

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

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

Prepared for Lebanon Borough by:



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## MODULE 3 – LEBANON BOROUGH, HUNTERDON COUNTY

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Architecture

Planning

Landscape Architecture

### 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: 3 units
- ✓ Prior Round Obligation: 34 units
- ✓ Third Round Obligation: 30 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 Lebanon’s rehabilitation obligation to be 10 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	4
Incomplete plumbing facilities	+ 0
Incomplete kitchen facilities	+ 0
Low and moderate income share	*0.691
Rehabilitation share credit	- 0
<i>Rehabilitation Obligation</i>	<i>3 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 Lebanon’s prior round obligation to be 34 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 = 9 units  
 .25 (prior round obligation – prior cycle credits– impact of the 20% cap – impact of the 1000 unit cap) = .25 (34-0-0-0) = 8.50, rounded up to 9
  - 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 = 9 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 (34+3-0-0-0-9) = 9.25, rounded down to 9

**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 10 households and 270 jobs in Lebanon 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 eligible for two exclusions. The November 14, 2006 Judgment of Repose, and supported by the September 13, 2006 *Report of the Special Master on the Fairness of the Settlement and Interim Compliance Plan*, authorized both exclusions to the extent listed in the below table. Accordingly, the Borough's third round obligation,



calculated using COAH’s projections, is 17 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	10
Exclusions	
Presidential Place (Pizzo)	65
Heights of Lebanon (Kaplan)	80
<i>Total</i>	145
Units Creating Growth Share	0
<i>Residential Growth Share</i>	0
<b>Nonresidential</b>	
Projected Jobs	270
Exclusions	
None	0
<i>Total</i>	0
Jobs Creating Growth Share	270
<i>Nonresidential Growth Share</i>	16.88
<b>Total Third Round Obligation</b>	<b>16.88</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, 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



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Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
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
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, Lebanon Borough 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.

As discussed above, the Borough is eligible for a number of exclusions. Fifty-six of the below listed certificates of occupancy (32 in 2007 and 24 in 2008) may be excluded from generating a growth share obligation pursuant to the November 14, 2006 Judgment of Repose, and supported by the September 13, 2006 *Report of the Special Master on the Fairness of the Settlement and Interim Compliance Plan*.

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

	2004	2005	2006	2007	2008
Certificates of Occupancy	3	5	0	33	24
Exclusions	0	0	0	32	24
<i>Units Generating a Growth Share</i>	9				
<i>Growth Share Obligation</i>	9/5 = 1.80				

**Table 5. 2004 – 2008 Actual Non-residential Development**

Development	Year of Certificate of Occupancy				
	2004	2005	2006	2007	2008
Office Uses	4,672	130,000	0	2,600	0
Jobs / 1,000 square Feet	2.8	2.8	2.8	2.8	2.8
<i>Total Jobs</i>	13.08	364.00	0	7.28	0
<i>Growth Share Obligation</i>	0.82	22.75	0	.46	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 9 units and 384 jobs created that generate a growth share obligation, which equates to a 26 unit growth share obligation ( $(9 / 5 = 1.80) + [384.36 \text{ jobs} / 16 = 24.03] = 25.83$ ).

The source of the data above is largely from the New Jersey Department of Community Affairs, Division of Codes and Standards. Much of the information has not yet been verified with the Borough’s Construction Official.

**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: 1 unit
  - Wastewater Area: 0 units
  - Septic System Area: 1 unit
    - Planning Area: 1 unit
    - Preservation Area: 0 units
- ✓ Employment Projection: 101 jobs
  - Wastewater Area: 101 jobs
    - Planning Area: 101 jobs
    - Preservation Area: 0 jobs
  - Septic System Area: 0 jobs

The third round obligation which the Borough must satisfy in the Housing Element and Fair Share Plan is 30 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)	65
RMP Residential Build-out (Units)	1
Permitted COAH Exclusions	
Presidential Place (Pizzo)	65
Heights of Lebanon (Kaplan)	80
<i>Total</i>	0
Units Creating Growth Share	0
<i>Residential Growth Share</i>	0
<b>Nonresidential</b>	
Actual Non-Residential Growth (Jobs)(2004-2008)	384.36
RMP Non-Residential Build-out (Jobs)	101
Permitted COAH Exclusions	
None	0
<i>Total</i>	0
Jobs Creating Growth Share	485.36
<i>Nonresidential Growth Share</i>	30.33
<b>Total Third Round Obligation</b>	<b>30.33</b>

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 = 15 units  
 $.50(\text{third round affordable units}) = .50(30) = 15$
- Minimum Rental Obligation = 8 units  
 $.25(\text{third round obligation}) = .25(30) = 7.50$ , rounded up to 8
- Minimum Family Rental Obligation = 4 units  
 $.50(\text{third round rental obligation}) = .50(8) = 4$



- Maximum Age-restricted Units = 8 units  
.25 (third round obligation) = .25 (30) = 7.50, rounded up to 8
- Maximum Bonus Credits = 8 credits  
.25 (third round obligation) = .25 (30) = 7.50, rounded up to 8
- Minimum Very Low Income = 1 unit  
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:  $=0.13(\text{Growth share obligation} - \text{bonuses}) = .13(30-8) = 2.86$ , rounded up to 3  
*Assumes the Borough will obtain the maximum number of bonus credits – 2.*
  - Method 2:  $=0.13(\text{Number of units created after July 17, 2009}) = .13(30-23) = 0.91$ , rounded up to 1  
*Assumes the Borough will utilize units at Presidential Place and Hunterdon Alliance in the third round.*

**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 Lebanon Borough’s best interest to utilize the Highlands RMP projected growth share obligation of 30 affordable housing units.



**Prior Round Affordable Housing Site**

The Borough has two prior round sites – Presidential Place and the Heights of Lebanon.

Presidential Place (also known as the Pizzo Development) is located on Block 3, Lots 1 and 3. The subject site is located immediately north of Interstate 78 along Cokesbury Road. The site resulted from a builder’s remedy lawsuit which was settled in 2006 and the site obtained site plan approval on March 14, 2007. The project includes a total 150 housing units, of which 120 will be market rate and 30 will be affordable rental units. The development is served by public water and sewer. The site is located in the Borough’s R-MF-AH2 zone district. It is also within the Planning Area of the Highlands Region and the Protection and Existing Community zones.

The Heights of Lebanon (also known as the Kaplan Development) is located on Block 10, Lot 2. The subject site is located at the south end of the Borough, adjacent to the railroad tracks and along Railroad Avenue. The project includes a total 120 housing units, of which 108 will be market rate and 12 will be affordable rental units. The development is served by public water and sewer. The site is located in the Borough’s R-MF-AH zone district. It is also within the Planning Area of the Highlands Region and the Existing Community Environmentally Constrained Highlands subzone.

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

The Borough of Lebanon 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 64 units: 34 unit prior round obligation + 30 unit third round obligation. The rehabilitation obligation is 3 units. The Borough has three affordable housing programs in place that will satisfy the prior round and a portion of the third round affordable housing obligation. The 12 affordable units in the Heights of Lebanon and 13 of the 30 affordable units at Presidential Place will satisfy the prior round obligation (as well as 9 bonus credits). The remaining 17 affordable units at Presidential Place, which generate 2 bonus credits, and a 4 bedroom group



home will contribute 23 credits toward the 30 unit third round obligation. As such, the Borough needs an additional 7 credits to craft a compliant third round Housing Element and Fair Share Plan.

To date, the Borough has incurred an affordable housing obligation of 26 units. No additional obligation has accrued since January 1, 2009 since all residential units issued a certificate of occupancy will be excluded from generating a growth share obligation.

However, the Borough is facing a substantial affordable housing obligation from approved but unbuilt developments. The Borough’s approved but unbuilt projects generate a growth share obligation of 51 units. The Borough has one approved but unbuilt nonresidential project and one approved but unbuilt residential projects. See Tables 8 and 9 for additional information on these approved projects.

**Table 9. Approved but Unbuilt Residential Development**

Development	Floor Area
Heights of Lebanon	120
Eligible Exclusions	80
<i>Units Generating a Growth Share</i>	<i>40</i>
<i>Growth Share Obligation</i>	<i>10.00</i>

**Table 8. Approved but Unbuilt Nonresidential Development**

Development	Floor Area	Jobs
Belle Meade Building 3 (Lot 1.03)	131,500 sf	368.20
Belle Meade Building 4 (Lot 1.04)	100,000 sf	280.00
<i>Total</i>	<i>231,500 sf</i>	<i>648.20</i>
<i>Growth Share Obligation</i>		<i>40.51 units</i>

**Discussion of Affordable Housing Options**

Lebanon Borough is a small historic village and is generally considered “built out”. The Borough has approximately 81% of its lands in the Existing Community Zone, meaning these lands are already developed. There are 48 acres in the Protection Zone, of which approximately 2/3 have “pre-Highlands Act” development approvals and are under



construction. The rest of the lands within the Protection Zone will have the most stringent Highlands Environmental restrictions applied as a result of Highlands Conformance. The remaining open lands in the Borough representing two farm management units, approximately 57 acres total, are located in the Conservation Zone. One of the farms consisting of 37 acres has been permanently protected for agriculture and the other consisting of approximately 20 acres is located in the environmentally constrained sub-zone. As a result, there is virtually no new development potential in the Borough.

The results of the utility capacity analysis conducted for the Borough during Modules 1 & 2 (the Highlands Build Out) indicate that additional potable water capacity from the Town of Clinton is limited. Sewer capacity from Readington- Lebanon Sewer Authority is also limited. The Build Out results indicate no new residential units to be served by sewer and water.

Additionally, it is important to note that the Borough's remaining obligation of 58 units ([30 unit third round – 23 third round credits = 7 unit remaining third round] + [51 unit projected third round) substantially exceeds the Highlands RMP residential build out of one unit.

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

- *Inclusionary Development.* There are no places in the Borough where inclusionary development is both possible based on Highlands RMP restrictions and appropriate for the character of the area. There are no vacant and developable lands that are large enough to accommodate inclusionary development. The Borough's only vacant lands are either only large enough to accommodate one or two units or they have significant environmental constraints, such as wetlands.
- *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 one unit 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 Lebanon Borough in that homes are sold every year. However, this is a very expensive program. The median home price in the Borough at that time was \$168,100; 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 \$50,000. 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.* There are only a small number of sites that may be subject to redevelopment during the third round. However, these sites present little opportunity for residential use since they are located along State Highway Route 22, a high speed road which is inhospitable to residential uses.
- *Supportive / Special Needs Housing.* Special needs housing is appropriate in Lebanon Borough; however the Borough is constrained in its ability to utilize this housing type. The Borough is already relying upon 4 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 Lebanon 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 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.





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

**Municipality Code:**

[Muni Code Lookup](#)

**Municipality Name:**

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	10	66
Residential Exclusions	145	145
Net Residential Growth	-135	-79
Residential Growth Share	0.00	0.00
Non-Residential Growth	270	485
Non-Residential Exclusions	0	0
Net Non- Residential Growth	270	485
Non-Residential Growth Share	16.88	30.34
Total Growth Share	17	30

**Highlands RMP Projection does not necessitate a revision to the projections published by COAH. Please file this Workbook and use the COAH growth Projections in Appendix F2 of COAH's rules.**

## Growth Projection Adjustment - Actual Growth

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

**Municipality Name: Lebanon Borough**

### Residential COs Issued

As Published by D C S	65
Per Municipal Records (if different)	65
<b>Qualified Residential Demolitions</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	399,873	137,272		2.8	384.36
M	0	0		1.7	0.00
F	0	0		1.2	0.00
S	0	0		1.0	0.00
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>399,873</b>	<b>137,272</b>	<b>0</b>		<b>384.36</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: Lebanon 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	0
Accessory Apartments	0
Municipally Sponsored and 100% Affordable	0
Assisted Living	0
Other	0
<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
Presidential Place (Pizzo)	y	65	52	13	52
Heights of Lebanon (Kaplan)	Y	80	68	12	68
		0			0
		0			0
		0			0
<b>Total</b>		<b>145</b>	<b>120</b>	<b>25</b>	<b>120</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
	0	0
	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

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## COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

### Municipality Name: Lebanon 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
10	270

#### 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	0	1	1
<b>Total Residential Units</b>	0	1	1
Non-Residential Jobs – Sewered	0	101	101

**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 Lebanon 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
<b>Projected Growth From COAH Appendix F(2)</b>	10	270			
<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	25		Inclusionary Development	25	
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	120		Market Units in Prior Round Inclusionary development built post 1/1/04	120	
<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>-135</b>	<b>270</b>	<b>Net Growth Projection</b>	<b>-79</b>	<b>485</b>
<b>Projected Growth Share</b> (Residential divided by 5 and jobs divided by 16)	<b>0.00</b>	<b>16.88</b>	<b>Projected Growth Share</b> (Residential divided by 5 and jobs divided by 16)	<b>0.00</b>	<b>30.34</b>
<b>Total Projected Growth Share Obligation</b>		<b>17</b>			<b>30</b>
		Affordable Units			Affordable Units

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