

**Raritan Township, Hunterdon County**  
**Midpoint Review**  
**July 1, 2020**

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**Conditions of Compliance**

1. What conditions from the court's approval of the municipal housing element and fair share plan and judgment of compliance and repose (or whatever standard terms is being used), if any, have not yet been satisfied? Explain the reasons for any delay and the steps the municipality is taking to satisfy the condition(s).

***All conditions of compliance the court's approval have been met. Two main conditions, starting the Credits without Controls Program and the Township Rehabilitation Program have both begun. The Township mailed its first Credit without Controls letters in May 2020 and the Township has contracted with CJHRC to implement the Township's Rehabilitation Program.***

**Developments that Are Not Completed**

2. For each court-approved inclusionary development project that is not yet constructed, please provide a narrative as to its status and any progress towards construction.

***Cedar Grove Shopping Center is located on Block 18.01, Lot 12.04 includes 6 family rental units. The property consists of 6 units that are proposed in conjunction with approval for an office complex. The property is currently being marketed with the inclusionary development and the Township is hopeful that a new purchaser will seek to go forward with construction.***

***The 66 Junction Road Development is located on Block 27, Lot 22 and is a 100-percent affordable family rental site that is replacing the Dayton Road 100-percent affordable family rental site, which was part of the Township's Third Round Substantive Certification. The Township designated the property as an Area in Need of Redevelopment, adopted a Redevelopment Plan and the developer, Ingerman, received Preliminary Site Plan approval for 100 units in September 2019. The project was awarded Low-Income Housing Tax Credits in December 2019. The Township Committee also passed a resolution allowing the Township to enter into an agreement with Ingerman to transfer the sewer allocation that was previously allocated to the construction of the Dayton Road project to this project. Recently, the developer had problems securing approval from Hunterdon County for the access to the site and is seeking to purchase an additional property to allow for changes to the driveway that the County is seeking. The developer requested the additional property be added to the redevelopment area. The Governing Body referred the Study to the Planning Board. A study has been completed and is expected to be heard at the June 24, 2020 Planning Board hearing.***

***The applications for The Villages and The Enclave at Raritan Junction were granted Preliminary and Final Site Plan approval by the Raritan Township Planning Board in December 2016. The Villages is currently under construction.***

***The developer of Raritan Junction requested a redevelopment plan amendment to allow for residential apartments. The redevelopment plan was amended and the developer has secured sewer allocation for the development. A site plan has not yet been filed by the developer.***

***Raritan Town Square is under construction at the time of this report.***

***The Group Home/Supportive Housing Program will begin this year, 2020, and continue through 2024. Each year, by December 31, the Township will partner with supportive and special needs housing providers to create a minimum of seven special needs bedrooms.***

### **100% Affordable/Extensions of Controls Not Completed**

3. Have any non-inclusionary development projects (including 100% affordable projects, group homes, accessory apartments, market-to-affordable, extensions of affordability controls, etc.) included in the court-approved plan not yet been built/converted to affordable housing/controls extended? If yes, explain how many units, if any, have been built for each non-inclusionary project or mechanism and when construction is expected to be completed on the remaining units.

***As mentioned under Item 2, 66 Junction Road is making progress; however, the redevelopment study, redevelopment plan and site plan need to be amended in order to include an additional property to allow for an access to the project that Hunterdon County will approve. The Township is working with the developer to make all necessary changes by the end of 2020 so construction can begin in 2021.***

### **Missed Deadlines from Settlement Agreement or HEFSP**

4. Are there any projects that have missed any construction deadline established in the court-approved Settlement Agreement, or other mechanisms (e.g. market-to-affordable, accessory apartments, extensions of affordability controls) that have not met the completion schedule set forth in the Settlement Agreement or Housing Element and Fair Share Plan? If yes, what steps is the municipality taking to complete construction and what is the current timetable?

***There are no projects that have missed any construction deadlines established in the court-approved Settlement Agreement.***

**Proposed Projects within Sewer Service Areas**

5. Are all unbuilt developments currently in a sewer service area, and if not, what has the municipality done to incorporate the site into a sewer service area? Are there any barriers to obtaining water or sewer for any unbuilt site? Are there any other regulatory conditions (e.g. changes to DEP permits or conditions) that make it not possible to complete any site as originally contemplated?

All of the unbuilt developments are within a sewer service area within the Township and any project that requires a sewer allocation has been granted that allocation.

**Rehabilitation Obligation**

6. Is the rehabilitation program being administered by a municipality, county, or both? Do the program(s) include rental rehabilitation? If the municipality has not met at least half of its rehabilitation obligation by this midpoint review, what affirmative steps is the municipality taking to meet the obligation and to facilitate participation by homeowners and/or landlords?

*The Township is contracting with North Jersey Housing Resources Center to implement the Township's Rehabilitation Program.*

**For Municipalities with a Prior Round and/or Third Round Vacant Land Adjustment (note please make sure any development referenced in the answers to these questions that includes or will include affordable housing is also in the monitoring spreadsheet):**

7. If the municipality's court-approved Prior and/or Third Round plan includes Unmet Need:
  - a. Has there been any development, proposal for development received by the municipality (even if ultimately rejected), adoption of rezoning or a redevelopment plan for of any parcel larger than 0.5 acres since the settlement was approved by the court on a parcel that was neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If so:
    - i. Please describe the development(s), development proposal(s), rezoning(s) or redevelopment plans(s)?
    - ii. Is any affordable housing included in any of the development(s) proposals(s), and/or rezoning(s) or redevelopment plan(s) referenced?
    - iii. If the municipality has a mandatory set-aside ordinance, was that applied to the development(s) and/or rezoning(s) or redevelopment plan(s)?
  - b. Has any development occurred or been proposed to occur within any inclusionary overlay zone or for which a mandatory set-aside ordinance, if required to be adopted by the municipality, would apply since the settlement? If so:
    - i. What is that development or developments?

ii. Does that proposed or actual development include any affordable housing? What percentage of the development is affordable?

c. Have any changed circumstances occurred that result in additional parcels becoming available for development that were neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If yes, please identify the parcel(s) and describe how the municipality plans to address the changed circumstances.

***The Township's settlement did not include a vacant land adjustment and all obligations have a proposed project associated with them.***

**For Municipalities with a Prior Round and/or Third Round Durational Adjustment:**

8. If the municipality's court-approved plan had a durational adjustment, have there been any changed circumstances with regards to limited sewer and/or water capacity? If yes, please describe the changes and when and where additional infrastructure capacity will become available.
9. What steps has the municipality taken, if any, to address limited water and/or sewer capacity, and to facilitate the extension of public water and/or sewer to any site identified in the settlement agreement?
10. Has any property owner or developer contacted the municipality to extend public water and/or sewer to a site not identified in the settlement agreement? If so, how did the municipality respond to the request?

***The Township's settlement did not include a durational adjustment. All proposed projects have a sewer allocation associated with them.***