

Plans, Master Plans and Amendments

Report to the Board January 12, 2018 through April 10, 2018

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| Municipality | Township of Long Hill |
| Document | Housing Element and Fair Share Plan |
| Public Hearing | April 10, 2018 |
| Summary | Housing Element and Fair Share Plan prepared in accordance with the NJ Supreme Court 2015 decision |

- The 2018 Housing Element and Fair Share Plan was prepared to address the Township’s current affordable housing requirements and to replace the Township’s previous third round plan adopted in December 2008. The current Plan addresses the Township’s cumulative fair share obligation for the period from 1987 to 2025. This Housing Element and Fair Share Plan satisfies the Court-approved affordable housing obligations that resulted from the settlement agreement between Long Hill Township and the Fair Share Housing Center dated September 27, 2017. The obligations are identified as follows:
 - Present Need Obligation (Rehabilitation Share): 6 units
 - Prior Round Obligation: 62 units.
 - Third Round Prospective Need: 220 units
- The Plan reports that the Township addresses 98 units of prospective need immediately and that it received a durational adjustment for up to 163 units of prospective need.
- The Township met a prior round obligation of 62 units and has 32 age-restricted credits to carry over for future obligations. Up to 40 additional units of bonus credits may also be applied to the Township’s obligation as the plan is implemented.
- The Housing Element and Fair Share Plan includes a Land Use Plan amendment written to implement the Fair Share Plan by adding inclusive affordable housing in a number of new districts:
 - R-MF4 Multi-Family Residential 4 Zone (aka the Gillette site). This district will permit three story residential structures with a 12 du/ac. density and a 15% setback for rental units and 20% setback for sale units. This zone district includes Block 10801, Lot 3.
 - R-MF 4-0 Multi-Family Residential 4 Overlay Zone (aka the Warren site). This overlay district will allow inclusionary affordable housing on an existing LI-2 zoned site; the underlying zoning will remain in effect. Three-story buildings will be allowed, with a 12 du/ac. density and a 15% setback for rental units and 20% setback for sale units. This zone district includes Block 11501, Lots 1 and 4, Block 11502, Lots 1, 2, and 14.
 - MU-O Mixed-Use Overlay Zone (aka the Tifa site) is a new overlay zone that will allow inclusionary residential use and a maximum of 10,000 s.f. of commercial use, a 15% setback for rental, 20% for sale and a 12 du/ac maximum density. The zone includes Block 12301, Lot 1.
 - RAH-O Redevelopment Affordable Housing Overlay Zone (aka current Redevelopment Site) will allow inclusionary development with a 15% setback for rental and 20% setback for sale units and a maximum density of 15 du/ac. The underlying LI-2 zoning will remain in effect. This zone includes Block 10401, Lots 1, 2, 3, and 4 and Block 11514, Lots 6, 31 and 32.