4
\$500,000 to \$999,999	556	35.6
\$1,000,000 or more	98	6.3
Median (dollars)	461,200	

Source: 2000 U.S. Census, STF-3 DP-4

Table 10 indicates that in 2000 the majority of renter-occupied units rented more than \$1,000 a month. The median contract rent for the Township was \$1,388 per month.

Table 10: Gross Rents for Specified Renter-Occupied Housing Units

Contract Monthly Rent	Number	%
Less than \$200	0	0
\$200 to \$299	0	0
\$300 to \$499	0	0
\$500 to \$749	9	8
\$750 to \$999	0	0
\$1,000 to \$1,499	48	42.9
\$1,500 or more	48	42.9
No Cash Rent	7	6.3
Median (contract rent)	1,388	

Source: 2000 U.S. Census, STF-3 QT-H12 for Township

The data in Table 11 indicate that in 2000 there were 19 households earning less than \$35,000 annually, which was the approximate income threshold for a three-person, moderate-income household in Hunterdon County in 2000. At least 10 of these households were paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

Table 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	0	0	0	0	0	0	0
\$10,000 – 19,999	0	0	0	0	0	0	0
\$20,000 – 34,999	19	0	0	9	0	10	0
\$35,000 +	93	18	26	21	10	11	7

Note: The universe for this Table is specified renter-occupied housing units.

Source: 2000 U.S. Census, STF-3QT-H13 for Township.

ANALYSIS OF DEMOGRAPHIC CHARACTERISTICS

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2000.

The 2000 Census indicates that the Township had 5,541 residents, or 738 more residents than in 1990, representing a population increase of approximately 13%. The Township's 13% increase in the 1990's compares to a 13.2% increase in Hunterdon County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. Males are predominate in the age classes of 55 to 69, with a female predominance in ages groups 0 to 4, 20 to 34 and over 70.

Table 12: Population by Age and Sex

Age	Total Persons	Male	Female
0 – 4	373	186	187
5 – 19	1,151	581	570
20 – 34	507	242	265
35 – 54	2,077	987	1,090
55 – 69	1,037	548	489
70 +	396	185	211
Total	5,541	2,729	2,812

Source: 2000 U.S. Census, STF-3 QT-PI for Township.

Table 13 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 20 to 34 age category where the Township had a smaller proportion than the County and State and the 70+ age range where the Township has more than the County or State.

Table 13: Comparison of Age Distribution for Township, County, and State (% of persons)

Age	Tewksbury Township	Hunterdon County	New Jersey
0-4	6.7	6.6	6.7
5 – 19	20.8	20.9	20.4
20 – 34	9.2	15.5	19.8
35 – 54	37.5	47	39.8
55 – 69	18.7	8.9	11.6
70 +	7.2	1.1	1.6
Median	42.6	38.8	36.7

Source: 2000 U.S. Census, STF-3 QT-P1 for Township, County, and State.

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Hunterdon County and the State. The Township differed from the County and State in terms of the distribution of household sizes by having more households of three persons.

Table 14: Persons in Household

Household Size	Total Units
1 person	249
2 persons	817
3 persons	337
4 persons	359
5 persons	161
6 persons	43
7+ persons	20
Total	1,986

Source: 2000 U.S. Census, STF-1 QT-P10 for Township.

Table 15: Comparison of Persons in Household for Township, County, and State (% of households)

Household Size	Township	County	State
1 person	12.5	20	24.5
2 persons	41.1	33.8	30.3
3 persons	17.0	17.2	17.3
4 persons	18.1	18.9	16
5 persons	8.1	7.5	7.5
6 persons	2.2	2	2.7
7 or more persons	1	.7	1.7
Persons per household	2.79	2.69	2.68

Source: 2000 U.S. Census, STF-3 QT-P10 for Township, County, and State.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 5,159 persons in family households in the Township and 382 persons in non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township had more family households than the County or State (93% for the Township, 75.2% for the County, and 70.3% for the State).

Table 16: Persons by Household Type and Relationship

	Total
In family Households:	5,159
Spouse	1,586
Child	1,713
In Non-Family Households:	382
Male householder:	145
Living alone	112
Not living alone	33
Female householder:	171
Living alone	139
Not living alone	32
In group quarters:	0
Institutional	0
Non-institutional	0

Source: 2000 U.S. Census, SF-1 QT-P10, 11 and 12 for Township.

Table 17 provides 1999 income data for the Township, County, and State. The Township's per capita and median incomes were higher than those of the County.

Table 17: 1999 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Tewksbury Township	\$65,470	\$135,649	\$150,189
Hunterdon County	\$36,370	\$79,888	\$91,050
New Jersey	\$27,006	\$55,146	\$65,370

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County, and State.

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2000. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table 18, the Township had proportionately higher persons qualifying for poverty status than the County. However, the percentages in Table 18 translate to 152 persons, but 27 families were classified in poverty status. Thus, the individual persons had a much larger share of the population in poverty status.

**Table 18: Poverty Status for Persons and Families for Township, County, and State
(% with 1999 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Tewksbury Township	2.7	1.6
Hunterdon County	2.6	1.6
New Jersey	8.5	19.4

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County, and State.

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table 19 provides a comparison of the percent of households who moved into their current residents in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of the year 2000 Township residents residing in the same house as in 1995 exceeded that of the State.

Table 19: Comparison of Place of Residence for Township, County, and State

Jurisdiction	Percent living in same house in 1995
Tewksbury Township	58.7
Hunterdon County	61.8
New Jersey	59.8

Source: 2000 U.S. Census, SF-3 QT-H7 for Township, County, and State.

Table 20 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that more Township residents achieved a high school diploma or higher or a bachelor's degree or higher than the County and State.

**Table 20: Educational Attainment for Township, County, and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Tewksbury Township	95.7	58.9
Hunterdon County	91.5	41.8
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 DP-2 for Township, County, and State.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 22 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 13.7% of workers who resided in the Township and used other means of transportation to reach work, 337 workers worked from home and 24 workers walked to work.

Table 21: Means of Transportation to Work for Township, County and State Residents (Workers 16 years old and over)

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Tewksbury Township	82.5	2.5	1.2	13.7
Hunterdon County	82.5	7.3	1.7	8.5
New Jersey	73	10.6	9.6	6.8

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County, and State.

The New Jersey Department of Labor supplies data on the employment by industry within a municipality. While the most current data available is from 2003, and given current economic conditions, it may provide a snapshot into employment in the Township. As witnessed in 2003, the most predominate industry in the Township is construction work, followed by professional and technical services. In 2003, the average annual units of employment in the Township totaled 82, however, given that 35% of this total included construction related employment, this number may be down for 2007 and 2008 given the current economic climate.

Table 22: Employment and Waged: 2003 Annual Report by Industry

INDUSTRY	ANNUAL AVG. UNITS	EMPLOYMENT					WAGES	
		MARCH	JUNE	SEPT.	DEC.	AVERAGE	WEEKLY	ANNUAL
Agriculture, forestry, fishing and hunting	7	34	45	58	46	45	\$458	\$23,8
Construction	6	12	13	13	12	13	\$676	\$35,1
Retail trade	3	26	27	27	28	27	\$877	\$45,6
Finance and insurance	4	9	8	9	9	9	\$633	\$32,9
Real estate and rental and leasing	4	7	7	6	5	6	\$742	\$38,5
Professional and technical services	17	71	64	61	63	64	\$1,210	\$62,9
Health care and social assistance	9	69	68	60	61	65	\$504	\$26,1
Accommodation and food services	4	55	67	62	59	59	\$578	\$30,0
Other services, except public administration	19	29	55	30	32	32	\$740	\$38,4
PRIVATE SECTOR MUNICIPALITY TOTAL	87	800	843	806	786	802	\$1,055	\$54,8
FEDERAL GOVT MUNICIPALITY TOTAL	2	5	5	5	5	5	\$1,019	\$52,9
LOCAL GOVT MUNICIPALITY TOTAL	6	52	52	60	57	55	\$845	\$43,9

The employment rate, according to the 2000 census shows that the Township had a higher percentage of people in the labor force, as well as higher employment of those in the labor force than the State.

Table 23: Labor Force and Employment

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Tewksbury Township	66.6	65.4	1.2
Hunterdon County	69.4	67.6	1.8
New Jersey	64.2	60.3	3.7

LAND USE BOARD
TOWNSHIP OF TEWKSBURY

RESOLUTION #

WHEREAS, N.J.S.A. 40:55D-28 requires the adoption of a housing plan element pursuant to N.J.S.A. 52:27D-310 which must contain:

“e. A determination of the municipality’s present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and respective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are 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.”

AND, WHEREAS, the Land Use Board held public hearings on May 19, 2010 and June 2, 2010 on the **COAH Housing Element** and **Highlands Element Plan** contained within separate documents titled: “*COAH Housing Plan Element and Fair Share Plan, Township of Tewksbury, Hunterdon County, New Jersey Revised DRAFT May 30, 2010*”.

AND, WHEREAS, the applicable plan is based on the Township Committee’s decision on *opting into* the Highlands, and

WHEREAS, at the Public Hearings the following amendments were made to both plans:

COAH Housing Element

- Revisions to disclaimer regarding right to rescind if COAH no longer regulates affordable housing
- Revisions to housing stock projection to reflect recent development trends
- Elimination of the description of municipally sponsored units as for-sale units

Highlands Element Plan

- Revisions to disclaimer regarding right to rescind if COAH no longer regulates affordable housing
- Revisions to housing stock projection to reflect recent development trends
- Revisions to the description of the fair share forecast period for *total* buildout
- Elimination of the description of municipally sponsored units as for-sale units

NOW, THEREFORE be it resolved by the Land Use Board of the Township of Tewksbury on this 16th day of June, 2010 that the Land Use Board of the Township of Tewksbury adopts both the **COAH Housing Element** and **Highlands Element plans** contained in the *COAH Housing Plan Element and Fair Share Plan, Township of Tewksbury, Hunterdon County, New Jersey Revised DRAFT May 30, 2010*, as amended, subject to the following caveat: In the event the current fair share methodology adopted by COAH changes or in the event COAH no longer administers or has control over affordable housing requirements, then in that event, both the **COAH Housing Element** and

Highlands Element plans shall, at the recommendation of the Township Committee and discretion of the Land Use Board become null and void.

BE IT FURTHER RESOLVED that a copy of the within resolution and attached Re-examination Report be forwarded to the Hunterdon County Planning Board, the Clerk of each adjoining municipality and the governing body of the Township of Tewksbury.

Roll Call Vote

Those in Favor:

Those Opposed:

The foregoing is a true copy of a resolution adopted by the Land Use Board of the Township of Tewksbury at its meeting on June 17, 2010 as copied from the minutes of said meeting.

The within resolution memorializes action that was taken by the Land Use Board of the Township of Tewksbury at its meeting on June 2, 2010.

SHANA L. GOODCHILD
LAND USE BOARD SECRETARY
TOWNSHIP OF TEWKSBURY
STATE OF NEW JERSEY



A municipality that petitions the Council on Affordable Housing (COAH) for substantive certification or is otherwise participating in COAH's substantive certification process must include an updated service list in order for COAH to review its submittal. At the time it files or petitions for substantive certification a municipality must provide COAH with a Service List which includes the following information (Please print clearly):



ADDRESS	<u>Angelo F. DiOrio</u> <u>62 East High St</u>		
	<u>Somerville, NJ 08876-2310</u>		
PROJECT NAME	<u>United Cerebral Palsy</u>	FAX NO.	<u>908-575-0771</u>
		BLOCK	<u>44</u>
PROPERTY OWNER	<u>Tewksbury Township</u>	LOT	<u>22</u>
		TITLE	<u>President & CEO</u>
EMAIL		PHONE NO.	<u>908-879-2243</u>
ADDRESS	<u>Deborah Miller</u>		
	<u>United Cerebral Palsy of Northern, Central & Southern NJ INC. 245 Main St, Suite 113, Chester NJ 07930</u>		
		FAX NO.	<u>908-879-8363</u>

PROJECT NAME	<u>Delvanthal-Barnstable</u>	BLOCK	<u>23</u>
PROPERTY OWNER	<u>Tewksbury Township</u>	LOT	<u>8 & 18</u>
EMAIL	<u></u>	TITLE	<u></u>
		PHONE NO.	<u>973-539-3100</u>
ADDRESS	<u>Robert & Kathleen</u> <u>Delvanthal C/O Dillan</u> <u>Bitar & Luther 53 Maple</u> <u>Ave.</u>		
	<u>Morristown, NJ 07963</u>	FAX NO.	<u>973-292-2960</u>

PROJECT NAME	<u>Crossroads at Olwick</u>	BLOCK	<u>45</u>
		LOT	<u>42</u>
PROPERTY OWNER	<u>Toll NJ II LP</u>	TITLE	
EMAIL	<u></u>	PHONE NO.	
ADDRESS	<u>Jonathan Hove 1300</u> <u>Farley Rd.</u>	FAX NO.	
	<u>Whitehouse Station, NJ</u> <u>08889</u>		



**MUNICIPALITY, COUNTY
SERVICE LIST**
N.J.A.C. 5:96-3.7



2. The names and addresses of owners of all new or additional sites included in the Fair Share Plan;

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	



**MUNICIPALITY, COUNTY
SERVICE LIST**

N.J.A.C. 5:96-3.7



PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	



MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



3. Except for Mayors, Clerks, Municipal Attorneys and Municipal Housing Liaisons, which are automatically added to every Service List by COAH, the names and addresses of all municipal employees or designees that the municipality would like notified of all correspondence relating to the filing or petition;

NAME	Robert Hoffman	TITLE	<u>Mayor</u>
EMAIL	<u>rmhoffman@tewksburytwp.net</u>	PHONE NO.	
ADDRESS	78 Fairmount Road West	FAX NO.	

NAME	<u>Blake Johnstone</u>	TITLE	<u>Chairman</u>
EMAIL		PHONE NO.	
ADDRESS	<u>Land Use Board</u>	FAX NO.	
	Tewksbury Township, 169 Old Turnpike Road,		
	Califon, NJ 07830,		

NAME	Shana L. Goodchild	TITLE	<u>Land Use Administrator</u>
EMAIL	<u>slgoodchild@tewksburytwp.net</u>	PHONE NO.	<u>908-439-0022</u> <u>Ext 731</u>
ADDRESS	Tewksbury Township, 169 Old Turnpike Road, Califon, NJ 07830,	FAX NO.	908-439-0034

NAME	<u>Roberta Brassard</u>	TITLE	<u>Township Clerk</u>
EMAIL		PHONE NO.	<u>908-439-0022</u> <u>Ext 727</u>
ADDRESS	Tewksbury Township, 169 Old Turnpike Road, Califon, NJ 07830,	FAX NO.	908-439-0034

NAME	<u>Jess Landon</u>	TITLE	<u>Twp Adm</u>
EMAIL		PHONE NO.	<u>908-439-0022</u> <u>Ext 721</u>
ADDRESS	Tewksbury Township, 169 Old Turnpike Road, Califon, NJ 07830,	FAX NO.	908-439-0034

NAME	<u>Frank Banisch, PP/AICP</u>	TITLE	<u>Consulting Planner</u>
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MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



EMAIL	<u>frankbanisch@banisch.com</u>	PHONE NO.	<u>908-782-0835</u>
ADDRESS	<u>Banisch Assoc Inc. 111</u> <u>Main Street</u>		
	<u>Flemington, NJ 08822</u>	FAX NO.	<u>908-782-7636</u>

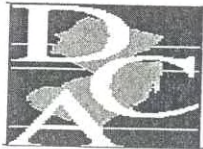
NAME	Randall Benson	TITLE	<u>Zoning Officer</u>
EMAIL	<u>rsbenson@tewksburytpw.net</u>	PHONE NO.	<u>908-439-0022</u> <u>Ext 730</u>
ADDRESS	Tewksbury Township, 169 Old Turnpike Road,	FAX NO.	908-439-0034
	Califon, NJ 07830,		

NAME	Michael Selvaggi	TITLE	<u>Twp Attorney</u>
EMAIL		PHONE NO.	<u>908-852-2600</u>
ADDRESS	Courter, Kobert & Cohan, 1000 Rt.517	FAX NO.	908-852-8225
	Hackettstown, NJ 07840		

NAME	Daniel Bernstein	TITLE	<u>Land Use</u> <u>Board</u> <u>Attorney</u>
EMAIL		PHONE NO.	<u>908-789-8350</u>
ADDRESS	Plaza South, 2253 South Avenue, Suite 7A	FAX NO.	
	Scotch Plains, NJ 07076		

NAME	Maser Consulting	TITLE	<u>Land Use</u> <u>Board</u> <u>Engineer</u>
EMAIL		PHONE NO.	-908-238-0900
ADDRESS	William Burr PO Box 4017	FAX NO.	
	Clinton NJ 08809-4017		

NAME	Suburban Consulting Engineers	TITLE	<u>Twp Engineer</u>
EMAIL		PHONE NO.	<u>908-238-1776</u>



MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



ADDRESS	1318 Rt. 31 North	FAX NO.	<u>908-238-0307</u>
	Annandale, NJ 08801		

NAME	Judith Kopen, <u>Esquire</u>	TITLE	Special Counsel
EMAIL		PHONE NO.	<u>908-735-5161</u>
ADDRESS	Gebhardt & Kiefer, PC PO Box 4001	FAX NO.	<u>908-735-9351</u>
	Clinton, NJ 08809		

NAME	Ron Rukenstein, PP/AICP	TITLE	Affordable Housing Administrator
EMAIL		PHONE NO.	<u>908-735-5161</u>
ADDRESS	Ron Rukenstein & Associates PO Box 1	FAX NO.	<u>908-735-9351</u>
	Titusville, NJ 08560		



MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



4. The names and addresses of relevant County, Regional and/or State entities; AND

NAME	Karl Hartkopf	TITLE	
EMAIL	khartkopf@dca.state.nj.us	PHONE NO.	609-292-7156
ADDRESS	Office of Smart Growth, PO Box 204	FAX NO.	609-292-3292
	Trenton, NJ 08625		

NAME	James Humphries	TITLE	
EMAIL	jhumphries@highlands.state.nj.us	PHONE NO.	908-879-6737
ADDRESS	NJ Highlands Council 100 North Rd Rt 513	FAX NO.	908-879-4205
	Chester, NJ 07930		

NAME	G. Sue Dziamara	TITLE	Planning Director
EMAIL	sdziamara@co.hunterdon.nj.us	PHONE NO.	908-788-1490
ADDRESS	Hunterdon County Planning Board PO Box 2900	FAX NO.	908-788-1662
	Flemington, NJ 08822		

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	



MUNICIPALITY, COUNTY SERVICE LIST

N.J.A.C. 5:96-3.7



5. Names of known interested party(ies).

NAME	<u>Basil T. Hone</u>	TITLE	<u>Director</u>
EMAIL		PHONE NO.	
ADDRESS	<u>Citizens to Save</u> <u>Tewksbury PO Box 679</u>	FAX NO.	
	<u>Oldwick, NJ 0885</u>		

NAME	<u>Wilma Frey</u>	TITLE	<u>Senior Policy</u> <u>Manager</u>
EMAIL		PHONE NO.	<u>908-234-1225</u>
ADDRESS	<u>NJ Conservation</u> <u>Foundation</u> <u>170 Longview Rd</u>	FAX NO.	<u>908-234-1189</u>
	<u>Far Hills, NJ 07931</u>		

NAME	<u>Victoria Mastrodomenico</u>	TITLE	
EMAIL		PHONE NO.	<u>973-770-1500</u>
ADDRESS	<u>Integra Management</u> <u>200 Valley Road</u> <u>Mount Arlington, NJ</u> <u>07856</u>	FAX NO.	

NAME	<u>Dan McGuire</u>	TITLE	
EMAIL		PHONE NO.	<u>973. 993.0900</u>
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COAH Housing Plan Element and Fair Share Plan

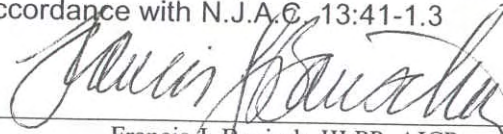
Township of Tewksbury
Hunterdon County, New Jersey

Adopted June 2, 2010

*Prepared by
Tewksbury Township Land Use Board*

in consultation with Banisch Associates, Inc.
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The original of this report was signed and sealed
in accordance with N.J.A.C. 13:41-1.3


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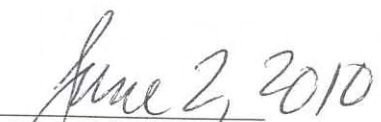

Date Signed

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Introduction

This is Tewksbury's amended Third Round Housing Plan Element (HPE) and Fair Share Plan (FSP). In November 2005, Tewksbury adopted its original Third Round Plan, which identified compliance mechanisms and affordable housing techniques that would have fully satisfied Tewksbury's Third Round (then 2004 to 2014) and prior round affordable housing obligations as defined by Council on Affordable Housing (COAH) regulations. As will be seen below, Tewksbury currently has satisfied its prior round obligation and proposes mechanisms to fully address the Township's Third Round Obligation.

In January 2007 the NJ Appellate Division overturned COAH's substantive rules as a result of a challenge and suspended any further COAH substantive certifications of municipal Third Round Plans. The Court ordered COAH to revise its rules, which were then adopted in September 2008 becoming effective on October 20, 2008. As a result, in order for the 562 municipalities that were not certified prior to the January 2007 Appellate Division ruling to remain under COAH's protection from "builder's remedy" lawsuits, municipalities must repetition COAH.

This Plan responds to Tewksbury's affordable housing obligation as it is now constituted under COAH's revised 2008 Third Round rules. While COAH's initial Third Round rules identified affordable housing obligations for the period 2004-2014, the revised rules extended the Third Round affordable housing compliance period by four years through 2018. The revised rules continue to rely upon a 'growth share' methodology, albeit with a substantially more aggressive set-aside formula than the original growth share requirement. Under growth share rules, Third Round new construction affordable housing obligations result from any development that receives a certificate of occupancy between January 1, 2004 and December 31, 2018.

COAH's revised Third Round rules address affordable housing obligations dating back to 1987 and identify three components of municipal affordable housing need, including

- (1) "Recalculated" prior round obligation for the 1987-1999 period,
- (2) Third Round rehabilitation share, and
- (3) Third Round growth share obligation for the 2004-2018 period.

This amended Housing Plan Element addresses these three components of affordable housing need, which in Tewksbury include:

- (1) the COAH recalculated "prior round" affordable housing obligation of 119 units,
- (2) no rehabilitation obligation, and
- (3) the "growth share" obligation consisting of 102 affordable units according to COAH.

This Housing Element and Fair Share Plan details Tewksbury's plan to address the full 221 unit cumulative COAH obligation with units/credits previously approved by the Court and certified by COAH.

The within plan is contingent upon the current fair share methodology adopted by COAH remaining in force. If the methodology changes, or if COAH no longer administers and has control of affordable housing requirements, reserves the right to rescind affordable housing plan contained herein.

COAH and Statutory Affordable Housing Requirements

This Amended Housing Plan Element has been prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act (N.J.S.A. 52:27D-310), to address Tewksbury's cumulative housing obligation for the period 1987-2018. N.J.S.A. 52:27D-310 outlines the mandatory requirements for a Housing Plan Element. This plan also responds to the affordable housing mandates of the Third Round Substantive Rules of the Council on Affordable Housing (N.J.A.C. 5:97-1 et seq.).

At N.J.S.A. 40:55D-28.b(3), the Municipal Land Use Law identifies the following requirements for a Housing Plan Element:

(3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, *residential standards and proposals for the construction and improvement of housing;*

The COAH rule standard for the *Content of a Housing Element* (N.J.A.C. 5:97-2.3 a) also requires that a Housing Element submitted to the Council for certification include the minimum requirements prescribed by N.J.S.A 52:27D-310 which provides that

“a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

a. 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

b. 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 of lands;

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are 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.”

Addressing the Statutory Requirements

N.J.S.A 52:27D-310.a. An inventory of the municipality's housing stock...

Appendix A responds to subsection 1.a. above.

N.J.S.A 52:27D-310.b. A projection of the municipality's housing stock...

From 2000 through 2009, Tewksbury saw considerable residential development, issuing 294 certificates of occupancy during this 10-year period. Over 80% of these certificates of occupancy were issued prior to 2006. This growth peaked at over 67 units in 2004 and then stalled after the adoption of the Highlands rules and RMP. The years 2000 -2005 saw 240 certificates of occupancy issued, an average of 40 certificates of occupancy per year. However, since January 1, 2006, only 54 CO's have been issued, an average of 13.5 certificates of occupancy per year for the period 2006-2009.. While 17 CO's were issued in 2008, 7 of these CO's were for units in the United Cerebral Palsy facility and are deducted from the Township's actual growth calculation identified in the section below.

Table 1
Tewksbury Township
Residential Growth
1/1/2000- 12/31/2009

Year	Residential CO's
2000	36
2001	20
2002	29
2003	41
2004	67
2005	47
2006	18
2007	15
2008	17
2009	4
TOTAL	294

Source: NJ Department of Community Affairs

If a similar slow rate of growth (13.5 new CO's/year) continues for the 2009-2018 portion of the current COAH cycle, another 135 units would be built during this 10-year period. This figure is much lower than the COAH forecast for the Township of 308 residential units.

N.J.S.A 52:27D-310.c. An analysis of the municipality's demographic characteristics...

Appendix A responds to subsection 1.c.

N.J.S.A 52:27D-310.d. An analysis of the existing and probable future employment characteristics of the municipality;

Appendix A documents the employment characteristics as detailed in the 2000 Census. Table 2 provides the actual non-residential growth within the Township since 2000.

Table 2: Non-Residential Actual Growth by Use Group, 2000-2009

Table 2: Non-Residential Actual Growth by Use Group, 2000-2009										
Sq.ft./ affordable unit	Office		Multi-Family		Industrial		Storage		TOTALS	
	5,714		-		13,333		16,000			
	Sq.ft. of CO issued	# affordable units	Sq.ft. of CO issued	# affordable units	Sq.ft. of CO issued	# affordable units	Sq.ft. of CO issued	# affordable units	Sq. Ft.	Non-Res Obligation
2000	20,680	3.62	0	0	0	0	0	0	20,680	3.62
2001	12,150	2.13	0	0	0	0	0	0	12,150	2.13
2002	20,680	3.62	0	0	0	0	0	0	20,680	3.62
2003	820	0.14	62,576	0	1,852	0.14	0	0	65,248	0.28
2004	8,281	1.44	105,448	0	0	0	0	0	113,729	1.44
2005	0	0.00	21,339	0	0	0	0	0	21,339	0.00
2006	0	0.00	0	0	0	0	0	0	0	0.00
2007	0	0.00	0	0	0	0	10,464	0.65	10,464	0.65
2008	0	0.00	20,277	0	0	0	0	0	20,277	0.00
2009	6,169	1.07	0	0	0	0	0	0	6,169	1.07
Totals	68,780	12.02	209,640	0	0	0.14	10,464	0.65	288,884	12.81

The Township experienced a total of 590,584 square feet of non-residential development since 2000, however, only 288,884 square feet contributed to the growth share affordable housing obligation.

N.J.S.A 52:27D-310.e. A determination of the municipality's present and prospective fair share for low and moderate income housing...

Tewksbury has no rehabilitation obligation under the Third Round rules. Thus, only the other two components of need, recalculated prior round and growth share, are to be addressed in this Housing Element. As noted above, this includes the recalculated 119 unit prior round obligation and the growth share, originally estimated at 38 total affordable units (First Third Round Plan), but now increased to 102 units in the current regulations. This represents a net 64-unit increase over Tewksbury's original Third Round growth share affordable housing obligation, which formed the basis for the Housing Element and Fair Share Plan in 2005.

To assess the growth share incurred since January 2004, the Township has reviewed records of construction activity certified by the N.J. Department of Community Affairs. Through the end of 2009, the Township issued 168 residential Certificates of Occupancy (CO's), averaging 33.6 dwelling units/year. However, in 2008, 7 of these CO's were issued to the United Cerebral Palsy Center which are COAH certified units, thus reducing the CO's issued to 161 and adjusted in the Affordable Units from Housing Column. Certificates of occupancy for non-residential uses totaled 24,914 square feet that contributes to affordable housing obligation.

Table 3
Tewksbury Township's Actual Growth 1/1/2004- 12/31/2009

Year	Res. CO's	Affordable Units from Housing	Non-Residential Square feet	Affordable Units from Non-Res.	Total Affordable Units
2004	67	13.4	8,281	1.44	14.84
2005	47	9.4	0	0	9.4
2006	18	3.6	0	0	3.6
2007	15	3	10,464	0.65	3.65
2008	17	2	0	0	2
2009	4	.8	6,169	1.07	1.87
TOTAL	168	32.2	24,914	3.16	35.36

Combining the 3.2 affordable unit obligation (non-residential) with the 32 affordable unit obligation (residential) yields a total of 35 affordable units "owed" based on growth from 2004 through 2009. Tewksbury's 35-unit growth share during the past 6 years equates to an obligation of roughly 6 affordable units/year. The several versions of the Third Round COAH rules have provided wildly differing estimates of the Township's growth share obligation, as seen in Table 4 below.

Table 4
Changing Third Round Affordable Housing Obligation

Components of Third Round Obligation	Versions of Third Round Rules		
	Round "3A" Rule adopted 12-20-04	Round "3B" Rule adopted May 6, 2008	Round "3C" Current Rule
Recalculated Prior round new construction obligation (1987-1999)	123	119	119
Affordable units based upon projected residential growth to Year 2018	34	72	61
Affordable units based upon projected non-residential growth to Year 2018	4	45	41
Total Growth Share	38	117	102
Rehabilitation Obligation: 2004-2018	0	0	0
Total 3rd Round Obligation	161	236	221

Under the COAH rule as adopted, Tewksbury has a growth share obligation of 102 units for the period between January 1, 2004 and December 31, 2018. For this forecast to be

correct, between January 1, 2010 and December 31, 2018 Tewksbury would have to incur an additional 67 units of new growth share obligation or 8.3 affordable units each year. *N.J.S.A 52:27D-310.f. A consideration of the lands and of the existing structures that is most appropriate for construction of conversion to, or rehabilitation for low and moderate income housing...*

As a Highlands municipality with land within the Planning Area and Preservation Area Tewksbury in cooperation of the Highlands Council conducted a build-out analysis. "Tewksbury Municipal Build-Out Report, Revised August 2009" indicates that future development under the Highlands RMP would include 291 residential units and 6 jobs (Table 4, Module 2). These results demonstrate that the potential of inclusionary development in the Township is limited.

To the extent that "*lands that are most appropriate for construction of conversion to, or rehabilitation for low and moderate income housing*", may include historic resources, careful attention should be paid to Master Plan goals, which include:

- "Identify and preserve historic structures, landmarks, village and hamlets.
- Protect buildings, hamlets and the village and scenic roadways that remind us of our historic legacy.
- Require design standards in historic districts for new and renovated buildings that will respect the Township's history and rural character.
- Endeavor to control and direct traffic flow in a manner, which does not diminish historic feel and character of the hamlets and village within the Township." Thus, cultural resource protection is a major goal of the Master Plan that should be taken into consideration.

Tewksbury's Affordable Housing Production

Tables 5 and 6 identify the Township's Prior Round and Third Round Compliance mechanisms. The Township fully satisfies the Prior Round COAH obligation of 119 affordable units.

Table 5
Summary of Tewksbury Township's Recalculated Prior Round
Affordable Housing Compliance

	Units	Bonus
Approved Regional Contribution Agreement (RCA) with Perth Amboy (Completed)	45	
NORWESCAP Age-restricted 15 units	15	5
United Cerebral Palsy Group Home (completed)	18	18
Accessory Apartments (completed)	6	
Delvanthal-Barnstable (rentals) (completed)	3	3
Peapack Gladstone Bank – Rentals (completed)	1	1
Crossroads at Oldwick Rentals	2	2
Totals	90	29
Total affordable units and credits	119	

Additionally, prior affordable housing production and RCA's contribute a total of 51 units toward the 102 unit Third Round obligation, exceeding the accrued 35 unit growth share (2004-2009) by 16 units.

Table 6
Summary of Tewksbury Township's Third Round
Affordable Housing Compliance

	Units
Total Third Round Obligation	102
Approved Regional Contribution Agreement (RCA) with Perth Amboy (Completed)	(26)
Bartles House Affordable Apartments (Completed) 3 units + 3 Compliance Bonus Credits	(6)
Accessory Apartments (Completed)	(19)
Total Existing Affordable Units	(51)
Remaining Third Round Obligation	51
Accessory Apartments	(25)
Bartles Site	(5)
Supportive and Special Needs Housing	(10)
Municipally Sponsored	(11)
Remaining Obligation	0

Perth Amboy Regional Contribution Agreement

Tewksbury entered into an agreement with the City of Perth Amboy to transfer 45 RCA units for \$26,667 a unit in its first round certification. The Township subsequently contracted with the City to transfer 26 RCA units for \$20,000 a unit as part of its second round certification. COAH approved both agreements and all funds have been transferred. Based on COAH's rule, up to 59 RCA's could be applied to the prior round, where 45 RCA credits are proposed.

Municipally Sponsored Construction

Two alternative living facilities have been approved and one has been constructed. A 15-unit age-restricted rental project, to be operated by Norwescap, has been approved and 18 affordable family rental units were constructed and are operated by United Cerebral Palsy.

Accessory Apartments

Tewksbury has a very successful accessory apartment program that has to date produced 25 apartment units. All of these units were certified as part of the Township's Second Round Plan by COAH. All of the units are rental and have ten-year controls in place. Six of the units are being applied to the prior round and the remaining 19 to the Third Round.

Inclusionary Development

The Delvanthal – Barnstable inclusionary development contains 30 units, including three (3) affordable rental units.

The Township was eligible to carry two (2) credits forward from its second round certification. These credits are rental bonus credits from the Crossroads at Oldwick.

Bonus Credits

A municipality may receive two units of credit for each rental unit addressing its prior round rental obligation, provided the unit was or will be created and occupied in the municipality or received preliminary or final approval, on or after December 15, 1986, is not age-restricted and has controls on affordability for at least 30 years. No rental bonuses shall be granted for rental units in excess of the prior round rental obligation.

Tewksbury's rental obligation for the prior round is 29.75 or rounded up to 30, so the Township can obtain up to 30 bonus credits. Rental bonus credits can be obtained for the United Cerebral Palsy project (18), the Delvanthal project (3), Peapack Gladstone Bank (1) and Crossroads at Oldwick (2).

A municipality may receive 1.33 units of credit for each age-restricted rental unit addressing its prior round rental obligation, provided the unit was or will be created and occupied in the municipality or received preliminary or final approval, on or after December 15, 1986, and has controls on affordability for at least 30 years. The 15 NORWESCAP units are thus eligible for 5 bonus credits. No rental bonuses shall be granted for age-restricted rental units in excess of 50 percent of the prior round rental obligation.

In total, the Township can achieve 29 rental bonus credits for the prior round.

Satisfying the Fair Share Obligation

COAH-Certified Second Round Units and Credits

Tewksbury Township has been a participant in the COAH process and has seen its housing plan certified by the Council. The Substantive Certification issued by COAH on May 6, 1998 cited the 145-unit cumulative 12-year obligation (1987-1999).

Rehabilitation Obligation

COAH has established that there are zero (0) substandard housing units occupied by low and moderate-income households in Tewksbury Township as of April 1, 2000.

Prior Round Obligation

Tewksbury's recalculated prior round obligation of 119 has been fully satisfied and leaves 3 units/credits available to be applied to the Third Round obligation.

Third Round Obligation

The actual growth thus far is 35 units accrued from 2004 through 2009. The Township has addressed 51 units of the 102-unit obligation for the Third Round, which leaves a remaining obligation of 51 units.

Meeting the Third Round COAH Obligation

COAH rules permit municipalities to meet Third Round growth share obligations with a combination of techniques, and specify how the growth share will be satisfied, including:

- at least 25% of growth share must be rental units Tewksbury's rental obligation is 25.5 or rounded up to 26;
- no more than 50% of the 26-unit rental obligation (13 units) may be met with age-restricted units and special needs housing;
- up to 25% of growth share may be age-restricted units (25.5 but in this case it is rounded down to 25);
- rental bonuses for non-age restricted units only apply after the rental obligation has been met.
- at least 13% of growth share must be provided for affordable to households earning 30% or less of median income (This results in 13.26 which is rounded up to 14).
- 2:1 bonus credits for any rental unit are applicable only to family units or permanent supportive housing units. (Maximum number of credits can exceed rental obligation of 26.)
- 1:25 units of credit for each bedroom in supportive and special needs housing and as in prior round
- 1:33 units of credit for each age-restricted rental unit

The Township's Third Round COAH obligation of 102 units can be reduced by 51 units/credits from the prior round, leaving a total of 51 units. Toward this end, Tewksbury will continue to provide an accessory apartment program, will add a municipally-sponsored new construction program, and will promote the development of group homes.

Accessory Apartment Program

As demonstrated in the prior rounds, Tewksbury has established a very successful accessory apartment program. Toward the remaining growth share, the Township proposes to create an additional 25 affordable accessory units, and will be seeking a waiver from N.J.A.C. 5:97-6.8 (b) 1, which states, "*No more than 10 or an amount equal to 10 percent of the fair share obligation, whichever is greater, accessory apartments may be used to address the fair share obligation, unless the municipality has demonstrated a successful history of an accessory apartment program.*" The Township will need to seek a waiver for an additional 25 units. The basis of the request is the success the Township has experienced in enacting the program.

Municipally-Sponsored Program

Tewksbury is proposing to work with a non-profit developer(s) to develop 11 apartments within 3-5 existing single-family units. The Township will partner with a non-profit entity that will purchase and convert existing single-family units into 2- or 3-unit buildings. These buildings will be deed restricted to meet COAH regulations regarding length of controls and unit distribution. A completed example is Bartles House Affordable Apartments (3 Units + 3 Compliance bonus credits)

Sites have not yet been identified, but an implementation schedule for their delivery is proposed.

Supportive and Special Needs Housing

Tewksbury has the current housing stock and available land to support the creation of supportive and special needs housing. This compliance mechanism retains the community character of the Township and the Township has previously demonstrated a willingness to collaborate with non-profit organizations. The Township will seek to create two residences for a total of ten (10) affordable units.

Implementation Schedule

Table 7 provides the implementation schedule for Tewksbury's affordable housing activities.

Table 7
Implementation Schedule

Projects	2010	2011	2012	2013	2014	2015	2016	2017	2018
Accessory Apartments	0	1	1	1	1	2	3	4	12
Municipally Sponsored (Sites)									
Identify sites		4			3		3		
Construction			4			3		3	
Occupancy				4			3		3
Group Homes									
Identify Partner		4							
Identify Site			4			4			
Construction				4			4		
Occupancy					4			4	

Summary

The Township has enacted a development fee ordinance and has a COAH-approved development fee and spending plan, which is in the process of being updated. The Township will use funds from the Housing Trust Fund as needed and available to fund accessory apartments and the municipally sponsored program, and may also fund a variety of affordability assistance programs, such as down payment assistance to low income purchasers and grants/loans for rental assistance for very low-income households.

APPENDIX A

HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Inventory of Municipal Housing Units

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census, with data reflecting conditions in 2000. While the Census data was compiled in 2000, it remains the only source of information that provides the level of detail needed for this analysis.

According to the 2000 Census, the Township had 2,052 housing units, of which 1,986 (97%) were occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consisted of one-family, detached dwellings (95% of the total, compared to 74% in the County), there were 105 units in attached or multi-family structures. The Township had a lower percentage of renter-occupied units, 9%, compared to 19.5% in Hunterdon County and 52% in the State.

Table 1: Units in Structure by Tenure

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,947	49	1,898	1,759	139
1, attached	67	9	58	58	0
2	28	8	20	0	20
3 or 4	10	0	10	0	10
5+	0	0	0	0	0
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
Total	2,052	66	1,986	1,817	169

Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) Tables QT-H10, DP-4 and QT-H5

Table 2 indicates the year housing units were built by tenure, while Table 3 compares the Township to Hunterdon County and the State. Tewksbury's housing stock reflects an ongoing development pattern with less than a quarter of the housing stock being built prior to 1940 with continued growth through to 2000. A slight slowing of production occurred between 1940 through 1959. Owner-occupied units follow the same pattern as the year structures were built with an fairly even development pattern with a spike in the 1970's. Renter occupied units were typically built between 1950 and 1979 and prior to 1940. The presence of an older housing stock is one of the factors which correlates highly with filtering. Filtering is a downward adjustment of housing need which recognizes that the housing requirements of lower-income groups can be served by

supply additions to the higher-income sections of the housing market. This trend also reflects the historic nature of the Township.

Table 2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
1990 – 2000	313	15.2	8	305	305	0
1980 – 1989	331	16.1	9	322	322	0
1970 – 1979	479	23.3	10	469	444	25
1960 – 1969	228	11.1	0	228	208	20
1950 – 1959	195	9.5	0	195	155	40
1940 – 1949	61	3	0	61	51	10
Pre-1940	445	21.7	39	406	332	74

Source: 2000 U.S. Census, STF-3 QT-H7 for Township

Table 3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. Tewksbury had a larger percentage of units built in the 1970's than did the County or State and a smaller percentage of units built between 1940 to 1959.

Table 3: Comparison of Year of Construction for Township, County, and State

Year Built	%		
	Tewksbury Township	Hunterdon County	New Jersey
1990 – 2000	15.2	17.1	10.5
1980 – 1989	16.1	22.4	12.4
1970 – 1979	23.3	15.1	14
1960 – 1969	11.1	10.2	15.9
1940 – 1959	12.5	13.2	27.1
Pre-1940	21.7	21.9	20.1
Median Year	1972	1973	1962

Source: 2000 U.S. Census, STF-3 DP-4 for Township, County, and State.

The 2000 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that renter-occupied units generally housed smaller households, with 66% of renter-occupied units having 2 persons or fewer compared to 53% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 34% having two bedrooms or fewer, compared to 8% of owner-occupied units.

Table 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	249	206	43
2 persons	817	748	69
3 persons	337	314	23
4 persons	359	333	26
5 persons	161	155	6
6 persons	43	41	2
7+ persons	20	19	1
Total	1,986	1,816	170

Source: 2000 U.S. Census, STF-3 H-17 for Township.

Table 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	30	1.5	11	19	0	19
1 bedroom	44	2.1	8	36	16	20
2 bedrooms	146	7.1	0	146	127	19
3 bedrooms	640	31.2	18	622	537	85
4 bedrooms	841	41	29	812	786	26
5+ bedrooms	351	17.1	0	351	351	0

Source: 2000 U.S. Census, STF-3 QT-H8 and QT-H5 for Township.

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2000 to those of the County and State. The Township's average household size for owner-occupied units was similar to those of the County and State.

Table 6: Average Household Size for Occupied Units for Township, County, and State

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Tewksbury Township	2.79	2.83	2.37
Hunterdon County	2.69	2.82	2.03
New Jersey	2.68	2.85	2.37

Source: 2000 U.S. Census, STF-1 DP-1 for Township, County, and State.

The distribution of number of bedrooms per unit is shown in Table 7. The Township had fewer units with less than four bedrooms than the County or State in 2000.

Table 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Tewksbury Township	3.6	38.3	58.1
Hunterdon County	9.2	53.7	37.1
New Jersey	18.3	59.1	22.6

Source: 2000 U.S. Census, STF-3 QT-H4 for Township, County, and State.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

Persons per Room	1.01 or more persons per room is an index of overcrowding.
Plumbing Facilities	Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
Kitchen Facilities	Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for some of the above indicators of housing quality. The Township had less overcrowding and inadequate plumbing and kitchens than the County and State.

Table 8: Housing Quality for Township, County, and State

Condition	%		
	Tewksbury Township	Hunterdon County	New Jersey
Overcrowding ¹	.5	.7	5
Inadequate plumbing ²	0	.4	.7
Inadequate kitchen ²	0	.2	.8

Notes: ¹The universe for these factors is occupied housing units.

²The universe for these factors is all housing units.

Source: 2000 U.S. Census, STF-3 QT-4 for Township, County, and State.

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. In 2000, the median residential housing value was \$461,200 (Table 9) with most of the Township's housing stock falling in the \$300,000 to \$999,999 price range.

Table 9: Value of Residential Units

Value	Number	%
Less than \$50,000	22	1.4
\$50,000 to \$99,999	0	0
\$100,000 to \$149,999	15	1
\$150,000 to \$199,999	89	5.7
\$200,000 to \$299,999	152	9.7
\$300,000 to \$499,999	631	40.4
\$500,000 to \$999,999	556	35.6
\$1,000,000 or more	98	6.3
Median (dollars)	461,200	

Source: 2000 U.S. Census, STF-3 DP-4

Table 10 indicates that in 2000 the majority of renter-occupied units rented more than \$1,000 a month. The median contract rent for the Township was \$1,388 per month.

Table 10: Gross Rents for Specified Renter-Occupied Housing Units

Contract Monthly Rent	Number	%
Less than \$200	0	0
\$200 to \$299	0	0
\$300 to \$499	0	0
\$500 to \$749	9	8
\$750 to \$999	0	0
\$1,000 to \$1,499	48	42.9
\$1,500 or more	48	42.9
No Cash Rent	7	6.3
Median (contract rent)	1,388	

Source: 2000 U.S. Census, STF-3 QT-H12 for Township

The data in Table 11 indicate that in 2000 there were 19 households earning less than \$35,000 annually, which was the approximate income threshold for a three-person, moderate-income household in Hunterdon County in 2000. At least 10 of these households were paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs.

Table 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	0	0	0	0	0	0	0
\$10,000 – 19,999	0	0	0	0	0	0	0
\$20,000 – 34,999	19	0	0	9	0	10	0
\$35,000 +	93	18	26	21	10	11	7

Note: ¹The universe for this Table is specified renter-occupied housing units.

Source: 2000 U.S. Census, STF-3QT-H13 for Township.

Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2000.

The 2000 Census indicates that the Township had 5,541 residents, or 738 more residents than in 1990, representing a population increase of approximately 13%. The Township's 13% increase in the 1990's compares to a 13.2% increase in Hunterdon County and an 8% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. Males are predominate in the age classes of 55 to 69, with a female predominance in age groups 0 to 4, 20 to 34 and over 70.

Table 12: Population by Age and Sex

Age	Total Persons	Male	Female
0 – 4	373	186	187
5 – 19	1,151	581	570
20 – 34	507	242	265
35 – 54	2,077	987	1,090
55 – 69	1,037	548	489
70 +	396	185	211
Total	5,541	2,729	2,812

Source: 2000 U.S. Census, STF-3 QT-P1 for Township.

Table 13 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 20 to 34 age

category where the Township had a smaller proportion than the County and State and the 70+ age range where the Township has more than the County or State.

Table 13: Comparison of Age Distribution for Township, County, and State (% of persons)

Age	Tewksbury Township	Hunterdon County	New Jersey
0-4	6.7	6.6	6.7
5 – 19	20.8	20.9	20.4
20 – 34	9.2	15.5	19.8
35 – 54	37.5	47	39.8
55 – 69	18.7	8.9	11.6
70 +	7.2	1.1	1.6
Median	42.6	38.8	36.7

Source: 2000 U.S. Census, STF-3 QT-P1 for Township, County, and State.

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Hunterdon County and the State. The Township differed from the County and State in terms of the distribution of household sizes by having more households of three persons.

Table 14: Persons in Household

Household Size	Total Units
1 person	249
2 persons	817
3 persons	337
4 persons	359
5 persons	161
6 persons	43
7+ persons	20
Total	1,986

Source: 2000 U.S. Census, STF-1 QT-P10 for Township.

Table 15: Comparison of Persons in Household for Township, County, and State (% of households)

Household Size	Township	County	State
1 person	12.5	20	24.5
2 persons	41.1	33.8	30.3
3 persons	17.0	17.2	17.3
4 persons	18.1	18.9	16
5 persons	8.1	7.5	7.5
6 persons	2.2	2	2.7
7 or more persons	1	.7	1.7
Persons per household	2.79	2.69	2.68

Source: 2000 U.S. Census, STF-3 QT-P10 for Township, County, and State.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There were 5,159 persons in family households in the Township and 382 persons in non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township had more family households than the County or State (93% for the Township, 75.2% for the County, and 70.3% for the State).

Table 16: Persons by Household Type and Relationship

	Total
In family Households:	5,159
Spouse	1,586
Child	1,713
In Non-Family Households:	382
Male householder:	145
Living alone	112
Not living alone	33
Female householder:	171
Living alone	139
Not living alone	32
In group quarters:	0
Institutional	0
Non-institutional	0

Source: 2000 U.S. Census, SF-1 QT-P10, 11 and 12 for Township.

Table 17 provides 1999 income data for the Township, County, and State. The Township's per capita and median incomes were higher than those of the County.

Table 17: 1999 Income for Township, County, and State

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Tewksbury Township	\$65,470	\$135,649	\$150,189
Hunterdon County	\$36,370	\$79,888	\$91,050
New Jersey	\$27,006	\$55,146	\$65,370

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County, and State.

Table 18 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2000. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$8,501 for a one-person household to \$28,967 for an eight-person family for the year 1999. According to the data in Table 18, the Township had proportionately higher persons qualifying for poverty status than the County. However, the percentages in Table 18 translate to 152 persons, but 27 families were classified in poverty status. Thus, the individual persons had a much larger share of the population in poverty status.

**Table 18: Poverty Status for Persons and Families for Township, County, and State
(% with 1999 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Tewksbury Township	2.7	1.6
Hunterdon County	2.6	1.6
New Jersey	8.5	19.4

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County, and State.

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table 19 provides a comparison of the percent of households who moved into their current residents in 1995; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of the year 2000 Township residents residing in the same house as in 1995 exceeded that of the State.

Table 19: Comparison of Place of Residence for Township, County, and State

Jurisdiction	Percent living in same house in 1995
Tewksbury Township	58.7
Hunterdon County	61.8
New Jersey	59.8

Source: 2000 U.S. Census, SF-3 QT-H7 for Township, County, and State.

Table 20 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that more Township residents achieved a high school diploma or higher or a bachelor's degree or higher than the County and State.

**Table 20: Educational Attainment for Township, County, and State Residents
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Tewksbury Township	95.7	58.9
Hunterdon County	91.5	41.8
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 DP-2 for Township, County, and State.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 22 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit. Of the 13.7% of workers who resided in the Township and used other means of transportation to reach work, 337 workers worked from home and 24 workers walked to work.

Table 21: Means of Transportation to Work for Township, County and State Residents (Workers 16 years old and over)

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Tewksbury Township	82.5	2.5	1.2	13.7
Hunterdon County	82.5	7.3	1.7	8.5
New Jersey	73	10.6	9.6	6.8

Source: 2000 U.S. Census, SF-3 DP-3 for Township, County, and State.

The New Jersey Department of Labor supplies data on the employment by industry within a municipality. While the most current data available is from 2003, and given current economic conditions, it may provide a snapshot into employment in the Township. As witnessed in 2003, the most predominate industry in the Township is construction work, followed by professional and technical services. In 2003, the average annual units of employment in the Township totaled 82, however, given that 35% of this total included construction related employment, this number may be down for 2007 and 2008 given the current economic climate.

Table 22: Employment and Waged: 2003 Annual Report by Industry

INDUSTRY	ANNUAL AVG. UNITS	EMPLOYMENT					WAGES	
		MARCH	JUNE	SEPT.	DEC.	AVERAGE	WEEKLY	ANNUAL
Agriculture, forestry, fishing and hunting	7	34	45	58	46	45	\$458	\$23,800
Construction	6	12	13	13	12	13	\$676	\$35,131
Retail trade	3	26	27	27	28	27	\$877	\$45,613
Finance and insurance	4	9	8	9	9	9	\$633	\$32,937
Real estate and rental and leasing	4	7	7	6	5	6	\$742	\$38,560
Professional and technical services	17	71	64	61	63	64	\$1,210	\$62,938
Health care and social assistance	9	69	68	60	61	65	\$504	\$26,192
Accommodation and food services	4	55	67	62	59	59	\$578	\$30,077
Other services, except public administration	19	29	55	30	32	32	\$740	\$38,465
PRIVATE SECTOR MUNICIPALITY TOTAL	87	800	843	806	786	802	\$1,055	\$54,841
FEDERAL GOVT MUNICIPALITY TOTAL	2	5	5	5	5	5	\$1,019	\$52,963
LOCAL GOVT MUNICIPALITY TOTAL	6	52	52	60	57	55	\$845	\$43,947

The employment rate, according to the 2000 census shows that the Township had a higher percentage of people in the labor force, as well as higher employment of those in the labor force than the State.

Table 23: Labor Force and Employment

Jurisdiction	Percent in Labor Force	Employed	Unemployed
Tewksbury Township	66.6	65.4	1.2
Hunterdon County	69.4	67.6	1.8
New Jersey	64.2	60.3	3.7