

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

**Hampton Borough, Hunterdon County, New Jersey
December 2009**

Prepared for Hampton Borough by:



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MODULE 3 – HAMPTON BOROUGH, HUNTERDON COUNTY

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
- A 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 Borough’s total affordable housing obligation can be summarized as the following:

- ✓ Rehabilitation Obligation: 2 units
- ✓ Prior Round Obligation: 2 units
- ✓ Third Round Obligation: 7 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 Hampton’s rehabilitation obligation to be 2 units. Please see Table 1. *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	+ 2
Incomplete kitchen facilities	+ 0
Low and moderate income share	*0.691
Rehabilitation share credit	- 0
<i>Rehabilitation Obligation</i>	<i>2 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 Hampton’s prior round obligation to be 2 units (Appendix C. to N.J.A.C. 5:97).

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

- Minimum Rental Obligation = 1 unit
 .25 (prior round obligation – prior cycle credits– impact of the 20% cap – impact of the 1000 unit cap) = .25 (2-0-0-0) = 0.50, rounded up to 1
 - 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 = 1 unit
 .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 (2+2-0-0-0-0) = 1.00



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 Borough 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 25 households and 303 jobs in Hampton Borough 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 Borough is not eligible for such exclusions. Accordingly, the Borough's third round obligation, calculated using COAH's projections, is 24 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

Residential	
Projected Units	25
Exclusions	
None	0
<i>Total</i>	0
Units Creating Growth Share	25
<i>Residential Growth Share</i>	5.00
Nonresidential	
Projected Jobs	303
Exclusions	
None	0
<i>Total</i>	0
Jobs Creating Growth Share	44
<i>Nonresidential Growth Share</i>	18.94
Total Third Round Obligation	23.94

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, 2008; 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. 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	0	2	13	5	5
<i>Total Units</i>	25				
<i>Growth Share Obligation</i>	25/5 = 5.00				

Table 5. Actual Non-residential Development

Development	Year of Certificate of Occupancy				
	2004	2005	2006	2007	2008
Storage Uses	0	0	0	4,200	0
<i>Total Floor Area</i>	0	0	0	4,200	0
Jobs / 1,000 square Feet	1.0	1.0	1.0	1.0	1.0
<i>Total Jobs</i>	0	0	0	4.20	0
<i>Growth Share Obligation</i>	0	0	0	0.26	0

The tables above represent certificate of occupancy data for new housing units and non-residential floor area developed in the Borough between 2004 and 2008. During this time, there were 25 units and 4.20 jobs created, which equates to a 5 unit growth share obligation ($[25 / 5 = 5.00] + [4.20 / 16 = 0.26] = 5.26$).



Growth Share Obligation Generated by the RMP Build-out

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

- ✓ Residential Projection: 10 units
 - Wastewater Area: 0 units
 - Septic System Area: 10
 - Planning Area: 7 units
 - Preservation Area: 3 units
- ✓ Employment Projection: 0 jobs

With no jobs projected, the Borough 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 Borough’s growth share obligation from the RMP Build-out is 2.00 units ($10 / 5 = 2.00$).

The third round obligation which the Borough must satisfy in the Housing Element and Fair Share Plan is 7 affordable units. Table 6 shows what the third round obligation is composed of:



Table 6. Calculation of Highlands’ Projected Third Round Obligation

Residential	
Actual Residential Growth (Units) (2004-2008)	25
RMP Residential Build-out (Units)	10
Permitted COAH Exclusions	
None	0
<i>Total</i>	0
Units Creating Growth Share	35
<i>Residential Growth Share</i>	7.00
Nonresidential	
Actual Non-Residential Growth (Jobs)(2004-2008)	4.20
RMP Non-Residential Build-out (Jobs)	0
Permitted COAH Exclusions	
None	0
<i>Total</i>	0
Jobs Creating Growth Share	4.20
<i>Nonresidential Growth Share</i>	.26
Total Third Round Obligation	7.26

In addition to satisfying the total obligation, the Borough 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 = 4 units
 $.50(\text{third round affordable units}) = .50(7) = 3.50$, rounded up to 4

- Minimum Rental Obligation = 2 units
 $.25(\text{third round obligation}) = .25(7) = 1.75$, rounded up to 2

- Minimum Family Rental Obligation = 1 unit
 $.50(\text{third round rental obligation}) = .50(2) = 1.00$



- Maximum Age-restricted Units = 1 unit
.25 (third round obligation) = .25 (7) = 1.75, rounded down to 1
- Maximum Bonus Credits = 1 credits
.25 (third round obligation) = .25 (7) = 1.75, rounded down to 1
- Minimum Very Low Income = 1 units
COAH permits the municipality to choose the formula which is most beneficial to it. The Borough will not determine which formula is most beneficial until the third round affordable housing mechanism have been chosen.
 - Method 1: $=0.13(\text{Growth share obligation} - \text{bonuses}) = .13(7-1) = 0.78$, rounded up to 1
Assumes the Borough will obtain the maximum number of bonus credits – 1
 - Method 2: $=0.13(\text{Number of units created after July 17, 2009}) = .13(7) = 0.91$, rounded up to 1

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 Hampton Borough's best interest to utilize the Highlands RMP projected growth share obligation of 7 affordable housing units.



Prior Round Affordable Housing Site

The Borough has one prior round site. The site is known as the “Haberman property” and is located at Block 23, Lot 1 and Block 24, Lot 2. The site located on both the north and south side of Valley Road at the northwest boundary of the Borough. Block 23, Lot 1 is located in the Planning Area; Block 24, Lot 2 is located in the Preservation area. The majority of both lots are located in the Conservation Zone Environmentally Constrained Sub-zone; the southern portion of Block 24, Lot 2 is designated as the Protection zone.

The property was the subject of a Builder’s Remedy lawsuit that was settled in 1988. The property owner has not obtained local approvals or otherwise moved forward with development of the site.

Partnership in the Regional Affordable Housing Development Partnership Program

The Borough of Hampton 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 Borough’s total new construction obligation is 9 units: 2 unit prior round obligation + 7 unit third round obligation. The rehabilitation obligation is 2 units.

To date, the Borough 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 5.26 units¹. An additional obligation of 0.25 units was generated from January 2009 through August 2009 from the creation of one new unit. During this time, no nonresidential space was issued a certificate of occupancy.

¹ 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.



The Borough’s approved but unbuilt projects generate a growth share obligation of 2.00 units. The Borough has four approved but unbuilt residential projects and no approved but unbuilt nonresidential projects. These four projects represent 80% of the Borough’s RMP growth projections. See Table 8 for additional information on these approved projects.

Table 8. Approved but Unbuilt Market-Rate Residential Development

Development	Units
Heights of Hampton	3
Crab Apple Cove (Dressenhofer)	1
30 Lackawanna Street (Monahan)	1
Lands off Kensel Road	3
<i>Total Units</i>	8
<i>Growth Share Obligation</i>	2.00

Discussion of Affordable Housing Options

Hampton Borough is environmentally constrained in its ability to satisfy the prior round and third round obligation within its municipal boundaries. The Borough has 86% of its land area, 823 acres, within the Highlands Preservation Area and 14% of its land area, 134 acres, in the Planning Area. Of the 134 acres in the Planning Area, approximately half is already developed. The other half, approximately 79 acres, is designated Conservation Zone Environmentally Constrained Sub-zone. The lands are currently leased to a farmer for field crop production.

These Planning Area lands are underlain by carbonate rock geology and are included in the Borough’s public water supply tier two well head protection area. There is a reverse fault line in the bedrock geology which directly links the lands above in the Planning Area with the aquifer supplying Hampton’s drinking water. This underlying geology renders the aquifer susceptible to contamination from improper development. The Borough has strong concern regarding the intensity of development on these sensitive hydrogeologic features.

The lands located directly to the south of the undeveloped Planning Area are designated Protection Sub- zone largely due to the presence of forest resources on site. The Borough Planning Board has passed a Resolution requesting the undeveloped portion of



the Planning Area be changed to Protection Zone to better reflect the environmental and public health and safety issues surrounding the hydrogeology of the site. This request for a Map Adjustment may be included in the Petition for Conformance in the Planning Area.

The undeveloped Planning Area lands fall within the HUC 14 Subwatershed number 02040105160040. The Conservation Sub-zone designation permits a nitrate dilution level in this HUC 14 resulting in a septic density of 10 acres per unit. (The Protection Zone septic density in this HUC 14 is 26 acres per unit.)

Hampton's current RR5 Zoning for the 79 underdeveloped acres in the Planning Area permits one unit per five acres with a cluster provision permitting a density reduction to one unit per 2.5 acres on parcels with a minimum size of 22 acres and reserving 45% of the cluster as open space. The Borough lies entirely within the Highlands Agricultural Resource Area which requires clustered development. The Highlands standard requires 80% open space be set aside and overall density not to exceed that which is permitted under the septic density within the HUC14 subwatershed is more restrictive than the Borough's current zoning. These facts severely limit the ability of the Borough to locate affordable housing.

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

- *Inclusionary Development.* There are no places in the Borough where inclusionary development is possible in the third round, based on the Highlands RMP. The Borough cannot permit 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 Hampton's developable land in the Planning Area, must provide a 40% density increase. The Borough's existing zoning of five acres per unit (AR district) already exceeds the currently required density of 10 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 Borough 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 Hampton Borough in that homes are sold every year. However, the Borough does not have a significant supply of lower cost housing, such as multi-family housing, that is eligible for use in this program. Based on the 2000 US Census, over 66% of the housing units in Hampton were single-family attached or detached homes. Furthermore, the median home price in the Borough at that time was approximately \$165,000; 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 likely exceed \$50,000. Note that the subsidy required for a rental unit would be greater. The enormous subsidies needed for this program prevent a small municipality such as Hampton 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 Hampton Borough; however the Borough is constrained in its ability to utilize this housing type. 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 Hampton Borough eligible for this program.

Funding Sources

The only funding sources currently available to the Borough 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



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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: **1013**

[Muni Code Lookup](#)

Municipality Name: **Hampton Borough**

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

	COAH Projected Growth Share	Growth Share Based on Highlands RMP
Residential Growth	25	35
Residential Exclusions	0	0
Net Residential Growth	25	35
Residential Growth Share	5.00	7.00
Non-Residential Growth	303	4
Non-Residential Exclusions	0	0
Net Non- Residential Growth	303	4
Non-Residential Growth Share	18.94	0.26
Total Growth Share	24	7

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. Hampton Borough may file this Workbook and use a Residential Growth Share of 7 plus a Non-residential Growth Share of 0.26 for a total Highlands Adjusted Growth Share Obligation of 7 affordable units

Growth Projection Adjustment - Actual Growth

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

Municipality Name: Hampton Borough

Residential COs Issued

As Published by D C S	25
Per Municipal Records (if different)	25
Qualified Residential Demolitions	0

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	42,000	4,200		1.0	4.20
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
Total	42,000	4,200	0		4.20

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[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: Hampton Borough

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	
Total	0

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
Total		0	0	0	0

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
Total	0	0

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[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: **Hampton Borough**

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
25	303

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	3	7	10
Total Residential Units	3	7	10
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](#)
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Comparative Analysis Detail For Hampton Borough

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
Projected Growth From COAH Appendix F(2)	25	303			
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab 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	
Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab			Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab		
Affordable units	0		Affordable units	0	
Associated Jobs		0	Associated Jobs		0
Net Growth Projection	25	303	Net Growth Projection	35	4
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	5.00	18.94	Projected Growth Share (Residential divided by 5 and jobs divided by 16)	7.00	0.26
Total Projected Growth Share Obligation		24			7
		Affordable Units			Affordable Units

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[Return to Exclusions](#)



State of New Jersey
DEPARTMENT COMMUNITY AFFAIRS
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NORTHERN REGIONAL OFFICE
171 ROUTE 173 SUITE 101
ASBURY, NJ 08802
PHONE (908)713-0722
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JON CORZINE
GOVERNOR

CHARLES A. RICHMAN,
ACTING COMMISSIONER

December 1, 2009

RE: Area of new pole building, permit number, HA-06-13002.

Dear Ms. McManus:

This letter will serve to follow-up our telephone conversation this morning.

The permit was issued for a new 60 ft. x 70ft. (4200 sq. ft.) x 16 ft. pole building at block-13, lot-1.1 in Hampton Borough, New Jersey.

If you have any further questions, please feel free to contact me.

Sincerely,

David A. Reif, Sr.
Construction Official

