



January 29, 2010

James Humphries, PP/AICP
NJ Highlands Council
100 North Road
Chester, NJ 07930

RE: Town of Phillipsburg - Warren County
Module 3 - Initial Deliverables
Our Project Number 080610001

Dear Mr. Humphries:

In accordance with NJ Highlands Council and COAH requirements, CMX has been authorized by the Phillipsburg Planning Board to submit the initial deliverables required under Module 3 of the Plan Conformance process.

Below you will find detailed analysis of the required information as outlined in the Module 3 instructions.

a. Summary of Housing Obligations:

i. Prior Round Obligation;

The Town of Phillipsburg's Prior Round Obligation as calculated by the Council on Affordable Housing (COAH) is 0 units.

ii. Highlands RMP Adjusted Growth Projection calculated as per Appendix B of the Module 3 instructions along with calculations;

Based on data provided by the New Jersey Division of Codes and Standards New Jersey Construction Reporter, actual growth from January 1, 2004 to the present included the construction of 36 residential units and the creation of 33 jobs. Based on application of current COAH growth share requirements, the resulting affordable housing need is 11 units.

The table below shows the Highlands Buildout Analysis as taken from the Highlands Growth Share Calculator.

	Planning Area	Totals
Residential units – Sewered	18	18
Septic System Yield	4	4
Total Residential Units	22	22
Non-Residential Jobs – Sewered	571	571

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Based on the Highlands Buildout projection, Phillipsburg's Projected Growth Share Obligation would be 40 units (22 units /5= 4.4 units and 571 jobs/16 = 35.7 units). Together with growth that has already occurred, the total Third Round obligation would be 51 units (11 unit actual growth share plus 40 unit projected growth share).

1. Selection of Highlands RMP Adjusted Growth Projection or COAH Projected Growth Share Obligation;
After reviewing the results of the Highlands Buildout, the Town has determined that it does not accurately reflect projects that are approved but not yet constructed. Accepting the Highlands RMP Adjusted Growth Projection and preparing a Fair Share Plan on that basis would result in a shortfall of affordable housing units by the end of the Third Round period.

In its Third Round rules, COAH projected total residential growth of 468 units and 3,357 jobs for Phillipsburg. The resulting growth share requirement is 303 units. After reviewing actual growth to date and considering projects that are approved but not yet constructed, the Town has determined it should utilize COAH's growth share projection. It should be noted, however, that Phillipsburg feels strongly that job growth for the Third Round period will in no way approach 3,357. This projection was likely based largely on redevelopment of the Ingersoll Rand site, only a portion of which might be redeveloped in the next 8 years.

2. Completed Growth share calculator with exclusions, if applicable;
See attached Workbook A.

3. Final Projected Growth Share Obligation;
The Town of Phillipsburg's final projected growth share obligation, after exclusions, is 303 units. This is based on COAH's growth projection of 468 new units and the creation of 3,357 jobs.

b. Summary and Consistency Review of proposed Prior Round Sites (see Section VII);
Not applicable.

c. Housing Partnership Program: Narrative discussing any interest in the proposed sending and receiving of any affordable housing obligations under the draft RAHDPP guidelines and the justification for the use of any such partnerships.

Phillipsburg is not eligible to participate in the RAHDPP.

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Should you have any questions, please feel free to contact our office.

Very truly yours,

CMX

A handwritten signature in black ink, appearing to read 'J.T. Kyle', written in a cursive style.

James T. Kyle, PP/AICP
Senior Project Manager

Attachments

JTK

c: Town of Phillipsburg Council
Town of Phillipsburg Planning Board
Stan Schrek, CMX, Borough Engineer

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Workbook A: Growth Share Determination Using Published Data
 (Using Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections
Must be used in all submissions

Municipality Name: **Town of Phillipsburg**

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

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) *	468	3,357
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab built or projected to be built post 1/1/04 Inclusionary Development Supportive/Special Needs Housing Accessory Apartments Municipally Sponsored or 100% Affordable Assisted Living Other Market Units in Prior Round Inclusionary development built post 1/1/04	Click Here to enter Prior Round Exclusions 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b)) Affordable units Associated Jobs	0	0
4 Net Growth Projection	468	3,357
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	93.60 Affordable Units	209.81 Affordable Units
6 Total Projected Growth Share Obligation		303 Affordable Units

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