

Raritan Township Planning Board
Raritan Township
Hunterdon County

Housing Element and Fair Share Plan

2008

Prepared by:
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Introduction

Raritan Township received second round substantive certification on October 11, 1995. Four amendments were approved to the Plan. At the time of certification the Township's obligation was for 426 units. An amendment in 2000 reduced the new construction obligation by 33 units. On August 1st, 2001 COAH approved an extension to the Township's substantive certification. A second extension of the Township's second round certification was approved by COAH on July 27, 2005. On December 13th, 2005 the Township adopted a Housing Element and Fair Share plan for the third round. This plan was submitted to COAH, however, no comments or approval of the plan were issued. The following is a completely new and revised Housing Element and Fair Share Plan based on the most recent version of the Council on Affordable Housing Third Round Substantive Rules. This plan is meant to replace in its entirety the plan approved on December 13th, 2005.

In January of 2008 the Planning Board adopted a complete revision to the Township Master Plan, excepting any changes to the Housing Element. The revised Township Master Plan did, however, take into consideration the future need for affordable housing in the Township. The Township has taken the proactive step of providing for affordable housing prior to the approval of the Fair Share Plan. Efforts and commitments have been made to provide for a new 84 unit affordable family rental project, a 96 unit senior development, an 8 unit family rental site, 15 growth share units, and 17 special needs housing units. The Township continues to work towards the effective development and administration of affordable housing within the community. Infrastructure that may be constrained has been directed towards the future development of affordable housing to ensure an effective means to supply these units will exist in the future.

1. Inventory of Municipal Housing Units¹

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 7,094 housing units, of which 6,939 (98%) 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 (67% of the total, compared to 74% in the County), there were 2,344 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 12%, 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	4,750	113	4,637	4,400	237
1, attached	1,562	12	1,550	1,383	167
2	85	0	85	51	34
3 or 4	125	0	125	45	80
5+	567	30	537	211	326
Other	5	0	5	5	0
Mobile Home	0	0	0	0	0
Total	7,094	155	6,939	6,095	844

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. The age of Raritan's housing stock depicted a fairly new housing stock with 66% of the housing built since 1980. Prior to this, the housing was fairly uniform in terms of construction dates with a decrease in the 1940's. Owner-occupied units were predominately built after 1980, 67% as were renter occupied, 60%. 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.

¹ Housing Element and Fair Share Plan. Township of Raritan Planning Board in consultation with Banisch Associates, Inc. 12/13/2005.

Table 2: Year Structure Built by Tenure

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
1990 – 2000	1,667	23.5	69	1,598	1,463	135
1980 – 1989	3,002	42.3	10	2,992	2,595	397
1970 – 1979	553	7.8	7	546	515	31
1960 – 1969	696	9.8	4	692	668	24
1950 – 1959	551	7.8	6	545	457	88
1940 – 1949	179	2.5	18	161	105	56
Pre-1940	446	6.3	41	405	292	113

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. Raritan had a larger percentage of units built from 1980-2000 than did the County or State and a much smaller percentage of units built prior to 1980.

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

Year Built	%		
	Raritan Township	Hunterdon County	New Jersey
1990 – 2000	23.5	17.1	10.5
1980 – 1989	42.3	22.4	12.4
1970 – 1979	7.8	15.1	14
1960 – 1969	9.8	10.2	15.9
1940 – 1959	10.3	13.2	27.1
Pre-1940	6.3	21.9	20.1
Median Year	1984	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 68% of renter-occupied units having 2 persons or fewer compared to 46% of owner-occupied units. Table 5 indicates that renter-occupied units generally had fewer bedrooms, with 77% having two bedrooms or fewer, compared to 25% 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	1,266	942	324
2 persons	2,138	1,885	253
3 persons	1,256	1,116	140
4 persons	1,471	1,393	78
5 persons	623	586	37
6 persons	128	116	12
7+ persons	57	57	0
Total	6,939	6,095	844

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	22	.3	0	22	0	22
1 bedroom	496	7	0	496	195	301
2 bedrooms	1697	23.9	53	1644	1313	331
3 bedrooms	1819	25.6	61	1758	1635	123
4 bedrooms	2745	38.7	35	2710	2663	47
5+ bedrooms	315	4.4	6	309	289	20

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 higher than those of the County and State, while the average household size for renter-occupied units was between 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
Raritan Township	2.81	2.91	2.14
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 considerably more units with four or more bedrooms than the State and County in 2000.

Table 7: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Raritan Township	7.3	49.5	43.1
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 than the County and fewer units with inadequate plumbing and kitchen facilities.

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

Condition	%		
	Raritan Township	Hunterdon County	New Jersey
Overcrowding ¹	.3	.7	5
Inadequate plumbing ²	.3	.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 \$248,300 (Table

9) with most of the Township's housing stock falling in the \$200,000 to 299,999 price range.

Table 9: Value of Residential Units

Value	Number	%
Less than \$50,000	25	.5
\$50,000 to \$99,999	105	1.9
\$100,000 to \$149,999	887	16.2
\$150,000 to \$199,999	796	14.5
\$200,000 to \$299,999	1,962	35.9
\$300,000 to \$499,999	1,552	28.4
\$500,000 to \$999,999	136	2.5
\$1,000,000 or more	9	.2
Median (dollars)	\$248,300	

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

Table 10 indicates that in 2000 the majority of renter-occupied units all rented for over \$750 a month, with the greatest portion renting for \$1,000 to \$1,499 a month (32.8%). The median contract rent for the Township was \$971 per month.

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

Contract Monthly Rent	Number	%
Less than \$200	24	3.1
\$200 to \$299	12	1.4
\$300 to \$499	66	8.5
\$500 to \$749	83	10.6
\$750 to \$999	216	27.5
\$1,000 to \$1,499	257	32.8
\$1,500 or more	65	8.3
No Cash Rent	61	7.8
Median (contract rent)	\$971	

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

The data in Table 11 indicate that in 2000 there were 353 renter 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 278 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	40	0	0	0	0	33	7
\$10,000 – 19,999	124	7	6	12	12	87	0
\$20,000 – 34,999	189	11	12	20	47	99	0
\$35,000 +	431	210	61	56	5	45	54

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

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

2. Analysis of Demographic Characteristics²

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 19,809 residents, or 4,193 more residents than in 1990, representing a population increase of approximately 26.7%. The Township's 26.7% 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. The younger age class (5-19) relatively show male predominance while the ages of 20-70+ had more females.

Table 12: Population by Age and Sex

Age	Total Persons	Male	Female
0-4	1,431	714	717
5 – 19	4,696	2,415	2,281
20 – 34	2,844	1,332	1,512
35 – 54	7,518	3,683	3,835
55 – 69	2,032	980	1,052
70 +	1,288	482	806
Total	19,809	9,606	10,203

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 5-19 and 70+ age categories where the Township had a larger proportion than the County and State. The Township had fewer persons in the 20-54 age category, than the County and State.

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

Age	Raritan Township	Hunterdon County	New Jersey
0-4	7.2	6.6	6.7
5 – 19	23.7	20.9	20.4
20 – 34	14.3	15.5	19.8
35 – 54	38	47	39.8
55 – 69	10.3	8.9	11.6

² Housing Element and Fair Share Plan. Township of Raritan Planning Board in consultation with Banisch Associates, Inc. 12/13/2005.

70 +	6.6	1.1	1.6
Median	37.4	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 fewer households of one person and more households of 3 to 5 persons.

Table 14: Persons in Household

Household Size	Total Units
1 person	1,263
2 persons	2,140
3 persons	1,252
4 persons	1,470
5 persons	625
6 persons	136
7+ persons	53
Total	6,939

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	18.2	20	24.5
2 persons	30.8	33.8	30.3
3 persons	18	17.2	17.3
4 persons	21.2	18.9	16
5 persons	9	7.5	7.5
6 persons	2	2	2.7
7 or more persons	.8	.7	1.7
Persons per household	2.81	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 5,389 family households in the Township and 1,550 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 (77.7% 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:	5,389
Spouse	4,733
Child	6,749
In Non-Family Households:	1,550
Male householder:	670
Living alone	503
Not living alone	167
Female householder:	880
Living alone	760
Not living alone	120
In group quarters:	288
Institutional	168
Non-institutional	120

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 State and County.

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

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Raritan Township	\$38,919	\$85,996	\$96,336
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 fewer persons qualifying for poverty status than the State. However, the percentages in Table 18 translate to 399 persons, but 64 families were classified in poverty status. Thus, the family households 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 (%)
Raritan Township	2.0	1.2
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 1995-1998; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of the year 2000 County and State residents residing in the same house as in 1995-1998 exceeded that of the Township.

**Table 19: Comparison of Place of Residence for Township, County, and State
(1995-1998)**

Jurisdiction	Percent living in same house in 1995-1998
Raritan Township	30.4
Hunterdon County	27.1
New Jersey	27.7

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 State and County.

**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
Raritan Township	94.3	48.3
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 7.1% of workers who resided in the Township and used other means of transportation to reach work, 545 workers worked from home and 138

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
Raritan Township	84.1	7	1.8	7.1
Hunterdon County	82.5	7.3	1.7	.7
New Jersey	73	10.6	9.6	.9

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

3. Municipal Employment Characteristics

Raritan Township has seen a steady increase in employment from 2004 to 2006 with the employment levels remaining relatively steady through 2007. The unemployment rate for the Township has remained relatively stable through the last 4 years with a very low unemployment rate of 1.5%. The general downturn in the economy is unlikely to cause a substantial increase in this unemployment rate over the next few years. Only if a continued recession takes place could the Township expect the impacts of unemployment in other areas to begin to trickle down to effect unemployment rates in the Township.

Information by employment sectors was unavailable at the Township level. However information was available at the county level. A review of this indicates that the main industry sector is services. Within that subcategory government, health care and retail services represent a substantial portion of the employment. Given reductions in the spending of governmental agencies employment in that sector can be expected to remain fairly static. Increases in health care retail services are expected, specifically in Raritan Township. The Township contains the Hunterdon Medical Center and related ancillary services. Recent approvals and planned expansions to the facility will increase employment in that sector. Likewise construction of the new Lowe's and Wal-Mart in the Township will see substantial increases in employment in the retail sector. These developments will be followed by additional retail development over the next 10 years that will continue to drive employment in retail services. Given the generally low pay of these employment sectors, additional affordable housing will be necessary to provide an adequate workforce for these growth sectors.

Table 22: NJ Annual Average Labor Force Estimates

Raritan Township, Hunterdon County

	Labor Force	Employment	Unemployment	Unemployment Rate
2004	11,581	11,368	213	1.8
2005	11,711	11,516	195	1.7
2006	11,885	11,674	211	1.8
2007	11,842	11,660	181	1.5

**Prepared by: New Jersey Department of Labor and Workforce Development
Labor Planning and Analysis
Local Area Unemployment Statistics**

Table 23: Employment by Major Industry Sectors

Hunterdon County			Change 2004-2014		
Naics Title	Employment 2004	Employment 2014	Change Employment	Annual Average Percent Change	Total Percent Change
Total Employment, All Jobs	52,150	57,950	5,800	1.1	11.2
Goods-Producing	7,150	7,150	50	0.1	0.6
Construction	3,700	4,300	600	1.5	15.7
Manufacturing	3,400	2,900	-550	-1.7	-15.7
Services-Providing	45,000	50,800	5,800	1.2	12.8
Wholesale Trade	2,050	2,350	300	1.3	13.9
Retail Trade	6,650	7,200	550	0.8	8.1
Transportation and Warehousing	850	1,000	150	1.5	15.9
Utilities	100	100	0	-0.3	-3.2
Information	1,000	950	-50	-0.5	-5.2
Finance and Insurance	3,300	3,600	250	0.8	7.9
Real Estate and Rental and Leasing	400	450	50	0.7	7.7
Professional, Scientific, and Technical Services	4,750	5,500	750	1.5	16.3
Management of Companies and Enterprises	2,250	2,100	-100	-0.5	-5.0
Administrative Sup. & Waste Mgmt and Remediation	2,000	2,600	600	2.6	29.8
Educational Services	550	600	50	0.8	8.0
Health Care and Social Assistance	5,550	7,050	1,500	2.5	27.5
Arts, Entertainment, and Recreation	1,150	1,450	300	2.3	25.4
Accommodation and Food Services	2,700	3,150	500	1.7	18.4
Other Services (Except Government)	1,750	2,200	400	2.2	24.1
Government	9,950	10,500	550	0.5	5.5
Federal Government	350	350	0	-0.4	-4.0
State Government	3,250	3,250	-50	-0.1	-0.9
Local Government	6,350	6,900	600	0.9	9.3

Employment by Major Occupational Group
Hunterdon County

Occupation	2004		2014		Change: 2004-2014		Annual Average Job Openings		
	Number	Percent	Number	Percent	Number	Percent	Total*	Growth*	Replacements
Total, All Occupations	57,000	100.0	63,050	100.0	6,100	10.7	2,030	690	1,350
Management Occupations	3,450	6.1	3,800	6.0	350	10.0	100	40	60
Business and Financial Operations Occupations	2,050	3.6	2,250	3.6	200	9.8	60	20	40
Computer and Mathematical Occupations	1,350	2.3	1,500	2.4	200	13.9	40	20	20
Architecture and Engineering Occupations	1,150	2.0	1,250	2.0	100	9.4	40	10	20
Life, Physical, and Social Science Occupations	1,000	1.8	1,150	1.8	100	10.9	40	10	30
Community and Social Services Occupations	1,400	2.4	1,600	2.6	200	16.0	50	20	30
Legal Occupations	400	0.7	400	0.7	50	6.6	10	0	10
Education, Training, and Library Occupations	3,350	5.9	3,750	6.0	400	11.8	110	40	70
Arts, Design, Entertainment, Sports, and Media Occupations	800	1.5	900	1.4	50	7.3	20	10	20
Healthcare Practitioners and Technical Occupations	2,600	4.6	3,200	5.1	600	23.6	110	60	50
Healthcare Support Occupations	1,800	3.1	2,400	3.8	600	33.1	90	60	30
Protective Service Occupations	1,550	2.7	1,550	2.5	0	1.4	50	10	40
Food Preparation and Serving Related Occupations	3,000	5.3	3,600	5.7	550	18.5	180	60	130
Building and Grounds Cleaning and Maintenance Occupations	1,750	3.1	1,950	3.1	250	13.4	60	20	30
Personal Care and Service Occupations	2,450	4.3	3,000	4.8	550	21.8	110	50	60
Sales and Related Occupations	6,600	11.6	7,000	11.1	400	6.1	260	50	220
Office and Administrative Support Occupations	10,500	18.4	10,900	17.3	400	3.9	310	70	240
Construction and Extraction Occupations	3,950	6.9	4,550	7.2	600	15.5	150	60	80
Installation, Maintenance, and Repair Occupations	1,700	3.0	1,950	3.1	250	14.6	70	30	40
Production Occupations	2,350	4.2	2,250	3.6	-100	-4.9	70	10	60
Transportation and Material Moving Occupations	3,750	6.6	4,050	6.4	300	8.2	120	30	90

Prepared by: New Jersey Department of Labor and Workforce Development
Labor Planning and Analysis

Released June 2008

4. Land Use/Zoning Analysis

In 2008 the Township completed a revision to its master plan. As part of the master plan revision the primary goal was to control development in the Township to levels that would fit within the existing infrastructure. The review included analyzing both residential and non-residential zoning and zoning that would permit and accommodate affordable housing.

Infrastructure

- The township is serviced by public water and public sanitary sewer. At the present time there is little to no limitation to the provision of public water service in the service area as noted in the Township master plan. The limiting factor in the provision of water service is the cost of water main extensions as the water company does not allow private contractors to do water main construction, but instead installs the water line themselves at what is generally higher costs. The sanitary sewer service system does have capacity limitations. However, one of the restrictions to these capacity limitations is that a substantial amount of sewer treatment capacity (290,000 gpd) had been and continues to be reserved by one landowner. The treatment capacity was originally reserved by the food manufacturer Litpon Tea, but was never used. Lipton vacated their plant in the 1990's and the plant has converted to warehouse use. The capacity is no longer needed at that site. However RTMUA regulations and the contract between the RTMUA and the landowner both prevent the transfer of the capacity directly to another property.
- Recognizing that this capacity could be beneficial to the Township, the RTMUA has been conducting negotiations to have the majority of this capacity returned to the RTMUA. By the time of the adoption of this plan an agreement to return 170,000 gpd. The RTMUA will then transfer approximately 70,000 gpd to the Linque site, which is part of this fair share plan. This transfer will permit the development of a 250 unit age restricted development along with 50 affordable units. The RTMUA will retain the remaining 100,000 gpd. This remainder will be distributed to non-residential development and affordable housing development.
- In summary the release of this reserved capacity should permit the RTMUA to provide for proposed non-residential, residential, and affordable residential development without any expansions or improvements to the existing infrastructure. However, continued review and improvements to the sewer system are taking place to reduce inflow and infiltration and reclaim lost capacity.

Demand

- There continues to be a demand to land for large retail space within the Township. It is known that both Costco and Target have been interested in acquiring a property for a new site. However no site is available to allow the placement of these larger (150,000 sq. ft+) structures. The limitation on these uses is a variety of factors, including ownership, zoning and environmental constraints. Given transportation infrastructure limitations, the township has taken the position that no additional property is to be rezoned to permit additional large scale retail development. That sufficient zoned area exists to provide retail and commercial space.

- The demand for office space is very limited at this time. A number of office spaces were planned and constructed with the expectation that the Hunterdon Medical Center would relocate a number of their services off site. However, the Medical Center changed its policy and instead consolidated its facilities on its own site. This left a surplus of office space in the township. It is unlikely that additional office space will be approved and/or constructed in the future.
- There is a continued, although substantially slowed demand for all residential properties. There is sufficient approvals and vacant lots to meet the demand for single family homes over the next 5 to 10 years. There is one age restricted housing development under construction and one proposed, again this will likely meet the demand for age restricted housing for next 10 years.

Anticipated Land Use Patterns

- Attached is the 2008 Land Use Plan for the Township.

Municipal Economic Development Policies

- It has been the general economic policy of the township to encourage and promote clean industrial growth, retail and office non-residential development. The policy is to permit these uses when in compliance with existing zoning policies.

Constraints on Development

- The major constraint on development of retail space in the township is the availability of property. No substantial parcels exist to permit large scale retail development. Lot consolidation will be required prior to these developments taking place.
- There is no major constraint on industrial development. There is sufficient infrastructure and improved lots available. Demand and development over the past 10 years have been steady.
- At the present time there is no major restriction to residential development. Zoned and approved sites should contain sufficient supply for the next 5 to 10 years.
- There are no plans to address these constraints, as they are not substantially affecting the economic or housing growth of the township.

5. Lands for Affordable Housing

- Block 16.01, Lots 37.01 and 54 is located on Junction Road. The site is zoned for 84 affordable housing units. The site is centrally located near the High school, Hunterdon Medical Center and the Raritan Town Square retail development. The Ingerman Group had entered into an agreement with the Township to develop this site.
- Block 63.14, Lot 23 is a 19 acre parcel located on Dayton Road. The property is currently owned by the Township. The property is located in the public water and public sanitary sewer service area, with both utilities abutting the tract. The site is located adjacent to major employers

- Block 44, Lot 5. This property is located in close proximity to municipal and county complexes and within walking distance of township parks. The site has already been approved for 8 units.
- Block 36.01, Lot 17. The Township has entered into a developer's agreement with the property and Matzel and Mumford, the developer of the project. The site, which is currently zoned for I-1, light industrial is to be rezoned for permit an age-restricted community at a density of 2.5 units per acre. In return the developer is to provide an additional 50 unit for sale family development. The gross density of the site is to be 3 units per acre. Public water and public sanitary sewer will service the site. Sewer capacity is being negotiated to be transferred to the site. The property has been reviewed for wetlands and other environmental constraints. Sufficient land exists to fully construct this project. The affordable site will be adjacent to existing employment center of the township.

Fair Share Plan

The Township has a 2004-2018 affordable housing obligation of 515 units. The Township is relying on projections provided in Appendix F of COAH's rules. The following is a summary of Raritan Township's Fair Share Plan. Additional documentation can be found on the individual development checklists and the Petition Application.

Municipally Sponsored and 100 percent Affordable Programs

The Township is proposing the use of one property for a municipally sponsored, 100 percent affordable program (NJAC 5:94-4.6):

- Flemington Junction: (Block 16.01, Lots 37.01 and 54) Located on Junction Road, the Township is working with the Ingerman Group to provide for an 84 units affordable housing development of 11 acres. The Township has approved the funding of \$1,000,000 from the affordable housing trust fund for the project. In addition, the Township and the RTMUA have provided the project with sewer capacity to service the entire development. The Township has entered into a Payment of Lieu of Taxes agreement and has submitted letters of support as necessary. The project has been rezoned to permit this development. The property is adjacent to major employers, the regional high school and public transportation routes.
- Block 63.14, Lot 23 is a 19 acre parcel located on Dayton Road. The property is currently owned by the Township. The property is located in the public water and public sanitary sewer service area, with both utilities abutting the tract. The Township has requested that the RTMUA set aside sufficient sewer capacity to fully service the site. The Township will provide up to \$3,400,000 to fund the project from the housing trust fund. The Township will seek out qualified developers through an RFP process beginning in 2014, as the funds for the project become available.
- Countryside the Mews (Block 44, Lot 50). The Township has agreed to commit \$666,545 from the housing trust fund to this 8 unit project. Additional funding is being provided in an amount not to exceed \$307,056 by way of waivers to the developers future residential and non-residential projects through the township that are required to pay future development fees. The project has full approvals and all necessary utilities. Two units are part of the ARC/Countryside project noted further in the plan. Construction is expected to commence in 2009.

Excess Units from Prior Round Obligation

In accordance with the calculations provided in the application form the township qualifies for 13 prior round excess credits. The application form indicates that the township's prior round plan exceeds the maximum age restricted units, however, prior waivers were granted which shall be honored as per NJAC 5:97-4.1(c).

Growth Share Ordinance

In 2006 the Township adopted a growth share ordinance. Although the ordinance has been repealed, it resulted in the construction and planned construction of a number of units that were associated with non-residential development, as follows:

- Raritan Motor sports: Block 15, Lot 65.01. A two unit rental development. The units have been fully constructed. Tenant selection and marketing will begin in 2009.
- Hunterdon Medical Center. Block 15, lot 14. Five existing residential units on site of the hospital have been deed restricted. Tenant selection and marketing will begin in 2009.
- Cedar Grove Shopping Center. Block 18.01, Lot 12.04. Six units were approved as part of the approval of an office complex. Construction is expected to begin by the submission of this plan. Occupancy, tenant selection and marketing is estimated to begin in early 2010.
- M&R Development. Block 15, Lot 70. A 4 unit development is proposed as part of this warehouse development. The project has all necessary approvals.

Extension of Expiring Controls

- Flemington South Gardens: Block 71.16 Lot 51 and Block 71.17, Lot 1. Through negotiations with the property owners the Township has secured a contract with the current owners. The contract stated that in return for \$650,000 in infrastructure improvements to the Flemington South Gardens site, and compensation in the form of property for a water pump station related to a separate project, the owners will provide 30 year deed restriction extensions in accordance with COAH guidelines. The current deed restrictions expire over a staggered time period from 2008-2010.

Special Needs Housing

- ARC I: Block 36.01, Lot 92. The Township has committed \$115,000 to the completed special needs housing comprised of 5 bedrooms. Administration is through the ARC of Hunterdon County.
- ARC II: The Township has committed \$225,000 to a yet to be determined site for a 4 bedroom special needs house. Administration will be through the ARC of Hunterdon County.
- ARC/Countryside: As part of the Countryside the Mews project the ARC of Hunterdon County will be provided with two, 2 bedroom units. Administration is through the ARC of Hunterdon County.
- Stickel: A private residential developer will partner with a special needs housing provider construct or convert an existing dwelling into a special needs house with 4 qualifying bedrooms. Funding will be provided up to \$250,000 in the form of waivers to the

developers mandatory residential fees and or refund of those fees already paid to the township. The project is expected to commence in 2014 with completion in 2016.

Site Specific Zoning

- **Linque:** Block 36.01, Lot 17. The Township has entered into a developer's agreement with the property and the proposed developer of the project. The site, which is currently zoned for I-1, light industrial is to be rezoned for permit an age-restricted community at a density of 2.5 units per acre. In return the developer is to provide an additional 50 unit for sale family development. The gross density of the site is to be 3 units per acre. Public water and public sanitary sewer will service the site. The site is located in Planning Area 3.

Very Low Income Units.

To provide for the required 77 very low income units the Township will provide 58 through set asides in the projects listed in the fair share plan. The remaining 19 units will be provided through expenditures of the required affordability assistance funds, either through direct subsidy or buy-downs of new construction affordable units.