



Highlands Housing Plan Element and Fair Share Plan

Township of Tewksbury
Hunterdon County, New Jersey

Adopted June 2, 2010

*Prepared by
Tewksbury Township Land Use Board*

in consultation with Banisch Associates, Inc.
111 Main Street, Flemington, NJ 08822

The original of this report was signed and sealed
in accordance with N.J.A.C. 13:41-1.3

 *June 2, 2010*
Francis J. Banisch, III PP, AICP
NJ Licensed Professional Planner No. 68600

Date Signed

LAND USE BOARD
TOWNSHIP OF TEWKSBURY

RESOLUTION #

WHEREAS, N.J.S.A. 40:55D-28 requires the adoption of a housing plan element pursuant to N.J.S.A. 52:27D-310 which must contain:

“e. A determination of the municipality’s present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and respective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

AND, WHEREAS, the Land Use Board held public hearings on May 19, 2010 and June 2, 2010 on the **COAH Housing Element** and **Highlands Element Plan** contained within separate documents titled: “*COAH Housing Plan Element and Fair Share Plan, Township of Tewksbury, Hunterdon County, New Jersey Revised DRAFT May 30, 2010*”.

AND, WHEREAS, the applicable plan is based on the Township Committee’s decision on *opting into* the Highlands, and

WHEREAS, at the Public Hearings the following amendments were made to both plans:

COAH Housing Element

- Revisions to disclaimer regarding right to rescind if COAH no longer regulates affordable housing
- Revisions to housing stock projection to reflect recent development trends
- Elimination of the description of municipally sponsored units as for-sale units

Highlands Element Plan

- Revisions to disclaimer regarding right to rescind if COAH no longer regulates affordable housing
- Revisions to housing stock projection to reflect recent development trends
- Revisions to the description of the fair share forecast period for *total* buildout
- Elimination of the description of municipally sponsored units as for-sale units

NOW, THEREFORE be it resolved by the Land Use Board of the Township of Tewksbury on this 16th day of June, 2010 that the Land Use Board of the Township of Tewksbury adopts both the **COAH Housing Element** and **Highlands Element plans** contained in the *COAH Housing Plan Element and Fair Share Plan, Township of Tewksbury, Hunterdon County, New Jersey Revised DRAFT May 30, 2010*, as amended, subject to the following caveat: In the event the current fair share methodology adopted by COAH changes or in the event COAH no longer administers or has control over affordable housing requirements, then in that event, both the **COAH Housing Element** and

Highlands Element plans shall, at the recommendation of the Township Committee and discretion of the Land Use Board become null and void.

BE IT FURTHER RESOLVED that a copy of the within resolution and attached Re-examination Report be forwarded to the Hunterdon County Planning Board, the Clerk of each adjoining municipality and the governing body of the Township of Tewksbury.

Roll Call Vote

Those in Favor:

Those Opposed:

The foregoing is a true copy of a resolution adopted by the Land Use Board of the Township of Tewksbury at its meeting on June 17, 2010 as copied from the minutes of said meeting.

The within resolution memorializes action that was taken by the Land Use Board of the Township of Tewksbury at its meeting on June 2, 2010.

SHANA L. GOODCHILD
LAND USE BOARD SECRETARY
TOWNSHIP OF TEWKSBURY
STATE OF NEW JERSEY