STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
COUNCIL ON AFFORDABLE HOUSING
PETITION APPLICATION

This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Township Of Blairstown	**COUNTY PLANNING AREA(S)**	Warren PA(4) & PA(5)
COAH REGION	2		
SPECIAL RESOURCE AREA(S)	Minimal Highland Planning Area		
PREPARER NAME	John Madden	**TITLE**	Planner
EMAIL	Jmadden@Maserconsulting.Com	**PHONE NO.**	908.238.0900
ADDRESS	Box 4017, 53 Frontage Road, Clinton, Nj 08809	**FAX NO.**	908.238.0901
MUNICIPAL HOUSING LIAISON	Theresa Tamburro	**TITLE**	Municipal Liaison
EMAIL	[Coah@Blairstowntwp-Nj.Com]	**PHONE NO.**	908-362-6663
ADDRESS	106 Route 94 Blairstown, Nj 07825	**FAX NO.**	908-362-9635

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	COAH	JOC	N/A
First Round			☒
Second Round	4/1/1998		☐
Extended Second Round			☒

Does the Petition include any requests for a waiver from COAH Rules? ☒Yes ☐No
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section:5:97-8.1(d)

FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
☒		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
☒		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): ☒Petitioning ☐Filing ☐Re-petitioning ☐Amending Certified Plan
☒		Service List (in the new format required by COAH)
☒		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
☒ ☐N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
☐ ☒N/A	☐	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
☒	☐	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
☒	☐	Municipal Zoning Ordinance (most recently adopted)[1] Date of Last Amendment: 3/20/2007 Date of Submission to COAH: ____
☒	☐	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: 1/2008 Date of Submission to COAH: ____
☐	☐	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list): _____

FOR OFFICE USE ONLY

Date Received _____ Affidavit of Public Notice _____ Date Deemed Complete/Incomplete _____ Reviewer's Initials _____

[1] Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by[1]:

   ☒ Age;
   ☒ Condition;
   ☒ Purchase or rental value;
   ☒ Occupancy characteristics; and
   ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

   ☒ Yes, Page Number: 6 - 12 ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to[2]:

   ☒ Population trends
   ☒ Household size and type
   ☒ Age characteristics
   ☒ Income level
   ☒ Employment status of **residents**

   ☒ Yes, Page Number: 12 - 17 ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to[3]:

   ☒ Most recently available in-place employment by industry sectors and number of persons employed;
   ☒ Most recently available employment trends; and
   ☒ Employment outlook

   ☒ Yes, Page Number: 17 - 20 ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections. AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 38 ☐ No (incomplete)

5. The plan includes a consideration of 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.

☒ Yes, Page Number: 38 - 39 ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☒ Yes, Page Number: 42 ☐ No (go to 6a)

6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8) ☒ No (go to 6b)

6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes, Page Number: _____ ☒ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

☐ Number of units for which certificates of occupancy were issued since January 1, 2004;

☐ Pending, approved and anticipated applications for development;

☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and

☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html)

☐ Yes, Page Number: _____

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;

☐ Square footage of pending, approved and anticipated applications for development;

☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;

☐ Demolition permits issued and projected for previously occupied non-residential space; and

☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: _____ ☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

☒ Rehabilitation share (from Appendix B);

☒ Prior round obligation (from Appendix C); and

☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 42 ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: _____ ☐ No (incomplete) ☒ Not Applicable

Petition date:_____ Endorsement date:_____

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[1] Information available through the U.S. Census Bureau at http://factfinder.census.gov/servlet/ACSSAFFHousing?_sse=on&_submenuId=housing_0

[2] Information available through the U.S. Census Bureau at http://factfinder.census.gov/home/saff/main.html.

[3] Information available through the New Jersey Department of labor at http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html

FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line		Need
1	○Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) **OR**	16
2	○Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit_____.)	_____
		Need
3	○Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	12
	○Prior Round Adjustments:	
	○20% Cap Adjustment	_____
	○1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	_____
5	**Adjusted Prior Round Obligation:** (Number in Appendix C **minus** Total Prior Round Adjustment(s))	12
	○Prior Round Vacant Land Adjustment (Unmet Need)	_____
6	Realistic Development Potential(RDP)[1]	_____

[1] RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:
www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html.

The applicable workbook has been completed and is attach to this application as Exhibit 1.

Line	○ ***Required 2004-2018 COAH Projections and Resulting Projected Growth Share***				
	Household Growth (From Appendix F)	402	Employment Growth (From Appendix F)	597	
	Household Growth After Exclusions (From Workbook A)	402	Employment Growth After Exclusions (From Workbook A)	597	
	Residential Obligation (From Workbook A)	80.40	Non-Residential Obligation (From Workbook A)	37.30	
7	Total 2004-2018 Growth Share Obligation				118.00

	○***Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share***				
	Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____	
	Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____	
8	Total 2004-2018 Projected Growth Share Obligation				_____

	○ ***Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share***				
	Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____	
	Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____	
9	Total 2004-2018 Growth Share Obligation				_____

10	**Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)	146.00

Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	Completed	Proposed	Total
Rehabilitation Share			16
Less: Rehabilitation Credits	33		33
Rehab Program(s)			
Remaining Rehabilitation Share			0
Prior Round (1987-1999 New Construction) Obligation			12
Less: Vacant Land Adjustment (If Applicable)			
(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):			
Unmet Need			
RDP			
Mechanisms addressing Prior Round			
Prior Cycle Credits (1980 to 1986)			
Credits without Controls			
Inclusionary Development/Redevelopment			
100% Affordable Units			
Accessory Apartments			
Market-to-Affordable			
Supportive & Special Needs	9		9
Assisted Living			
RCA Units previously approved			
Other			
Prior Round Bonuses	3		3
Remaining Prior Round Obligation	0		0
Third Round Projected Growth Share Obligation			118
Less: **Mechanisms addressing Growth Share**			
Inclusionary Zoning		2	2
Redevelopment			
100% Affordable Development		52	52
Accessory Apartments		10	10
Market-to-Affordable Units		10	10
Supportive & Special Need Units	2	14	16
Assisted Living: post-1986 Units			
Other Credits			
Compliance Bonuses			
Smart Growth Bonuses			
Redevelopment Bonuses			
Rental Bonuses		28	28
Growth Share Total	2	116	118
Remaining (Obligation) or Surplus	0	0	0

PARAMETERS[1]

Prior Round 1987-1999			
RCA Maximum	14	RCAs Included	0
Age-Restricted Maximum	7	Age-Restricted Units Included	0
Rental Minimum	3	Rental Units Included	12

Growth Share 1999-2018			
Age-Restricted Maximum	29	Age-Restricted Units Included	29
Rental Minimum	30	Rental Units Included	116
Family Minimum	59	Family Units Included	73
Very Low-Income Minimum[2]	15	Very Low-Income Units Included	TBD

[1] Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

[2] Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at www.nj.gov/dca/affiliates/coah/resources/checklists.html.

Table 1. Projects and/or units addressing the Rehabilitation Share

Project/Program Name	Proposed (use Checklists) or Completed(use Rehabilitation Unit Survey Form)	Rental, Owner Occupied or Both	Checklist or Form Appendix Location[1]
1. Municipal Progra	Completed	Owner-Occupied	2
2.			
3.			

[1] If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age-Restricted Cap	Checklist or Form Appendix Location[1]
1. Easter Seals	Alternative Living	Completed	3	3		3
2. Easter Seals	Rental Bonus	Completed	3			3
3. Phoenix Properties	Alternative Living	Completed	6			4
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						

Subtotal from any additional pages used	0
Total units (proposed and completed)	12
Total rental	9
Total age-restricted	0
Total very-low	0
Total bonuses	3

Please add additional sheets as necessary.

[1] If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age-restricted Cap	Checklist or Form Appendix Location[1]
16. Easter Seals	Special Needs	Completed	2	2			3
17. Future Group Homes	Special Needs	Proposed	14	14			9
18. Accessory Apartment Program	Accessory Apartment	Proposed	10	10	10		5 -6
19. Market To Affordable Program	Market to Affordable	Proposed	10	5	5	5	7 - 8
20. Mun-Sponsored/100% Affordable	Municipally Sponsored	Proposed	52		28	24	10
21. Mun-Sponsored/100% Affordable	Rental Bonus	Proposed	28		28		11
22. Levitt/Solondz Subdivision	Site Specific Zoning	Proposed	2		2		12 - 13
23.							
24.							
25.							
26.							
27.							
28.							
29.							
30.							

Subtotal from any additional pages used	0	**Total units (proposed and completed)**	118
Total family units	73	Total rental units	83
Total age-restricted units	29	Total family rental units	71
Total Supportive/Special Needs units	16	Total very-low units	0
Total Special Needs bedrooms	16	Total bonuses	28

Please add additional sheets as necessary.

[1] If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)

1. Does the municipality have an affordable housing trust fund account? **(Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.**)

   ☒ Yes, Bank Name__First Hope Bank__

   (Choose account type) ☒ Separate interest-bearing account

   ☐ State of New Jersey cash management fund

   ☐ No (**Skip to the Affordable Housing Ordinance section**)

2. Has an escrow agreement been executed? ☒Yes ☐No
   (**If no, petition is incomplete. Submit an executed escrow agreement.**)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒Yes ☐ No
   (**If no, petition is incomplete. Submit an updated trust fund monitoring report.**)

DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? **(Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)**

   ☒ Yes,

   ☒ Adopted **OR** ☒Proposed

   ☐ No **Skip to the next category; Payments-in-Lieu**

2. If adopted, specify date of COAH/Court approval here:_____

   - Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

     ☐Yes, Ordinance Number._____ Adopted on[1]_____

     ☐ No (**Skip to the next category; Payments-in-Lieu**)

   - If yes, is the amended ordinance included with your petition?

     ☐ Yes

     ☐ No, (**Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance**)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at www.nj.gov/dca/affiliates/coah/resources/planresources.html? If yes, skip to question 5.

   ☒ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

Information and Documentation

The ordinance imposes a residential development fee of ____% and a Non-residential fee of 2.5 %

- ☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- ☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- ☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- ☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- ☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- ☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- ☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

   ☒ Yes (Specify actual or anticipated amount) $363,724

   ☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.**)

   - If yes, what kind of assistance is offered?

   Assistance programs such as down-payment assistance, rental assistance, converting low-income units to very-low-income units, etc.

   _____

   _____

   _____

   - Has an affordability assistance program manual been submitted? ☐ Yes ☒ No

[1] Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON SITE (N.J.A.C. 5:97-8.4)

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?

   ☐ Yes ☒ No (**Skip to the next category; Barrier Free Escrow)**

2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? **(Optional)**

   ☐ Yes (**attach applicable checklist**)
   ☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)

3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? **(Optional)**

   ☐ Yes (indicate ordinance section)_____
   ☐ No

BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?

   ☐ Yes ☒ No

2. Does the municipality anticipate collecting any other funds for affordable housing activities?

☐ Yes (specify funding source and amount) _____

☒ No

SPENDING PLANS (N.J.A.C. 5:97-8.10)

1. Does the petition include a Spending Plan? **(Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)**

   ☒ Yes ☐ No

2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at www.nj.gov/dca/affiliates/coah/resources/planresources.html? If yes, skip to next section - Affordable Housing Ordinance.

   ☒ Yes ☐ No

3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

Information and Documentation

☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;

☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));

☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;

☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;

☐ A schedule for the expenditure of all affordable housing trust funds;

☐ A schedule for the creation or rehabilitation of housing units;

☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;

☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;

☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;

☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and

☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 *et seq.*)

1. Does the Fair Share Plan include an Affordable Housing Ordinance?

   ☒ Yes ☐ No

2. Does the ordinance follow the ordinance model available at www.nj.gov/dca/affiliates/coah/resources/planresources.html? ☒ Yes ☐ No

3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

Required Information and Documentation

- ☐ Affordability controls
- ☐ Bedroom distribution
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

AFFORDABLE HOUSING ADMINISTRATION (As Applicable)

Items that must be submitted with the petition:

- ☒ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

CERTIFICATION

I, John Madden, have prepared this petition application for substantive certification on behalf of Blairstown Twp. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

Signature of Preparer (affix seal if applicable) — Date: Dec 22, 2008

Planning Consultant

Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

Narrative Section

Blairstown is seeking a waiver from 5:97-8.1(d), which concerns spending affordable housing trust fund monies only after COAH has approved a plan for spending such funds. The Township of Blairstown was under the impression that they had an approved spending plan and subsequently spent $82,895 on rehabilitation and other affordable housing expenditures. COAH has requested that the municipality repay the monies spent. However, the Township has been proactive in housing rehabilitation and has achieved and even exceeded their rehabilitation obligation. In addition, Blairstown has been diligently working on the HEFSP since the summer of 2008. To Blairstown, this is a large sum of money, and they respectfully request that COAH grant them a waiver from reimbursing the money, because the Township believed their spending plan was approved and the monies spent were for the purpose of advancing affodable housing. (See Exhibit 14 for additional information.)

Blairstown's HEFSP includes a rehabilition obligation of 16, which they have met and exceeded with 33 completed rehabilitations. There is also a prior round obligation of 12, which has been met with existing affordable credits and third round obligation of 118, which has been planned for with a variety of mechanisms. Blairstown has discovered that many of the existing rental stock rents at rates comparable to COAH's affordable housing rents for moderate-income families, therefore the Market to Affordable Program has been a key component of their third round plan. The Township's goal to is convert 10 existing apartments and then, once the program has been shown to be successful, request COAH to allow them to convert additional units. Already, the Township has been approached by two landlords who are interested in the program and have submitted letters that are included with the HEFSP. Blairstown has also amended its accessory apartment ordinance to remove some of the bulk regulations that may have been preventing some homeowner's from being able to participate in the program. The municipality has also decided to donate Township-owned lands for the construction of group homes. Already, two group homes exist in the Township and additional facilities are encouraged. Finally, the Township plans to address the remaining obligation with one or more municipally-sponsored/100% affordable projects. As the implementation schedule shows, this mechanism is pushed off until the end of the third round period, because the Township is unsure if they

will accumulate the need for 118 affordable housing units, due to the current economy and their past historic building trends. If required, the Township will either utilize existing Township-owned property listed in the HEFSP or search for other land that is appropriate for the size and scale of development required.

Finally, Blairstown is in the process of verifying if existing credits qualify as very low-income credits that could be applied to their very low-income obligation.

Township of Blairstown: Exhibit Index

Exhibit 1 – COAH Workbook A
Exhibit 2 – Rehabilitation Documentation
Exhibit 3 – Easter Seals Project/Program Information Form
Exhibit 4 – Phoenix Project/Program Information Form
Exhibit 5 – Accessory Apartment Program Form
Exhibit 6 – Accessory Apartment Project/Program Information Form
Exhibit 7 – Market to Affordable Program Form
Exhibit 8 – Market to Affordable Project/Program Information Form
Exhibit 9 – Future Group Home(s) Form
Exhibit 10 – Municipally – Sponsored/100% Affordable Form
Exhibit 11 – Municipally – Sponsored/100% Affordable Project/Program Information Form
Exhibit 12 – Levitt/Solandz Inclusionary Form
Exhibit 13 – Levitt/Solandz Project/Program Information Form
Exhibit 14 – Memorandum from Theresa Tamburro

Workbook A: Growth Share Determination Using Published Data

(Using Appendix F(2), *Allocating Growth To Municipalities)*

COAH Growth Projections

Must be used in all submissions

Municipality Name: **Township of Blairstown**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

		Residential		Non-Residential	
1	**Enter Growth Projections From Appendix F(2) ***	**402**		**597**	
2	**Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab**	Click Here to enter Prior Round Exclusions			
	built or projected to be built post 1/1/04				
	Inclusionary Development	0			
	Supportive/Special Needs Housing	0			
	Accessory Apartments	0			
	Municipally Sponsored or 100% Affordable	0			
	Assisted Living	0			
	Other	0			
	Market Units in Prior Round Inclusionary development built post 1/1/04	0			
3	**Subtract the following Non-Residential Exclusions (5:97-2.4(b)**				
	Affordable units	0			
	Associated Jobs			0	
4	**Net Growth Projection**	402		597	
5	**Projected Growth Share** (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	**80.40**	**Affordable Units**	**37.31**	**Affordable Units**
6	**Total Projected Growth Share Obligation**			**118**	**Affordable Units**

* For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

Unit Information - Rehabilitation

Municipality Name: Blairstown **County:** Warren

Muni Code: 2104

Project / Program: Rehabilitation

COAH Project Number (COAH use) _____

2							3	4	5	6	7	8	9	10	11	12
Address	Unit / Apt Number	block	block suffix	lot	lot suffix	qualifer	rental / for-sale	income level	final inspection date	funds expended on hard costs	development fees expended	funds recaptured	major system(s) repaired	was unit below code and raised to code?	effective date of affordability controls	perpetual
							(select one)	(select one)	(mm/dd/yyyy)	($)	($)	($)	(select one)	(y/n)	(mm/dd/yyyy)	(√)
76 Hope Road		1803		5				Low	3/29/2005	8100.00	8100.00	8100.00	Loading Bearing System	Yes	12/1/2002	
8 East Avenue		1202		32				Mod		8100.00	8100.00		Plumbing/Wells	Yes	1/5/2004	
15 Mt. Vernon Road		601		41				Low	4/1/2004	8100.00	8100.00		Roof	Yes	11/8/2003	
82 Walnut Valley Road		601		6	08			Mod	6/17/2003	8100.00	8100.00		Plumbing/Wells	Yes	1/1/2004	
17 Shotwell Road		1604		1				Mod	12/26/2003	8100.00	8100.00		Roof	Yes	1/5/2003	
22 Rte. 94		1103		18				Mod		8100.00	8100.00		Roof	Yes	5/25/2004	
4 Bridge Street		1201		12				Low		8100.00	8100.00		Weatherization (Insulation/Siding/Windows/Door)	Yes	10/14/2002	
1 Chestnut Road		501		25				Mod	1/6/2004	8100.00	8100.00		Roof	Yes	1/2/2004	
6 Gwinnup Road		1501		19	04			Mod		8100.00	8100.00		Heating	Yes		
68 Sand Hill Road		1503		8	05			Mod	2/7/2002	8100.00	8100.00		Plumbing/Wells	Yes	1/29/2002	
66 Sand Hill Road		1503		8	06			Low		8100.00	8100.00		Sanitary/Septic/Sewer Hookup	Yes	1/29/2002	
86 Hope Road		2003		15				Mod	1/6/2004	8100.00	8100.00		Heating	Yes	3/27/2002	
16 High Street		1301		19				Low		8100.00	8100.00		Electrical	Yes	3/27/2002	
31 Hope Road		2002		21	02			Low	9/4/2002	8100.00	8100.00		Heating	Yes		
17 Benton Road		504		1				Mod	3/22/2005	8100.00	8100.00		Heating	Yes	11/6/2001	
127 Mohican Road		102		14	04			Low	1/15/2002	8100.00	8100.00		Roof	Yes	12/3/2001	
25 Mt. Vernon Road		601		44				Low	10/11/2001	8358.00	8358.00	8358.00	Plumbing/Wells	Yes	4/23/2002	
6 Carhart Street		1207		4				Low		8100.00	8100.00		Loading Bearing System	Yes	3/27/2002	
2 Gwinnup Road		1501		19	03			Low		8100.00	8100.00	8100.00	Weatherization (Insulation/Siding/Windows/Door)	Yes		
2 Angus Road		1603		4	09			Mod		8100.00	8100.00		Plumbing/Wells	Yes	1/6/2003	
158 Hope Road		2201		4	01			Low	11/13/2003	8100.00	8100.00		Roof	Yes	1/2/2004	
49 Vail Road		1505		2				Low		8100.00	8100.00		Heating	Yes	4/28/2003	
164 Hope Road		2201		4	12			Mod		8100.00	8100.00		Roof	Yes	11/17/2003	

Verification by Municipal Housing Liaison that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.

Therisa Lambucco — Municipal Housing Liaison

11/10/08 — Date (mm/dd/yyyy)

Verification by Building Code Official that units were below code and raised to code per the NJ State Housing Code or the Rehabiliation Subcode and that the work involved major systems.

11/10/08 — Date (mm/dd/yyyy)

Updated 07-06-07

Unit Information - Rehabilitation

Municipality Name: Blairstown **County:** Warren

Muni Code: 2104

Project / Program: Rehabilitation

COAH Project Number (COAH use)

2							3	4	5	6	7	8	9	10	11	12
Address	Unit / Apt Number	block	block suffix	lot	lot suffix	qualifer	rental / for-sale	income level	final inspection date	funds expended on hard costs	development fees expended	funds recaptured	major system(s) repaired	was unit below code and raised to code?	effective date of affordability controls	perpetu
							(select one)	(select one)	(mm/dd/yyyy)	($)	($)	($)	(select one)	(y/n)	(mm/dd/yyyy)	(Y
10 Laurel Woods Drive		101		5	11			Mod	7/16/2002	8049.40	8049.40		Plumbing/Wells	Yes	1/5/2003	
115 Cedar Lake Road		1901		19	01			Mod		8100.00	8100.00		Heating	Yes	12/29/2003	
44A Hope Road		2003		27				Low		8100.00	8100.00		Sanitary/Septic/Sewer Hookup	Yes	9/2/2004	
4/6 Water Street		1207		17				Low	6/20/2006	7420.00	7420.00		Roof	Yes		
4/6 Water Street		1207		17				Low	6/20/2006	8100.00	8100.00		Roof	Yes		
41 Hope Road		2002		26	01			Mod	12/14/2004	8100.00	8100.00		Heating	Yes	11/21/2004	
27 Main Street		1209		7				Low	9/28/2005	8100.00	8100.00		Electrical	Yes	3/22/2004	
10 High Street		1301		22				Low	7/22/2004	8100.00	8100.00		Plumbing/Wells	Yes	12/3/2003	
55 Mud Pond Road		2101		7	05			Low	9/30/2004	8100.00	8100.00		Heating	Yes	7/12/2004	
31 Main Street		1209		9				Low		8100.00	8100.00		Weatherization (Insulation/Siding/Windows/Door)	Yes	5/17/2004	
18 Glenview Road		101		10	09			Low		8100.00	8100.00	8100.00	Electrical	Yes		
7 Carhart Street		1208		1				Low		8100.00	8100.00		Roof	Yes	5/25/2004	
17 Shotwell Road		1604		1				Mod	1/7/2003	8100.00	8100.00		Roof	Yes		
39 Frog Pond Road		504		6	01			Mod		8000.00	8000.00		Weatherization (Insulation/Siding/Windows/Door)	Yes	5/24/2002	
2 Walnut Valley Road		601		22				Low		8100.00	8100.00		Weatherization (Insulation/Siding/Windows/Door)	Yes	11/1/2004	
3 Water Street		1206		6				Mod	6/17/2004	8100.00	8100.00		Roof	Yes	5/17/2004	
8 Main Street		1205		1						8100.00	8100.00		Weatherization (Insulation/Siding/Windows/Door)	Yes	11/22/2004	
1 La Barre Road		1703		1				Mod	5/2/2005	8100.00	8100.00		Heating	Yes	11/25/2004	
9 Farm Meadows Road		603		2				Low		8100.00	8100.00		Roof	Yes	11/21/2004	
5 Carhart Street		1208		12				Low		8100.00	8100.00		Plumbing/Wells	Yes	6/23/2003	
194 Rte. 94		601		31	01			Mod	6/19/2003	8000.00	8000.00		Roof	Yes	6/23/2003	
18 Main Street		1201		3				Low	2/26/2004	8100.00	8100.00		Plumbing/Wells	Yes	12/3/2003	

Verification by Municipal Housing Liaison that all households are income eligible, that appropriate affordability controls are in place and that rental prices conform to COAH regulations.

Municipal Housing Liaison

Date (mm/dd/yyyy)

Verification by Building Code Official that units were below code and raised to code per the NJ State Housing Code or the Rehabiliation Subcode and that the work involved major systems.

11/10/08

Date (mm/dd/yyyy)

Updated 07-06-07

PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Township of Blairstown County: Warren

Project or Program Name: Easter Seals of NJ

Project Status (circle current status and enter date of action for that status) Status Date

Proposed/Zoned	_____
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	_____
Completed (all affordable certificates of occupancy (C.O.) issued)	1998
Deleted from Plan (date approved by COAH) _____)	_____

Mechanisms - Project / Program Type (circle one)

Assisted Living Facility Alternative Living Arrangement Accessory Apartment

Market to Affordable Credits without Controls ECHO 100 Percent Affordable

Inclusionary Rehabilitation Redevelopment

If an Inclusionary project, identify subtype (circle all that apply)

Units constructed on-site Units constructed off-site Combination Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify subtype (circle one)

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility

Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit) Supportive Shared Living Housing (bedroom credit)

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 3 Beechwood Lane

Project Block/Lot/Qualifier (list all) Block 401, Lot 13.10

Project Acreage: 6.39 **Density**: N/A **Set Aside**: 100%

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor name: Easter Seals of NJ

Project Developer name: Easter Seals of NJ

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and converions) Rehabilitation

Flags (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver _____

Number of market units proposed 0 **Number of market units completed** 0

Number of market units with certificates of occupancy issued after 1/1/2004 0

Number of affordable units under construction 0

Condo Fee percentage (if applicable) N/A

Affordability Average Percentage [1] N/A

[1] "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site __N/A_____

Number of affordable units created with payment __N/A_____

Municipal or RCA funds committed to project __N/A_____

Municipal or RCA funds expended __N/A_____

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _various_____

Effective date of affordability controls __**1998**_____

Length of Affordability Controls (in years) _____ or Perpetual

Administrative Agent _____

For Redevelopment Projects

Does this project require deed restricted units to be removed? Yes No

If Yes

# of deed restricted units removed _____

# of moderate income units removed _____

# of low income units removed _____

# of very low income units removed _____

# of rental units removed _____

# of for-sale units removed _____

# of one-bedroom units removed _____

# of two-bedroom units removed _____

# of three-bedroom units removed _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted __8___ Sales _____ Rentals _8____ Total age-restricted _____ Sales _____ Rentals _____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

Low Income	Non-age restricted	Age-restricted
30% of median income [2]	_____	_____
35% of median income [3]	_____	_____
50% of median income	_____	_____
Moderate Income		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

Completed Units

Number of affordable units completed in this project __8_____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _0_____

[2] Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

[3] Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

PART D - (completed by Sending Municipality)

For **Approved** Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount __N/A_____ Amount transferred to date __N/A_____

For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ Amount transferred to date __N/A_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

_____

_____

_____

_____

PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Township of Blairstown County: Warren

Project or Program Name: Phoenix Properties – DBA: Willow Glen Academy

Project Status (circle current status and enter date of action for that status) Status Date

Proposed/Zoned	_____
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	_____
Completed (all affordable certificates of occupancy (C.O.) issued)	2001
Deleted from Plan (date approved by COAH) _____)	_____

Mechanisms - Project / Program Type (circle one)

Assisted Living Facility Alternative Living Arrangement Accessory Apartment

Market to Affordable Credits without Controls ECHO 100 Percent Affordable

Inclusionary Rehabilitation Redevelopment

If an Inclusionary project, identify subtype (circle all that apply)

Units constructed on-site Units constructed off-site Combination Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify subtype (circle one)

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility

Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit) Supportive Shared Living Housing (bedroom credit)

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: 288 Route 94

Project Block/Lot/Qualifier (list all) Block 501, Lot 9.05

Project Acreage: 2.0 **Density**: N/A **Set Aside**: 100%

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor name: Phoenix Properties - DBA

Project Developer name: Phoenix Properties - DBA

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver _____

Number of market units proposed 0 **Number of market units completed** 0

Number of market units with certificates of occupancy issued after 1/1/2004 0

Number of affordable units under construction 0

Condo Fee percentage (if applicable) N/A

Affordability Average Percentage [1] N/A

[1] "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site __N/A_____

Number of affordable units created with payment __N/A_____

Municipal or RCA funds committed to project ___0_____

Municipal or RCA funds expended ___0_____

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other ___State Capital Funding_____

Effective date of affordability controls **_2001_____**

Length of Affordability Controls (in years) _30_____ or Perpetual

Administrative Agent _____

For Redevelopment Projects

Does this project require deed restricted units to be removed? Yes No

If Yes

# of deed restricted units removed _____

# of moderate income units removed _____

# of low income units removed _____

# of very low income units removed _____

# of rental units removed _____

# of for-sale units removed _____

# of one-bedroom units removed _____

# of two-bedroom units removed _____

# of three-bedroom units removed _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted _6__ Sales _____ Rentals _6__ Total age-restricted _____ Sales _____ Rentals _____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

Low Income	Non-age restricted	Age-restricted
30% of median income [2]	_____	_____
35% of median income [3]	_____	_____
50% of median income	_____	_____
Moderate Income		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

Completed Units

Number of affordable units completed in this project _6_____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _0____

[2] Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

[3] Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

PART D - (completed by Sending Municipality)

For **Approved** Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount _____N/A_____ Amount transferred to date _N/A_____

For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ Amount transferred to date __N/A_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

_____

_____

_____

_____

ACCESSORY APARTMENTS (N.J.A.C. 5:97-6.8)

General Description

Municipality/County: *Blairstown Township, Warren County*

Affordable Units Proposed: 10

Family: 10

Low-Income: 5 Moderate-Income: 5

Age-Restricted: 0

Low-Income: _____ Moderate-Income: _____

Average expenditure:

For each low-income unit: $ 20,000

For each moderate-income unit: $ 25,000

Information and Documentation Required with Petition

☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

☒ Draft or adopted accessory apartment ordinance

☒ Documentation of funding sources

☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

☒ Demonstration that the housing stock lends itself to accessory apartments

☒ Demonstration that there is water and sewer infrastructure with sufficient capacity to serve the proposed accessory apartments (indicate below type of infrastructure)

- ☐ Public water and sewer system; OR
- ☒ If served by individual well and/or septic system, the municipality must show that the well and/or septic system meet the appropriate NJDEP standards and have sufficient capacity for additional unit

Information and Documentation Required Prior to Substantive Certification

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ Affirmative Marketing Plan in accordance with UHAC

Accessory Apartment Narrative Section

The Township has an existing ordinance that has been modified to remove certain limitations, which is located in the Appendix of the HEFSP. The funding for this program will come from the trust fund, which has allocated $250,000 for the program. (See spending plan for details.) There are a number of homes that have existing accessory apartments or sturctures that could be converted.

PROJECT / PROGRAM INFORMATION FORM: ACCESSORY APARTMENTS

Changes to the highlighted areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Blairstown Township County: Warren County

Project or Program Name: Accessory Apartment Program

Project Status (circle current status and enter date of action for that status) Date of Action

(Proposed/Zoned)	2009-2018
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	_____
Completed (all affordable certificates of occupancy (C.O.) issued)	_____
Deleted from Plan (date approved by COAH) _____)	_____

Project / Program Type (circle one)

Assisted Living Facility Alternative Living Arrangement **Accessory Apartment**

Buy – Down Credits without Controls ECHO Municipally-Sponsored Rental Units[1]

100 Percent Affordable Inclusionary Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site Units constructed off-site Combination Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility

Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

[1] See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Various

Project Block/Lot/Qualifier (list all) Various

Project Acreage: Various

Project Sponsor: (circle one) **Municipally Developed** Nonprofit Developed Private Developer

Project Developer: Municipality with private owners

Planning Area (circle all that apply)

1 2 3 **4** 4B **5** 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver _____

Number of market units proposed 0 **Number of market units completed** 0

Condo Fee percentage (if applicable) 0

Affordability Average Percentage [2] Unknown

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site N/A

Number of affordable units created with payment _____

Municipal or RCA funds committed to project Maximum $250,000

Municipal or RCA funds expended 0

---

[2] "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 **Development Fees**
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls **TBD**

Length of Affordability Controls (in years) 10-30 or Perpetual

Administrative Agent __TBD_____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted 10_____ Sales _____ Rentals _10____ Total age-restricted _____ Sales _____ Rentals _____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

Low Income	Non-age restricted	Age-restricted
30% of median income [3]	_____	_____
35% of median income [4]	_____	_____
50% of median income	_____	_____
Moderate Income		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

[3] Pursuant to N.J.AC. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)
[4] Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

Completed Units

Number of affordable units completed in this project _____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)

For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount N/A Amount transferred to date N/A

For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ Amount transferred to date N/A

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

_____

_____

_____

_____

MARKET TO AFFORDABLE PROGRAM (N.J.A.C. 5:97-6.9)

General Description

Municipality/County: *Blairstown Township, Warren County*

Affordable Units Proposed: 10

Family Rentals: 5

Low-Income: 0 Moderate-Income: 5

Age-Restricted Rentals: 5

Low-Income: 2 Moderate-Income: 3

Family For-Sale: 0

Low-Income: 0 Moderate-Income: _____

Age-Restricted For-Sale: 0

Low-Income: _____ Moderate-Income: _____

Average expenditure:

For each low-income unit: $ 25,000

For each moderate-income unit: $ 30,000

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7[1]: 0

Information and Documentation Required with Petition

☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

☒ Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program

☒ Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs

☒ Documentation of funding sources

☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

☒ Spending plan including the details to implement this program

Information and Documentation Required Prior to Substantive Certification

☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18

☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual

☐ Affirmative Marketing Plan in accordance with UHAC

Market to Affordable Narrative Section

Page 8 of the Housing Element & Fair Share Plan (HEFSP) details the number of existing rental units in Blairstown during the 2000 Census. There were 257 rentals within the Township with a median rent of $882 per month. Already two property owners have expressed their interest in the program and are willing to convert their units to deed restricted affordables. Many market rate units are currently renting at or below COAH rents. Therefore, a one time subisdy of $25,000 per moderate-income unit and $30,000 per low-income unit has been well received by rental property owners. The funding source will be the municipality's housing trust fund, where $300,000 has been allocated for the program. (See spending plan for details).

[1] Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM: MARKET TO AFFORDABLE

Changes to the highlighted areas are to be made directly into the CTM system. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Blairstown Township County: Warren County

Project or Program Name: Market to Affordable Program

Project Status (circle current status and enter date of action for that status) Date of Action

(Proposed/Zoned)	2009-2018
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	_____
Completed (all affordable certificates of occupancy (C.O.) issued)	_____
Deleted from Plan (date approved by COAH) _____)	_____

Project / Program Type (circle one)

Assisted Living Facility Alternative Living Arrangement Accessory Apartment

Buy – Down Credits without Controls ECHO Municipally-Sponsored Rental Units[1]

100 Percent Affordable Inclusionary Rehabilitation

If an Inclusionary project, identify type (circle all that apply)

Units constructed on-site Units constructed off-site Combination Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify type (circle one)

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility

Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

[1] See N.J.A.C. 5:94-4.11

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Various

Project Block/Lot/Qualifier (list all) Various

Project Acreage: Various

Project Sponsor: (circle one) **Municipally Developed** Nonprofit Developed Private Developer

Project Developer: Municipality with private owners

Planning Area (circle all that apply)

1 2 3 **4** 4B **5** 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver _____

Number of market units proposed 0 **Number of market units completed** 0

Condo Fee percentage (if applicable) N/A

Affordability Average Percentage [2] Unknown

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site 0

Number of affordable units created with payment _____

Municipal or RCA funds committed to project 0

Municipal or RCA funds expended 0

---

[2] "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 **Development Fees**
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other _____

Effective date of affordability controls **TBD**

Length of Affordability Controls (in years) 30 or Perpetual

Administrative Agent _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted __5___ Sales _____ Rentals _5___ Total age-restricted _5___ Sales _____ Rentals _5____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

Low Income	Non-age restricted	Age-restricted
30% of median income [3]	_____	_____
35% of median income [4]	_____	_____
50% of median income	_____	_____
Moderate Income		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

[3] Pursuant to N.J.AC. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)
[4] Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

Completed Units

Number of affordable units completed in this project _____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _____

PART D - (completed by Sending Municipality)

For Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount 0 Amount transferred to date 0

For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ Amount transferred to date 0

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

_____

_____

_____

_____

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

(Submit separate checklist for each site or project)

General Description

Municipality/County: *Blairstown Township, Warren County*

Project or Program Name: *Supportive/Special Needs Housing*

Date facility will be constructed or placed into service: 2011-2013

Type of facility: Group Home

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 14 Age-restricted affordable bedrooms: _____

For permanent supportive housing:

Affordable units proposed: _____ Age-restricted affordable units: _____

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7[1]: 0

Compliance bonuses as per N.J.A.C. 5:97-3.17: 0

Date development approvals granted: Pending

Information and Documentation Required with Petition or in Accordance with an Implementation Schedule

Is the municipality providing an implementation schedule for this project/program.

☒ Yes. Skip to and complete implementation schedule found at the end of this checklist. NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☐ No. Continue with this checklist.

☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

Information and Documentation Required Prior to Marketing the Completed Units or Facility

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition	1/1/2009	12/31/2010	3/31/2011
RFP Process	1/1/2009	12/31/2010	3/31/2011

Developer Selection	1/1/2009	12/31/2010	3/31/2011
Executed Agreement with provider, sponsor or developer	12/31/2009	12/31/2010	3/31/2011
Development Approvals	12/31/2009	12/31/2011	3/31/2012
Contractor Selection	12/31/2009	12/31/2011	3/31/2012
Building Permits	12/31/2009	12/31/2011	3/31/2012
Construction	6/30/2010	12/31/2012	3/31/2013
Occupancy	1/1/2011	12/31/2013	3/31/2014

Supportive/Special Needs Narrative Section

The Township owns two parcels on Gaisler Road that they are willing to give or sell to supportive/special needs providers. These two parcels in potential conjunction with other parcels will yield 14 new group home bedrooms. See HEFSP for further details.

[1] Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS (N.J.A.C. 5:97-6.7)

(Submit separate checklist for each site or project)

General Description

Municipality/County: *Township of Blairstown, Warren County*

Project Name: *Municipally Sponsored/100% Affordable Developments*

Block(s) and Lot(s): _Block 202, Lot 25 and/or TBD_____

Affordable Units Proposed: __52_____

Family: 28	Sale: _____	Rental: 28
Very low-income units: TBD	Sale: _____	Rental: _____
Age-Restricted: 24	Sale: _____	Rental: 24

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 28

Very low income bonuses as per N.J.A.C. 5:97-3.7[1]: _____

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: _____

Compliance Bonus as per N.J.A.C. 5:97-3.17: _____

Date zoning adopted: ____ Date development approvals granted: _____

Required Information and Documentation with Petition or in Accordance with an Implementation Schedule

☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

Is the municipality providing an implementation schedule for this project/program.

☒ Yes. Skip to and complete implementation schedule found at the end of this checklist. NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

- ☐ No. Continue with this checklist.

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

A general description of the site, including:

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS (N.J.A.C. 5:97-6.7)

IMPLEMENTATION SCHEDULE

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	1/1/2013	12/31/2014	3/31/2015

RFP Process	1/1/2013	12/31/2014	3/31/2015
Developer Selection	1/1/2013	12/31/2014	3/31/2015
Executed Agreement with provider, sponsor or developer	1/1/2013	12/31/2014	3/31/2015
Development Approvals	1/1/2014	12/31/2015	3/31/2016
Contractor Selection	1/1/2014	12/31/2015	3/31/2016
Building Permits	1/1/2014	12/31/2015	3/31/2016
Occupancy	1/1/2016	12/31/2018	3/31/2019

(B) Site specific information, including the following:

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	3/31/2015
Site Suitability Description	3/31/2015
Environmental Constraints Statement	3/31/2015

(C) Financial documentation including, the following:

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources	12/31/2014	3/31/2015
Project Pro-forma	12/31/2014	3/31/2015

Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	12/15/2008	12/31/2008

100% or Municipally Sponsored Narrative Section

The Township owns one larger vacant parcel, which could support the construction of a 100% affordable development if needed. This site is located along Story Brook Road at Block 202, Lot 15. This property is a potential affordable housing site, if better suited parcels cannot be found and/or purchased.

In addition to the existing Township parcel, Blairstown is committed to working with developers like Conifer Realty, LLC, who build 100% affordable developments in rural areas similar to Blairstown. These types of developers find land and work with the municipality to create an affordable development. Conifer has already submitted a letter of interest to pursue affordable housing development opportunities within Blairstown.

In addition to Conifer, Blairstown intends to encourage othe affordable housing developers to build 100% affordable developments within the municpality where deemed appropriate.

[1] Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Township of Blairstown County: Warren

Project or Program Name: Municipally Sponsored 100% Affordable

Project Status (circle current status and enter date of action for that status) Status Date

(Proposed/Zoned)	12/15/2008
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	_____
Completed (all affordable certificates of occupancy (C.O.) issued)	_____
Deleted from Plan (date approved by COAH) _____)	_____

Mechanisms - Project / Program Type (circle one)

Assisted Living Facility Alternative Living Arrangement Accessory Apartment

Market to Affordable Credits without Controls ECHO (100 Percent Affordable)

Inclusionary Rehabilitation Redevelopment

If an Inclusionary project, identify subtype (circle all that apply)

Units constructed on-site Units constructed off-site Combination Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify subtype (circle one)

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility

Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit) Supportive Shared Living Housing (bedroom credit)

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: TBD

Project Block/Lot/Qualifier (list all) TBD

Project Acreage: TBD **Density**: TBD **Set Aside**: TBD

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor name: TBD

Project Developer name: TBD

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and converions) Rehabilitation

Flags (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver _____

Number of market units proposed 0 **Number of market units completed** 0

Number of market units with certificates of occupancy issued after 1/1/2004 0

Number of affordable units under construction 0

Condo Fee percentage (if applicable) N/A

Affordability Average Percentage [1] TBD

[1] "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site ____0_____

Number of affordable units created with payment _____0_____

Municipal or RCA funds committed to project __Maximum $166,690____

Municipal or RCA funds expended ____0_____

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other ____Private_____

Effective date of affordability controls ___**TBD**_____

Length of Affordability Controls (in years) _30_____ or Perpetual

Administrative Agent _____

For Redevelopment Projects

Does this project require deed restricted units to be removed? Yes No

If Yes

# of deed restricted units removed _____

# of moderate income units removed _____

# of low income units removed _____

# of very low income units removed _____

# of rental units removed _____

# of for-sale units removed _____

# of one-bedroom units removed _____

# of two-bedroom units removed _____

# of three-bedroom units removed _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted _28____ Sales _____ Rentals _28_ Total age-restricted _24__ Sales _____ Rentals _24____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

Low Income	Non-age restricted	Age-restricted
30% of median income [2]	_____	_____
35% of median income [3]	_____	_____
50% of median income	_____	_____
Moderate Income		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

Completed Units

Number of affordable units completed in this project _0_____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls __0_____

[2] Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

[3] Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

PART D - (completed by Sending Municipality)

For **Approved** Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount ____N/A_____Amount transferred to date _N/A_____

For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ Amount transferred to date N/A_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

_____

_____

_____

_____

ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

(Submit separate checklist for each site or zone)

General Description

Municipality/County: *Wnship of Blairstown, Warren County*

Project Name/Zoning Designation: *Levitt/Solondz*

Block(s) and Lot(s):Block 1503, Lots 8.13 and 8.14

Total acreage:12.69 Proposed density (units/gross acre): 0.7

Affordable Units Proposed: 2

Family:2 Sale:2 Rental:_____

Very low-income units:_____ Sale:_____ Rental:_____

Age-Restricted: _____ Sale:_____ Rental:_____

Market-Rate Units Anticipated: 7

Non-Residential Development Anticipated (in square feet), if applicable: _____

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: _____

Rental bonuses as per N.J.A.C. 5:97-3.6(a): _____

Very low income bonuses as per N.J.A.C. 5:97-3.7[1]: _____

Smart growth bonuses as per N.J.A.C. 5:97-3.18: _____

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: _____

Compliance bonuses as per N.J.A.C. 5:97-3.17: _____

Date inclusionary zoning adopted: N/A Date development approvals granted: 2005

Information and Documentation Required with Petition

☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)

☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.

☒ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

If payments in lieu of on-site construction of the affordable units is an option, submit:

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

A general description of the site or zone, including:

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☐ Indicate if urban center or workforce housing census tract
- ☒ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☒ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

A description of the suitability of the site, including:

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas

- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

Agreements with developers or approvals for development of specific property, which shall include:

- ☐ Number, tenure and type of units
- ☐ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☐ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

Information and Documentation Required Prior to Marketing the Completed Units

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

Zoning Narrative Section

The owners and developers are Stanley Levitt of Kenvil, New Jersey and Roy Solondz, also of Kenvil, New Jersey, Box 224. The site is located off Sand Hill Road with 50 feet of frontage. The current zoning is R-5, adopted in 2000. The previous zoning is being researched. The surrounding land uses include single-family homes the south, west, and north and a farm to the east. The site is in PA(4B) and is consistent with the surrounding development. There are no wetlands, floodplains, steep slopes, streams or critical environment sites. In addition, there are no known architectural, historic, or contaminated sites. Therefore, there is 12.69 acres of buildable land.

[1] Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER

Municipality: Township of Blairstown County: Warren

Project or Program Name: Levitt/Solondz

Project Status (circle current status and enter date of action for that status) Status Date

Proposed/Zoned	_____
Preliminary Approval	1998
Final Approval	6/20/05
Affordable Units under Construction	_____
Completed (all affordable certificates of occupancy (C.O.) issued)	_____
Deleted from Plan (date approved by COAH) _____)	_____

Mechanisms - Project / Program Type (circle one)

Assisted Living Facility Alternative Living Arrangement Accessory Apartment

Market to Affordable Credits without Controls ECHO 100 Percent Affordable

Inclusionary Rehabilitation Redevelopment

If an Inclusionary project, identify subtype (circle all that apply)

Units constructed on-site Units constructed off-site Combination Contributory

Growth Share Ordinance

If an Alternative Living Arrangement project, identify subtype (circle one)

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility

Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit) Supportive Shared Living Housing (bedroom credit)

PART B – PROJECT DETAIL (Complete all applicable sections)

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Sand Hill Road

Project Block/Lot/Qualifier (list all) Block 15.03, Lots 8.13 and 8.14

Project Acreage: 12.69 **Density**: 0.7 **Set Aside**: 20%

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor name: Levitt/Solondz

Project Developer name: Levitt/Solondz

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no **Round waiver was granted** R1 R2 R3

Type of Waiver _____

Number of market units proposed 7 **Number of market units completed** 0

Number of market units with certificates of occupancy issued after 1/1/2004 7

Number of affordable units under construction 0

Condo Fee percentage (if applicable) N/A

Affordability Average Percentage [1] TBD

[1] "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site ___0_____

Number of affordable units created with payment ___0_____

Municipal or RCA funds committed to project ___0_____

Municipal or RCA funds expended ___0_____

Funding Sources (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other __Private_____

Effective date of affordability controls __**TBD**_____

Length of Affordability Controls (in years) _30_____ or Perpetual

Administrative Agent _____

For Redevelopment Projects

Does this project require deed restricted units to be removed? Yes No

If Yes

# of deed restricted units removed _____

# of moderate income units removed _____

# of low income units removed _____

# of very low income units removed _____

# of rental units removed _____

# of for-sale units removed _____

# of one-bedroom units removed _____

# of two-bedroom units removed _____

# of three-bedroom units removed _____

PART C – COUNTS

Affordable Unit Counts

Total non-age-restricted _2____ Sales _2____ Rentals _____ Total age-restricted _____ Sales _____ Rentals _____

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

Low Income	Non-age restricted	Age-restricted
30% of median income [2]	_____	_____
35% of median income [3]	_____	_____
50% of median income	_____	_____
Moderate Income		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income
35% = greater than 30 percent and less than or equal to 35 percent of median income
50% = greater than 35 percent and less than or equal to 50 percent of median income
80% = greater than 50 percent and less than 80 percent of median income

Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

Completed Units

Number of affordable units completed in this project _0_____

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls _0_____

[2] Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)
[3] Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

PART D - (completed by Sending Municipality)

For **Approved** Regional Contribution Agreements (RCA)

Sending Municipality _____ County _____

RCA Receiving Municipality _____ County _____

COAH approval date _____

Number of units transferred _____ Cost per unit _____

Total transfer amount ___N/A_____Amount transferred to date __N/A_____

For Partnership Program

Sending Municipality _____ County _____

Partnership Receiving Municipality _____ County _____

Name of Project _____

Credits for Sending Municipality _____

Total transfer amount _____ Amount transferred to date __N/A_____

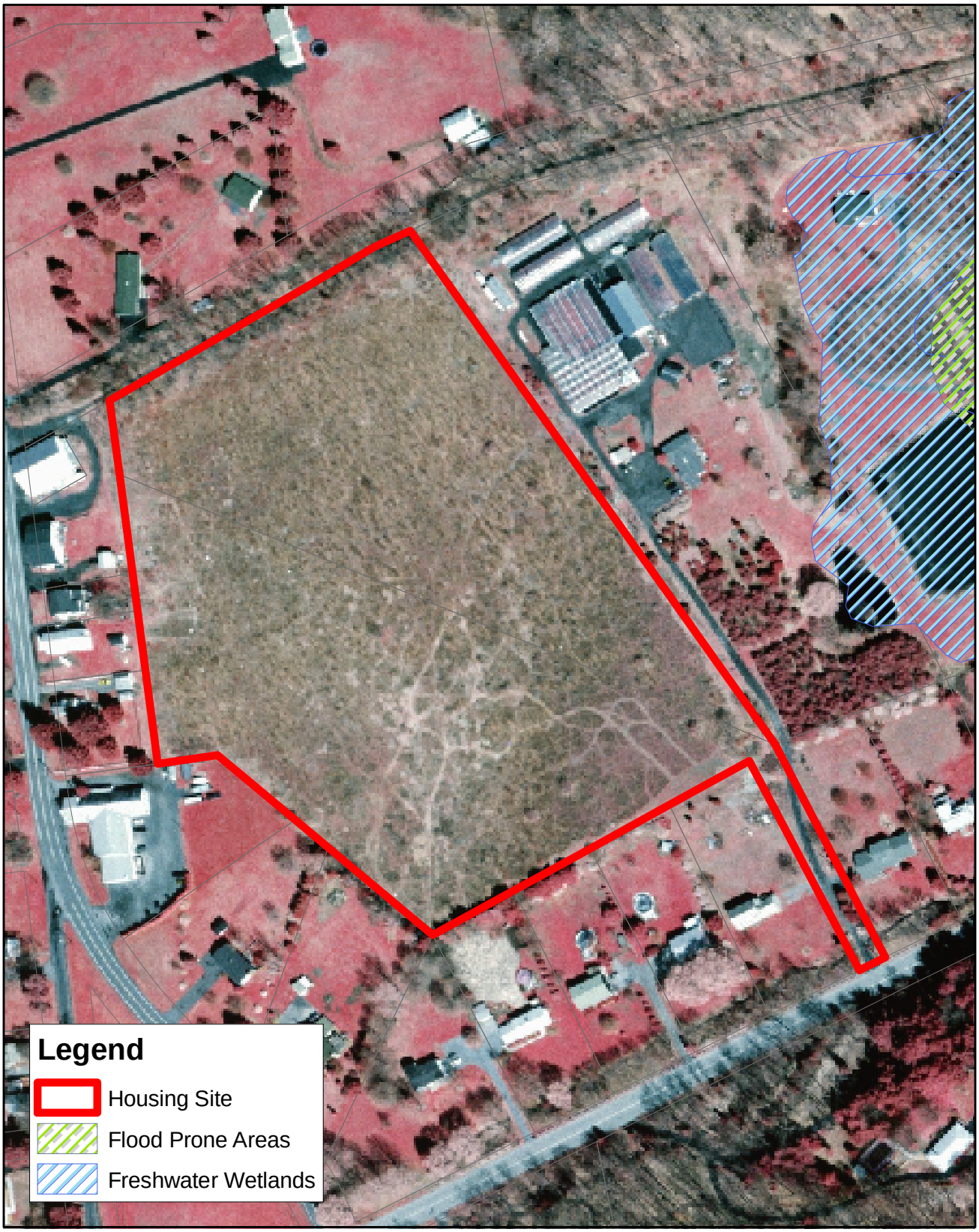
Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

_____

_____

_____

_____



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0 50 100 150 200
Feet

1 inch equals 200 feet

12.69 AC. = Gross Land Area

Levitt/Solondz Site

Block 1503, Lots 8.13, 8.14
Blairstown Township
Warren County, NJ

MASER CONSULTING P.A.

December 17, 2008

revised

PB 02-05

file

RECEIVED
OCT 3 2008

BLAIRSTOWN TOWNSHIP PLANNING BOARD
RESOLUTION OF MEMORIALIZATION

Approved: July 21, 2008
Memorialized: August 18, 2008

IN THE MATTER OF STANLEY LEVITT AND ROY SOLONDZ FINAL MAJOR SUBDIVISION EXTENSION APPLICATION LOTS 8.13 AND 8.14, BLOCK 1503

WHEREAS, Stanley Levitt and Roy Solondz (hereinafter known as the ("Applicant") received prior final major subdivision approval on June 20, 2005, which was memorialized on July 18, 2005, and

WHEREAS, the Applicant received an extension pursuant to N.J.S.A. 40:55D-52b for a period of one year, which action was taken by the Board on March 19, 2007, and was memorialized on May 21, 2007, and

WHEREAS, the Applicant has requested an additional extension pursuant to N.J.S.A. 40:55D-52a & d, and

WHEREAS, the Applicant presented testimony of Mr. Corey Stoner, Professional Engineer, who advised that the Applicant's Developer's Agreement with the Township of Blairstown expired on April 28th, 2008 and that the Governing Body extended the Developer's Agreement through the date of this Planning Board meeting, and

WHEREAS, this application was originally approved in 1998 authorizing one acre lots, and

WHEREAS, subsequent thereto there have been two zoning changes that have occurred affecting the property, the first being an increase of the zoning from one acre to

three acres, pursuant to Ordinance No. 98-04, and a change from three acres to five acres pursuant to Ordinance change 2001-03, and

WHEREAS, the Applicant submitted additional documentary evidence as follows:

A - 1 - Major Subdivision plan prepared by Harold Pellow & Associates dated September 15, 2004;

A - 2 - Major Subdivision Sheet 1 dated July 11, 2006;

A - 3 - Sheet 3 Landscaping Plans dated December 22, 2004; and

WHEREAS, the Board noted that the extension will have a substantial impact with regard to the Township's COAH obligation and that the Applicant in an effort to assist the Township in its COAH obligation has agreed that one of the lots will be utilized for low and moderate income housing, by constructing a duplex unit on a lot, which unit will be architecturally compatible with the remaining units, and

WHEREAS, the Board finds that the Applicant has not been delayed by any governmental agencies and therefore is not eligible for an extension pursuant to N.J.S.A. 40:55D-52d, but does find that the first one year extension pursuant to N.J.S.A. 40:55D-52a can be granted subject to the representations of the Applicant during the course of the hearing.

NOW, THEREFORE BE IT RESOLVED that the Planning Board of the Township of Blairstown does hereby grant a one-year extension pursuant to N.J.S.A. 40:55D-52a which extension shall extend through March 18th, 2009. This approval is subject to the following terms and conditions:

1. The Board pursuant to the voluntary offer of the Applicant amends the plan to reflect that one of the lots shall be constructed with a low-moderate duplex unit and that

the architectural style of that unit shall be compatible with the remaining units. The Applicant shall be at liberty to choose the lot where the low and moderate duplex will be located, subject to the review and approval of the Township Planner. The low and moderate unit shall be built prior to the issuance of 60% of the Certificates of Occupancy for the development.

2. This approval is subject to the Applicant executing a new developer's agreement.

3. This approval is subject to all unsatisfied conditions of the prior approval.

4. This approval is subject to the payment of all fees and taxes.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Blairstown Township Planning Board at its regular meeting of July 21, 2008.

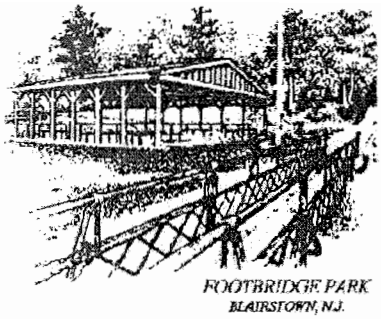
Marion C. Spriggs

RWT 8-5-08
Rev. 8-20-08
Rev. 8-26-08
Rev. 9-17-08

Motion: Murray

Second: Shoemaker

Roll call vote: Benson, Herrmann, Murray, Shoemaker and Gilmore - yes.
Sikkes, Mach and Orcutt - abstain.



TOWNSHIP OF BLAIRSTOWN
Incorporated 1845

106 Route 94
Blairstown, New Jersey 07825
www.blairstown-nj.org

Theresa Tamburro
Municipal Housing Liaison/Admin. Consultant

Telephone (908) 362-6663, ext. 234
Fax (908) 362-9635

MEMORANDUM

December 2, 2008

TO: Township Committee
Barbara Emery
Darlene Jay (via fax)
Planning Board

FROM: Theresa Tamburro

RE: COAH Letter - $82,895.

I spoke with Larissa DeGraw of COAH today regarding their letter indicating that the COAH Housing Trust Fund had to be reimbursed $82,895.

She recommended that this be included as part of the Township's spending plan being submitted with our documents for certification. Larissa suggested that a paragraph be included in the spending plan indicating that $82,895.00 had been expended due to the Township's belief that there was an approved spending plan in place. In that same paragraph the Township should request a waiver to this reimbursement request because it is a large amount of money, and the Township believed their spending plan was approved and therefore the misappropriation was unintentional.