

**Module 3: December 8, 2009 Submission  
To the New Jersey Highlands Water  
Protection and Planning Council**

**Bethlehem Township, Hunterdon County, New Jersey  
November 2009**

Prepared for Bethlehem Township by:



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## MODULE 3 – BETHLEHEM TOWNSHIP, HUNTERDON COUNTY

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### Introduction

Pursuant to the Highlands Water Protection and Planning Act (“Highlands Act” – N.J.S.A. 13:20-1 et seq.), Executive Order 114, and the October 30, 2008 Memorandum of Understanding between the New Jersey Highlands Water Protection and Planning Council (“Highlands Council”) and the New Jersey Council on Affordable Housing (“COAH”), a municipality seeking conformance with the Highlands Regional Master Plan (“RMP”) is required to prepare a housing element and fair share plan that utilizes COAH’s August 12, 2009 Guidance for Municipalities that Conform to the Highlands Regional Master Plan as well as the August 2009 Highlands Council “Module 3: Housing Element and Fair Share Plan Instructions”. The Highlands Module 3 Instructions established a submission schedule and instructions for the preparation of Module 3. The schedule established three submission dates and corresponding submission requirements – December 8, 2009, March 1, 2010, and June 8, 2010. For the December 8, 2009 deadline, the Highlands Council requires a municipality seeking RMP conformance to submit the following:

- A Summary of the Housing Obligation, including the prior round obligation and the final projected growth share obligation as calculated by the Highlands RMP Adjusted Growth Projection using the Highlands Workbook D or COAH Projected Growth Share Obligation using COAH’s Workbook A. For this submission requirement, the municipality is required to select either the COAH Projected Growth Share Obligation or the Highlands RMP Adjusted Growth Share Projection based on Land Capacity;
- A Summary and Consistency Review of proposed Prior Round Sites using the Highlands Site Consistency Review Standards and COAH’s site suitability standards per N.J.A.C. 5:97-3.13; and
- Narrative regarding the municipality’s interest in participating in the Housing Partnership Program as either a sending or receiving municipality and the justification for utilizing the partnership.

This document will serve to meet the Highlands Council’s December 8, 2009 Submission Requirements.



**Summary of Housing Obligations**

There are three components to a municipality’s affordable housing obligation: the rehabilitation share, the prior round obligation and the third round obligation. The Appendices to COAH’s substantive rules, *N.J.A.C. 5:97 et seq.*, provide each municipality’s rehabilitation and prior round affordable housing obligation. For municipalities in the Highlands Region and who are choosing to conform their Planning Area land use regulations to the Highlands Regional Master Plan (hereinafter the “RMP”), the third round obligation is composed of the growth share obligation generated between January 1, 2004 and December 31, 2008 and the growth share obligation from housing and employment projections prepared by the Highlands Council as part of Module two of the Plan Conformance Process. This calculation of the obligation was solidified by the Memorandum of Understanding between COAH and the Highlands Council, as well as guidance subsequently issued by both parties.

Each component of the obligation is discussed in detail below. However, the Township’s total affordable housing obligation can be summarized as the following:

- ✓ Rehabilitation Obligation: 10 units
- ✓ Prior Round Obligation: 42 units
- ✓ Third Round Obligation: 11 units (Highlands RMP)

**The Rehabilitation Obligation**

The rehabilitation obligation is defined as the number of deficient housing units occupied by low and moderate income households within a municipality (*N.J.A.C. 5:97-1.4*). COAH calculates this figure using indices such as overcrowding of units constructed prior to 1950, incomplete kitchen facilities, incomplete plumbing facilities and the estimated number of low and moderate income households in the municipality. COAH has calculated Bethlehem’s rehabilitation obligation to be 10 units. Please see Table I. *Calculation of the Rehabilitation Obligation*, for additional information.



**Table 1. Calculation of the Rehabilitation Obligation.**

Overcrowding of units constructed prior to 1950	0
Incomplete plumbing facilities	+ 15
Incomplete kitchen facilities	+ 0
Low and moderate income share	*0.691
Rehabilitation share credit	- 0
<i>Rehabilitation Obligation</i>	<i>10 units</i>

**The Prior Round Obligation**

The prior round obligation can be defined as the cumulative 1987 through 1999 affordable housing obligation (N.J.A.C. 5:97-1.4). This time period corresponds to the first and second rounds of affordable housing. COAH has calculated Bethlehem’s prior round obligation to be 42 units (Appendix C. to N.J.A.C. 5:97).

In addition to satisfying the total obligation, the Township must also adhere to a minimum rental obligation and maximum number of age-restricted units.

- Minimum Rental Obligation = 11 units  
 .25 (prior round obligation – prior cycle credits– impact of the 20% cap – impact of the 1000 unit cap) = .25 (42-0-0-0) = 10.50, rounded up to 11
  - A rental unit available to the general public receives one rental bonus;
  - An age-restricted unit receives a .33 rental bonus, but no more than 50 percent of the rental obligation shall receive a bonus for age-restricted units; and
  - No rental bonus is granted in excess of the rental obligation.
  
- Maximum Age Restricted = 10 units  
 .25 (prior round obligation + rehabilitation share – prior cycle credits – rehabilitation credits – impact of the 20% cap – impact of the 1,000 unit cap – transferred or proposed prior round RCAs) = .25 (41+10-0-0-0-9) = 10.50, rounded down to 10

**The Third Round Obligation**

COAH has taken a very different approach to calculating third round affordable housing obligations. The COAH third round obligation is initially based solely on COAH's household and job projections for each municipality during the third round. For every five households, or units, projected during the third round, one affordable housing unit must be provided. For every 16 jobs projected, the Township must provide one affordable housing unit. Municipalities within the Highlands that are conforming with the RMP are required to use the aforementioned affordable housing ratios; however, they may elect to utilize either COAH's household and employment projections or the projections based on the RMP build-out under Module 2. The following sections describe the methodology for the affordable housing obligations.

**Obligation Based on COAH's Projections**

COAH's substantive rules require that a municipality plan for the affordable housing obligation generated by the projections; however, a municipality must provide affordable housing in proportion to its actual growth (*N.J.A.C. 5:97-2.2(e)*). COAH has projected the creation of 194 households and 44 jobs in Bethlehem Township during the third round (*N.J.A.C. 5:97 Appendix F, Allocating Growth to Municipalities*).

COAH's substantive rules, *N.J.A.C. 5:97-2.4*, permit municipalities to exclude certain market and affordable units from the third round household projections. Specifically, municipalities may exclude the following:

- Affordable units which received credit in a first or second round plan and have been or will be constructed during the third round.
- Market rate units in an inclusionary development which 1) received credit in a first or second round plan or are eligible for credit in the prior round and 2) have been or will be constructed during the third round.

The Township is not eligible for such exclusions. Accordingly, the Township's third round obligation, calculated using COAH's projections, is 42 units. See Table 2, *Calculation of COAH's Projected Third Round Obligation*, for additional information.



Table 2. Calculation of COAH’s Projected Third Round Obligation

<b>Residential</b>	
Projected Units	194
Exclusions	
None	0
<i>Total</i>	0
Units Creating Growth Share	194
<i>Residential Growth Share</i>	38.80
<b>Nonresidential</b>	
Projected Jobs	44
Exclusions	
None	0
<i>Total</i>	0
Jobs Creating Growth Share	44
<i>Nonresidential Growth Share</i>	2.75
<b>Total Third Round Obligation</b>	<b>41.55</b>

**Obligation based on Highlands RMP Projections**

In preparing the housing element and fair share plan, a municipality seeking RMP conformance may rely on COAH’s August 12, 2009 resolution granting a waiver to permit a Highlands municipality to use an adjusted growth projection. Rather than utilizing the household and employment projections delineated in Appendix F of COAH’s substantive rules, the municipality may utilize Highlands Workbook D to calculate its Highlands RMP Adjusted Growth Projection. The Highlands RMP Adjusted Growth Projection is based on the following two components:

- Growth share obligation from actual growth between January 1, 2004 and December 31, 2009; and
- Growth share obligation from the Highlands projections developed as part of Module 2 of the Plan Conformance Process.



To determine the growth share obligation, the following ratios must be applied to the actual growth to date and the projections:

- For residential development, the affordable housing ratio is 1 affordable unit for every 4 market rate residential units. The Highlands Council presumes the necessary affordable housing units are included in the projections; thus, the municipality must divide its total housing units built to date and projected by 5 to determine the residential growth share obligation;
- For non-residential development, the affordable housing ratio is 1 affordable unit for every 16 new jobs created as expressed in new square footage of non-residential space issued a certificate of occupancy. The Highlands Council’s build out analysis does not project the square footage of non-residential development and instead projects the number of jobs that are able to be created. The municipality is to apply the 1 in 16 affordable housing ratio to the jobs projected as the results of the Module 2 build out analysis. See the Table 3. *Non-residential Actual Growth Share Calculation* for additional detail on how the affordable housing obligation generated by actual growth is calculated.

**Table 3. Non-residential Growth Share Calculation**

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings	5,714	2.8
M	Mercantile uses	9,412	1.7
F	Factories where people make, process, or assemble products	13,333	1.2
S	Storage uses, excluding parking garages	16,000	1.0
H	High hazard manufacturing, processing, generation and storage uses	10,000	1.6
A1	Assembly uses, including concert halls and TV studios	10,000	1.6
A2	Assembly uses, including casinos, night clubs, restaurants and taverns	5,000	3.2



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Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
A3	Assembly uses, including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship	10,000	1.6
A4	Assembly uses, including arenas, skating rinks and pools	4,706	3.4
A5	Assembly uses, including bleachers, grandstands, amusement park structures and stadiums	6,154	2.6
E	Schools K – 12	Exclude	Exclude
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	6,154	2.6
R1	Hotels and motels; continuing care facilities classified as R2	9,412	1.7
U	Miscellaneous uses, including fences tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

**Growth Share Obligation Generated from January 1, 2004 and December 31, 2008**

Table 4 below represents the number of certificates of occupancy issued to new homes from January 1, 2004 through December 31, 2008. COAH’s substantive rules (N.J.A.C. 5:97-2.5) state that one affordable unit must be provided for every four market housing units created. An exception exists for teardowns that meet certain criteria. In 2008, Bethlehem Township had one unit which met this criteria and therefore, it does not generate a growth share obligation (documentation on this unit is attached). While COAH’s rules require the actual residential growth to be divided by four (one affordable unit for every four market rate units developed), the Highlands Council *Module 3 Housing Element and Fair Share Plan Instructions* state that actual growth and projected





growth must be divided by five. Dividing the total by five allows for the projections to account for any affordable units that may need to be developed during the third round in order to satisfy the obligation generated from 2004 through 2008.

**Table 4. 2004 through 2008 Actual Residential Development**

	2004	2005	2006	2007	2008
Certificates of Occupancy	9	3	5	2	2
<i>Total Units</i>	21				
<i>Growth Share Obligation</i>	21/5 = 4.20				

**Table 5. Actual Non-residential Development**

Development	Year of Certificate of Occupancy				
	2004	2005	2006	2007	2008
Storage Uses	960	960	2,100	3,200	672
<i>Total Floor Area</i>	960	960	2,100	3,200	672
Jobs / 1,000 square Feet	1.0	1.0	1.0	1.0	1.0
<i>Total Jobs</i>	0.96	0.96	2.10	3.20	0.67
<i>Growth Share Obligation</i>	0.06	0.06	0.13	0.20	0.04

The tables above represent certificate of occupancy data for new housing units and non-residential floor area developed in the Township between 2004 and 2008. During this time, there were 21 units and 7.89 jobs created, which equates to a 5 unit growth share obligation ( $[(21 / 5 = 4.20) + (7.89 \text{ jobs} / 16 = 0.49)] = 4.69$ ).

The source of the data above is the New Jersey Department of Community Affairs, Division of Codes and Standards. The information cannot be verified with the Township’s Construction Official.

**Growth Share Obligation Generated by the RMP Build-out**



The Township worked with the Highlands Council as part of preparing Modules 1 and 2 to complete a build-out analysis for the Township. The result of Module 2 is known as the “RMP Build-out” and it includes the following projections:

- ✓ Residential Projection: 33 units
  - Wastewater Area: 0 units
  - Septic System Area: 33
    - Planning Area: 11 units
    - Preservation Area: 22 units
- ✓ Employment Projection: 0 jobs

With no jobs projected, the Township does not have a growth share obligation generated by the employment projection. To determine the growth share obligation from the residential projection, the projected units must be divided by five. Accordingly, the Township’s growth share obligation from the RMP Build-out is 6.60 affordable units ( $33 / 5 = 6.60$ ).

The third round obligation which the Township must satisfy in the Housing Element and Fair Share Plan is 11 affordable units. Table 6 shows what the third round obligation is composed of:



**Table 6. Calculation of Highlands’ Projected Third Round Obligation**

<b>Residential</b>	
Actual Residential Growth (Units) (2004-2008)	21
RMP Residential Build-out (Units)	33
Permitted COAH Exclusions	
None	0
<i>Total</i>	0
Units Creating Growth Share	54
<i>Residential Growth Share</i>	10.80
<b>Nonresidential</b>	
Actual Non-Residential Growth (Jobs)(2004-2008)	7.89
RMP Non-Residential Build-out (Jobs)	0
Permitted COAH Exclusions	
None	0
<i>Total</i>	0
Jobs Creating Growth Share	7.89
<i>Nonresidential Growth Share</i>	0.49
<b>Total Third Round Obligation</b>	<b>11.29</b>

In addition to satisfying the total obligation, the Township must also adhere to standards pertaining to minimum total family units, minimum rental obligation, minimum family rental units, a maximum age-restricted units, maximum bonus credits and minimum very low income units.

- Minimum Family Obligation = 6 units  
 $.50(\text{third round affordable units}) = .50(11) = 5.50$ , rounded up to 6
- Minimum Rental Obligation = 3 units  
 $.25(\text{third round obligation}) = .25(11) = 2.75$ , rounded up to 3
- Minimum Family Rental Obligation = 2 units  
 $.50(\text{third round rental obligation}) = .50(3) = 1.50$ , rounded up to 2



- Maximum Age-restricted Units = 2 units  
.25 (third round obligation) = .25 (11) = 2.75, rounded down to 2
- Maximum Bonus Credits = 2 credits  
.25 (third round obligation) = .25 (11) = 2.75, rounded down to 2
- Minimum Very Low Income = 2 units  
COAH permits the municipality to choose the formula which is most beneficial to it. The Township will not determine which formula is most beneficial until the third round affordable housing mechanism have been chosen.
  - Method 1:  $=0.13(\text{Growth share obligation} - \text{bonuses}) = .13(11-2) = 1.17$ , rounded up to 2  
*Assumes the Township will obtain the maximum number of bonus credits – 2.*
  - Method 2:  $=0.13(\text{Number of units created after July 17, 2009}) = .13(11) = 1.43$ , rounded up to 2

**Selection of the Highlands RMP’s Growth Projections**

Highlands Module 3 guidelines require a municipality to choose to address either the Highlands RMP Adjusted Growth Projection or COAH’s Projected Growth Share Obligation. It is in Bethlehem Township’s best interest to utilize the Highlands RMP projected growth share obligation of 11 affordable housing units.



**Prior Round Affordable Housing Site**

The Township’s second round housing element and fair share plan proposed to satisfy the 42 unit prior round obligation in accordance with Table 7 below:

**Table 7. Prior Round Mechanisms**

<b>Affordable Housing Plan COAH Certified – 2001</b>	<b>Credits and Rental Bonuses</b>	<b>Total</b>
RCA w/ City of New Brunswick	9	9
Accessory Apartment Program	10	10
ARC Special Needs	12 + 11 bonuses	23
<b>Total</b>		<b>42</b>

Only one of the programs listed above require a Highlands Consistency Review – the ARC special needs project. The RCA with the City of New Brunswick was previously executed and the accessory apartment program does not require a consistency review since it is a Township wide program with no future sites currently identified for inclusion in the program.

The ARC special needs project was certified by COAH in 2001 for 12 bedrooms – each of which will provide one unit of rental credit toward the prior round obligation. The subject site is located on Block 26, Lot 2, on Vliet Farm Road. On September 11, 2006, the Township granted the ARC application subdivision approval and preliminary and final site plan approval. In March 2007, the Planning Board granted an extension of the approvals in accordance with *N.J.S.A. 40:55D-47*. At this time, the only delay in the Township deeding the land to ARC to begin construction of the special needs housing is the exemption/approvals required as the result of the enactment of the Highlands legislation. The Township is working with ARC and the NJ Department of Environmental Protection to ensure that the necessary waivers and approvals are granted and the project may be constructed as originally imagined.



**Partnership in the Regional Affordable Housing Development Partnership Program**

The Township of Bethlehem proposes to send a portion of its affordable housing obligation to a receiving municipality in the Highlands Council’s RAHDP program. The following information is submitted pursuant to *Appendix C* of the *Highlands Plan Conformance Module 3 – Housing Element and Fair Share Plan*.

**Total Municipal Obligation for Affordable Housing**

The Township’s total new construction obligation is 53 units: 42 unit prior round obligation + 11 unit third round obligation. The rehabilitation obligation is 10 units. To date, the Township only has 9 completed credits from the RCA with the City of New Brunswick. No accessory apartments have been created and the ARC special needs project does not yet have the necessary approvals.

To date, the Township has incurred an affordable housing obligation of 5 units. As detailed earlier in this report, the growth that took place between 2004 and 2008 generated an obligation of 4.69 units<sup>1</sup>. An additional obligation of 0.01 units was generated from January 2009 through August 2009 from the creation of storage space. During this time, there were no residential units issued a certificate of occupancy.

The Township’s approved but unbuilt projects generate a growth share obligation of 4.50 units. The Township has two approved but unbuilt residential projects and no approved but unbuilt nonresidential projects. See Table 8 for additional information on these approved projects.

**Table 8. Approved but Unbuilt Market-Rate Residential Development**

Development	Units
Pyrgos Builders	2
J&D / Mountainview Estates / Orleans	16
<i>Total Units</i>	<i>18</i>
<i>Growth Share Obligation</i>	<i>4.50</i>

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<sup>1</sup> Note that when calculating actual growth, the number of market rate residential units issued a certificate of occupancy is divided by five. As such, the 17 residential units developed between 2004 and 2008 generate an obligation of 4.25 affordable units.



### Discussion of Affordable Housing Options

Bethlehem Township is environmentally constrained in its ability to satisfy the prior round and third round obligation within its municipal boundaries. The Township has 91% of its land area, 12,173 acres, within the Highlands Preservation Area and 9% of its land area, 1,137 acres, in the Planning Area. However, most of the undeveloped land within the 1,137 acre Planning Area of the Township has been permanently preserved through Bethlehem Township's active participation in land conservation programs including the New Jersey Farmland Preservation Program and the Green Acres program. There are only approximately 125 acres of Bethlehem's Planning Area lands which remain available for development. These acres are currently being actively farmed as a nursery operation. These lands are within the Conservation Environmentally Constrained sub zone and all lands are within the Agricultural Resource Area. As a result, the gross density for the area may not exceed 10.6 acres per dwelling unit. Feasible options for development of affordable housing in the Planning Area are therefore extremely limited. These facts severely limit the ability of the Township to locate affordable housing.

Additionally, it is important to note that the Township's remaining obligation of 43 units ([42 unit prior round – 9 prior round RCA = 33 unit remaining prior round] + [11 unit remaining third round]) exceeds the Highlands RMP residential build out of 33 units.

The following is a description of the applicability and appropriateness of COAH's affordable housing methods in Bethlehem Township.

- *Inclusionary Development.* There are no places in the Township where inclusionary development is possible in the third round, based on the Highlands RMP. The Township cannot provide a density that will provide an adequate compensatory benefit to an inclusionary housing developer. Consider that COAH's presumptive density for lands in Planning Area 3, 4 and 5 that are not served by public sewer. These areas, which include Bethlehem's developable land in the Planning Area, must provide a 40% density increase. The Township's existing zoning of 6 acres per unit (AR district) already exceeds the required density of 10.6 acres per dwelling unit required by the Highlands RMP on the developable lands in the Planning Area.
- *Municipally Sponsored Construction (100% affordable).* In order for this program to be cost effective, and therefore interest developers and obtain outside sources of funding, it must be of a significant size – typically a minimum of 40 units. The Planning Area is the only place in the Township where multi-family 100%



affordable projects are possible, based on the Highlands RMP. However, this area may only accommodate 11 units based on the Highlands RMP Build-out Analysis. Furthermore, this program type is expensive for municipalities. Nearly every project requires the donation of land – as such, the municipality must purchase the land. Also, it has become common for a municipality to further subsidize the project to not only make it more competitive in funding programs but to make the project economically feasible.

- *Market to Affordable.* This program is technically viable in Bethlehem Township in that homes are sold every year. However, the Township does not have a significant supply of lower cost housing, such as multi-family housing, to use in this program. Based on the 2000 US Census, over 99% of the housing units in Bethlehem were single-family detached or two family homes – and only 19 units were two family homes. Furthermore, the median home price in the Township at that time was \$278,400; the 2006-2008 median home price in Hunterdon County is \$479,400 (2006-2008 American Community Survey). With the average sales price for a two bedroom affordable unit at approximately \$97,500 and the average sales price for a three bedroom affordable unit at approximately \$112,600, the necessary subsidy for a market to affordable sale unit would far exceed \$150,000. Note that the subsidy required for a rental unit would be greater. The enormous subsidies needed for this program prevent a municipality from using this program to satisfy a significant portion of the obligation. Additionally, these programs are not commonly provided outside sources of funding.
- *Redevelopment / Reuse.* As a very rural municipality with significant undeveloped land, there are few if any sites that are eligible for redevelopment / reuse and are appropriate for residential development.
- *Supportive / Special Needs Housing.* Special needs housing is appropriate in Bethlehem Township; however the Township is constrained in its ability to utilize this housing type. The Township is already relying upon 12 units of special needs housing in the prior round and COAH's rules require that 50% of the third round obligation and 50% of the third round rental obligation be fulfilled with family housing.
- *Extension of Expiring Controls.* There are no units in Bethlehem Township eligible for this program.





**Funding Sources**

The only funding sources currently available to the Township is the Affordable Housing Trust Fund and general revenue. Outside sources of funding are limited. For example, tax credits as part of the Low Income Housing Tax Credit program (administered by the New Jersey Housing and Mortgage Finance Agency) have been significantly devalued over the last few years. Additionally, there is very limited money available in New Jersey's Balanced Housing fund.

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**Summary of Adjusted Growth Share Projection Based On Land Capacity**  
**(Introduction to Workbook D)**

**Municipality Code:** **1002**

[Muni Code Lookup](#)

**Municipality Name:** **Bethlehem Township**

This workbook is to be used for determining the projected Municipal Growth Share Obligation by comparing growth projected by COAH with actual growth based on certificates of occupancy that have been issued from 2004 through 2008 and the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process. Data must be entered via the "tabs" found at the bottom of this spreadsheet which may also be accessed through the highlighted links found throughout the spreadsheet. This workbook consists of five worksheets that, when combined on this introduction page, provide a tool that allows the user to enter exclusions permitted by N.J.A.C. 5:97-2.4 to determine the projected Growth Share Obligation. COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules, Highlands Council build-out figures based on Mod 2 Reports and actual growth based on COs as published by the DCA Division of Codes and Standards in The Construction Reporter are imported automatically upon entry of the Municipal Code.

[Click Here to enter COAH and Highlands Council data](#)

Municipalities seeking to request a revision to the COAH-generated growth projections based on opting in to the Highlands RMP may do so by providing this comparative analysis of COAH and RMP build-out projections. After completing this analysis, the growth projections may be revised based on the Highlands RMP build-out analysis. Actual growth must first be determined using the Actual Growth worksheet. The RMP adjustment applies only to RMP capacity limitations that are applied to growth projected from 2009 through 2018.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Enter Permitted Exclusions](#)

[Click Here to View Detailed Results from Analysis](#)

**Summary Of Worksheet Comparison**

	<b>COAH Projected Growth Share</b>	<b>Growth Share Based on Highlands RMP</b>
Residential Growth	194	53
Residential Exclusions	0	0
Net Residential Growth	194	53
Residential Growth Share	38.80	10.60
Non-Residential Growth	44	8
Non-Residential Exclusions	0	0
Net Non- Residential Growth	44	8
Non-Residential Growth Share	2.75	0.49
Total Growth Share	42	11

**The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Bethlehem Township may file this Workbook and use a Residential Growth Share of 10.6 plus a Non-residential Growth Share of 0.49 for a total Highlands Adjusted Growth Share Obligation of 11 affordable units**

## Growth Projection Adjustment - Actual Growth

Actual Growth 01/01/04 to 12/31/08

**Municipality Name: Bethlehem Township**

### Residential COs Issued

As Published by D C S	21
Per Municipal Records (if different)	21
<b>Qualified Residential Demolitions</b>	<b>1</b>

**Note:** To **qualify** as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See [N.J.A.C. 5:97-2.5\(a\)1.v.](#)) A Certification Form must be completed and submitted for each qualifying demolition.

[Get Demolition Certification Form](#)

Non-residential CO's by Use Group	Square Feet Added (COs Issued) As Published by D C S	Square Feet Added (COs Issued) per Municipal Records (if different)	Square Feet Lost Demolition Permits Issued)	Jobs Per 1,000 SF	Total Jobs
B	0	0		2.8	0.00
M	0	0		1.7	0.00
F	0	0		1.2	0.00
S	7,892	7,892		1.0	7.89
H	0	0		1.6	0.00
A1	0	0		1.6	0.00
A2	0	0		3.2	0.00
A3	0	0		1.6	0.00
A4	0	0		3.4	0.00
A5	0	0		2.6	0.00
E	0	0		0.0	0.00
I	0	0		2.6	0.00
R1	0	0		1.7	0.00
<b>Total</b>	<b>7,892</b>	<b>7,892</b>	<b>0</b>		<b>7.89</b>

[Return to Main Page \(Workbook D Intro\)](#)

[Proceed to COAH Data and RMP Module 2 Build-out Data](#)

[Proceed to Exclusions Tab](#)

# Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Bethlehem Township

## Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
<b>Total</b>	<b>0</b>

## Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if affordable units are rentals)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
<b>Total</b>	<b>0</b>	<b>0</b>

[Return to Main Page \(Workbook D Intro\)](#)

[Return to COAH Data and RMP Module 2 Build-out Data](#)

[Return to Actual Growth](#)

[View Detailed Results from Analysis](#)

## COAH Growth Projections and Highlands Buildout Data

**Must be used in all submissions**

### Municipality Name: **Bethlehem Township**

The COAH columns have automatically been populated with growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. The Highlands RMP Build-out columns have automatically been populated with residential and non-residential build-out figures from the municipal build-out results with resource and utility constraints found in Table 4 of the RMP Module 2 report. Always check with the Highlands Council for updates. If figures have been updated, enter updated build-out results. Use the Tabs at the bottom of this page or the links within the page to toggle to the exclusions worksheet of this workbook. After entering all relevant exclusions, toggle back to the introduction page to view the growth share obligation that has been calculated based on each approach.

#### COAH Projections

From Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq.  
Allocating Growth To Municipalities

Residential	Non-Residential
194	44

#### Highlands RMP Buildout Analysis

From Module 2  
Table 4 – Municipal Build-Out Results With Resource and Utility Constraints  
Updated as of October 2, 2009

	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	0	0
Septic System Yield	22	11	33
<b>Total Residential Units</b>	22	11	33
Non-Residential Jobs – Sewered	0	0	0

**Note: Always check with the Highlands Council for updated municipal Build-out numbers. Enter build-out figures in the appropriate boxes only if revised figures have been provided by the Highlands Council.**

[Click Here to link to current Mod 2 Build-Out Reports](#)

[Proceed to Enter Prior Round Exclusions](#)  
[Retrun to Enter Actual Growth](#)  
[Return to Main Page \(Workbook D Intro\)](#)

## Comparative Analysis Detail For Bethlehem Township

The following chart applies the exclusions permitted pursuant to N.J.A.C 5:97-2.4 to both the COAH growth projections and the projected growth that results from the Highlands RMP build-out analysis plus actual growth for the period January 1, 2004 through December 31, 2008.

	COAH			Highlands	
	Residential	Non-Residential		Residential	Non-Residential
<b>Projected Growth From COAH Appendix F(2)</b>	194	44			
<b>Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab</b> COs for prior round affordable units built or projected to be built					
Inclusionary Development	0		Inclusionary Development	0	
Supportive/Special Needs Housing	0		Supportive/Special Needs Housing	0	
Accessory Apartments	0		Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0		Municipally Sponsored or 100% Affordable	0	
Assisted Living	0		Assisted Living	0	
Other	0		Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0		Market Units in Prior Round Inclusionary development built post 1/1/04	0	
<b>Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab</b>			<b>Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab</b>		
Affordable units	0		Affordable units	0	
Associated Jobs		0	Associated Jobs		0
<b>Net Growth Projection</b>	<b>194</b>	<b>44</b>	<b>Net Growth Projection</b>	<b>53</b>	<b>8</b>
<b>Projected Growth Share</b> (Residential divided by 5 and jobs divided by 16)	<b>38.80</b>	<b>2.75</b>	<b>Projected Growth Share</b> (Residential divided by 5 and jobs divided by 16)	<b>10.60</b>	<b>0.49</b>
<b>Total Projected Growth Share Obligation</b>		<b>42 Affordable Units</b>		<b>11 Affordable Units</b>	

[Return to Main Page \(Workbook D Intro\)](#)  
[Return to COAH Data and RMP Module 2 Build-out Data](#)  
[Return to Actual Growth](#)  
[Return to Exclusions](#)

BOOK 120 PAGE 422

Short Form Warranty Deed  
 COUNTY OF HUNTERDON  
 CONSIDERATION \$ 12,500.00  
 REALTY TRANSFER FEE \$ 12.50  
 DATE SEP 3 '71 BY [Signature]

# Warranty Deed

2

THIS DEED made the 1st day of September in the year 1971

BETWEEN

HAROLD P. GONZALES and JACQUELYN GONZALES, his wife

CF ✓ 12/11  
RCU 7776 331

grantor;

AND:

LeROY A. TIGAR and CAROL TIGAR, his wife

R. D.  
Pattensburg, New Jersey

grantee;

WITNESSETH, that in consideration of the sum of  
 \*TWELVE THOUSAND FIVE HUNDRED [\$12,500.00]-----DOLLARS  
 the grantor grants and conveys to the grantee, the grantee's heirs and assigns forever, ALL  
 the premises described in Schedule A annexed hereto, subject to the matters therein set forth,  
 and situate, lying and being in Township of Bethlehem, Hunterdon  
 County, New Jersey;

TO HAVE AND TO HOLD said premises, with appurtenances, unto the grantee,  
 the grantee's heirs and assigns forever.

The grantor covenants that: (1) The grantor is lawfully seized of the said premises;  
 (2) The grantor has the right to convey the said premises to the grantee; (3) The grantee  
 shall have quiet possession of the said premises free from all encumbrances; (4) The grantor  
 has done no act to encumber said premises; (5) The grantor will execute such further assur-  
 ances of the said premises as may be requisite; (6) The grantor will warrant generally the  
 premises hereby conveyed.

IN WITNESS WHEREOF, the grantor has set the grantor's hand and seal the day and  
 year first above written.

Signed, sealed and delivered  
 in the presence of:

Harold P. Gonzales L.S.  
 HAROLD P. GONZALES

Allen K. Bloys  
 ALLEN K. BLOYS

Jacquelyn Gonzales L.S.  
 JACQUELYN GONZALES

STATE OF NEW JERSEY }  
 COUNTY OF HUNTERDON } 55.1

BE IT REMEMBERED that on September 1, 1971, before me, the subscriber,  
 personally appeared

Harold P. Gonzales and Jacquelyn Gonzales

who, I am satisfied, are the grantors mentioned in the within instrument, and thereupon they  
 acknowledged that the full and actual consideration paid or to be paid for the transfer of  
 title to realty evidenced by the within deed, as such consideration is defined in P. L. 1968,  
 c. 49, Sec. 1 (c), is \$ 12,500.00, that they signed, sealed and de-  
 livered the same as their act and deed, for the uses and purposes therein expressed.

This Deed  
 Prepared by:  
 Allen K. Bloys  
 122 Main Street  
 Flemington, New Jersey 08822

Allen K. Bloys  
 ALLEN K. BLOYS  
 Attorney at Law of New Jersey

7/10/2006

8/9/05

BOOK 748 PAGE 643

## SCHEDULE A

BEGINNING at an iron pipe set in the Southerly farm or division line of lands remaining to Edward C. Russell near the Southerly edge of a large stone row, said point also being the Southwesterly corner of a lot of lands containing one [1] acre now or formerly of George Fritts; said beginning point also being North 68 degrees 09 minutes East 325.99 feet from the farm corner which is located at the termination of the 10th course and beginning of the 11th course mentioned in the deed description of the 79.85 acres which were conveyed to Edward C. Russell by deed which is recorded and described at the Hunterdon County Clerk's Office in Book 469 of Deeds on page 419 etc., and running thence; [1] along lands now or formerly of George Fritts, the line for its greater part running along the edge of the woods, North 34 degrees 20 minutes West 307.85 feet to an iron pipe set near the middle of the dirt roadway known as Bellwood Park Farm Road which runs between Bellwood Park Road and the Federal Interstate Highway Route 78; thence [2] along the roadway known as Bellwood Park Farm Road North 8 degrees 59 minutes East 150.00 feet to an iron pipe set in the roadway; thence [3] by a new line and by lands remaining to Edward C. Russell South 69 degrees 00 minutes East 250.00 feet to an iron pipe set; thence [4] by another new line and still by lands remaining to Edward C. Russell, South 32 degrees 25 minutes East 263.82 feet to an iron pipe set in the same stone row as mentioned in the opening phrases of this description, said point also being in the Southerly division line of the farm; thence [5] by lands now or formerly of the United Real Estate Company, the line at first running along the stone row then running along or near the Southerly edge of the stone row, South 68 degrees 09 minutes West 242.00 feet to the place of beginning; all bearings being magnetic as observed in February, 1965, and the parcel or tract containing a calculated area of 2.008 acres of land, more or less, as surveyed in March 1965 by John E. Studer, Professional Engineer and Land Surveyor, New Jersey License No. 4164.

Together with an easement, in common with the party of the First Part and others for a right of way over a strip of land, 50 feet in width, for ingress and egress to and from the premises above described, the center line of the said 50 foot strip being more fully described as follows:

BEGINNING at a point in or near the center line of the old public roadway sometimes referred to as the Bellwood Park Farm Road which formerly ran between Route 22 and the Hickory-Pattenburg Road, portions of this road having since been abandoned in use; said beginning point also being designated as Station 637+50 and which is a point as set up by the New Jersey State Highway Dept. and shown on their map Sheet No. 11 entitled in part "General Property Parcel Map FAI 102-2-(15) from a Point East of the Central Railroad of New Jersey to Mulhockaway Creek, Showing existing right of way and Parcels to be acquired in the Township of Bethlehem, County of Hunterdon" dated July 1959, and running thence by the following four centerline courses of this right of way.

(1) South 24 degrees 54 minutes West 86.73 feet to a point which is approximately 31 feet Easterly from the Northwesterly corner of the existing two story frame dwelling now owned and occupied by Edward Chester Russell; thence  
 (2) South 2 degrees 08 minutes East 109.83 feet to a point; thence  
 (3) South 8 degrees 59 minutes West 653.16 feet to a point; thence  
 (4) South 48 degrees 05 minutes 30 seconds West 142.51 feet to an iron spike in or near the middle of the same old roadway or bed of the old roadway mentioned in the opening phrases of this description, said point also being in a westerly line of the old farm belonging to the above mentioned Edward C. Russell and being specifically North 24 degrees 00 minutes 10 seconds West 38.62 feet from the corner of the farm which is located at the termination of the



BOOK 748 PAGE 644

2.

10th course and beginning of the 11th course mentioned in the deed description of the 79.85 acres which were conveyed to Edward Chester Russell by deed which is recorded and described at the Hunterdon County Clerk's Office in Book 469 of deeds on pages 419 etc.

The above described 50 foot strip of land, containing approximately 1.14 acres of land, more or less, is hereby dedicated as a public street or road.

BEING the same lands and premises conveyed by Edward C. Russell, single, to Harold P. Gonzales and Jacquelyn Gonzales, his wife, by Deed dated September 18, 1965, and recorded in the Hunterdon County Clerk's Office in Book 686 of Deeds on Page 56.

Deed #71,226--Recorded September 3, 1971 at 12:31 P. M.

1002

PROCESS DATE 11/03/09

BLK 12 BELLWOOD AVE, 461  
 LOT 11 2.0000  
 CLASS= 2  
 CARD 01 OF 01 VCS= 01 ZONE= MR  
 MAP= 4

TIGAR, LEROY A & CAROL

BLDG CLS= 16 INT COND= EXCELLE  
 YR BUILT= 2009 EXT COND= EXCELLE  
 EXT. FIN= ALUM/VINYL LAY COND= EXCELLE

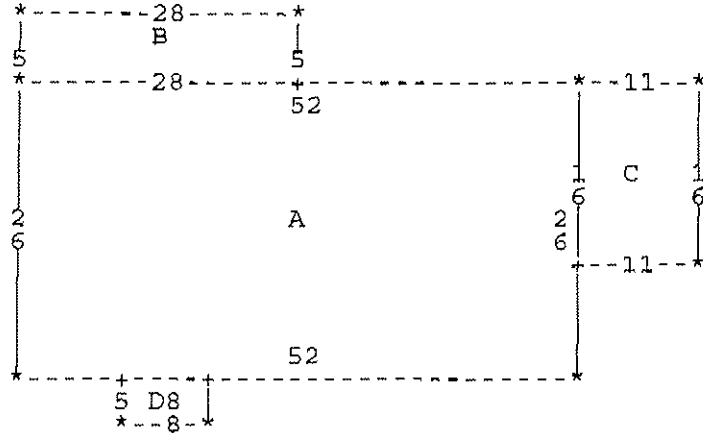
---- BUILDING CALCULATIONS ----  
 DESCRIPT UNITS RATE QFAC VALUE

MAIN BUILDING CALCULATIONS  
 1ST FLOOR 1352 21.21 1.07 30680  
 \*\* TOTAL MAIN BUILDING VALUE 30680

ATTACHED ITEM CALCULATIONS  
 BRCK PATIO 140 3.05 1.07 457  
 WOOD DECK 176 4.09 1.07 770  
 OPEN PORCH 40 7.23 1.07 309  
 \*\* TOTAL ATTACHED ITEM VALUE 1537

ADD / DEDUCT CALCULATIONS  
 BASEMENT 1352 3.67 1.07 5306  
 FORCED AIR 1352 1.02 1.06 1465  
 2FIX BATH 1 625.00 1.06 663  
 \*\* TOTAL ADD/DEDUCT VALUE 7433

REPLACEMENT COST (1975) 39650  
 COST CONVERSION FACTOR 3.10  
 REPLACEMENT COST NEW 122915  
 NET CONDITION (2009) 1.000  
 MARKET ADJUSTMENT 1.00  
 APPRAISED BLDG. VALUE 122915  
 ACCESS/FARM BUILDINGS 1153  
 TOTAL IMPROVEMENT VALUE 124100



MAIN BUILDING AREAS  
 DESCRIPT. BSMT FRST UPPR HALF ATTC  
 A 1S-B 1352 1352  
 \*TOTAL\* 1352 1352

ATTACHED ITEM AREAS  
 DESCRIPT. AREA  
 B BRCK PATIO 140  
 C WOOD DECK 176  
 D OPEN PORCH 40

DETACHED ITEMS (COST CONV. FAC.=3.10)  
 DESCRIPT. AREA RATE QFAC COND VALUE  
 SHED 1STY 96 4.85 1.00 .80 1156

\*\*\*\* LAND CALCULATIONS \*\*\*\*  
 FRNT AVER DPTH NO OF UNIT ---ADJUSTMENT---  
 FOOT DPTH FAC. UNITS RATE INFL(+) COND(-) VALUE  
 SITE VALUE 1 100000 10 .10 90000  
 0-3 ACRES 2.00 5000 10 .10 9000  
 \* TOTAL LAND VALUE 99000

--- FINAL VALUATION SUMMARY ---  
 LAND IMPROVEMENT TOTAL NEW MODULAR HOME  
 99,000 124,100 223,100

\*\*\*\* END OF PRINT \*\*\*\*

P. 06/07

9087352206

NOV-03-2009 11:43 AM BETHLEHEM, TWP

OLCE -Northern Regional Office  
171 Rte 173 Suite 107  
Asbury NJ 08802  
(908)713-0722



# CERTIFICATE

1002 - BETHLEHEM TWP

Date Issued: 05/13/2008  
Permit # 06-02288  
Certificate: 0602288.1

### IDENTIFICATION

Block 48	Lot 81	Qualifier
Work Site Location	THOMAS ROAD, 22	
	, NJ 08826	
Owner in Fee	GLEN MANOR HOLDING LLC	
Address	41 THOMAS ROAD	
	GLEN GARDNER, NJ 08826	
Telephone	(908) 310-3004	
Contractor	GLEN MANOR	
Address	41 THOMAS ROAD	
	GLEN GARDNER, NJ 08826	
Telephone	(908) 310-3004 FAX	
Lic No/Bldrs Reg No.	Fed. Emp. No. 223676684	

Home Warranty No.	188925
Type of Warranty Plan	[ ] State [ ] Private
Use Group	I/R-5
Maximum Live Load	0
Construction Class	VB
Max. Occupancy Load	0
Description of Work/Use	NEW SINGLE FAMILY DWELLING NEW SINGLE FAMILY DWELLING

Home Imprv. Reg No. / Exempt Reason -

**CERTIFICATE OF OCCUPANCY**

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

**CERTIFICATE OF APPROVAL**

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of the inspection.

**TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE**

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than \_\_\_\_\_ or will be subject to fine or order to vacate.  
Reason for TCO:

**CERTIFICATE OF CLEARANCE - LEAD ABATEMENT 5:1**

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- [ ] Total removal of lead-based paint hazards in scope of work
- [ ] Partial or limited time period ( 0 years); see file

**CERTIFICATE OF CONTINUED OCCUPANCY**

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

**CERTIFICATE OF COMPLIANCE**

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until \_\_\_\_\_.

\_\_\_\_\_  
 CONSTRUCTION OFFICIAL

Fee \$28.00

Paid [ \$28.00 ]

Check No.

Collected by:

PermitsNJ

PNJF260 rev. (03/2008)

P. 07/07

9087352206

NOV-03-2009 11:44 AM BETHLEHEM, TWP

OLCE - Northern Regional Office  
171 Route 173, Suite 107  
Asbury, NJ 08802  
(908) 713-0722



# CERTIFICATE

Date Issued 10/03/2006  
Permit # 06-02229



## IDENTIFICATION

Block 48 Lot 81 Qualifier  
 Work Site Location THOMAS ROAD, 22  
 , NJ 08826  
 Owner in Fee/Occupant GLEN MANOR HOLDING LLC  
 Address 41 THOMAS ROAD  
 GLEN GARDNER, NJ 08826  
 Telephone (908) 310-3004  
 Contractor HOMEOWNER  
 Address

Home Warranty No.  
 Type of Warranty Plan [ ] State [ ] Private  
 Use Group R-5  
 Maximum Live Load 0  
 Construction Class  
 Maximum Occupancy Load 0  
 Description of Work/Use  
 DEMOLITION OF SINGLE FAMILY DWELLING

Telephone FAX  
 Lic. No. or Bldrs. Reg. No. Fed. Emp. No.  
 Home Imprv. Reg No. / Exempt Reason - Homeowner

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of the inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate.

Reason for TCO:

CERTIFICATE OF CLEARANCE - LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period ( 0 years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Fee \$0.00

Paid [ \$0.00 ]

Check No.

Collected by:

CONSTRUCTION OFFICIAL