

AMENDMENT

TO

MILLSTONE BOROUGH / SOMERSET COUNTY

FAIR SHARE PLAN

Adopted: May 26, 2009

**BOROUGH OF MILLSTONE
SOMERSET COUNTY, NEW JERSEY**

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- Attorney to the Planning Board: Gerald J. Muller, Esq.
- Borough Planner: Carter van Dyke
- Planning Board Secretary: Denise Piszkowski

It is certified that all copies of this document are in conformance with the one that was signed and sealed by Shirley M. Bishop, P.P., License #2575.

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I. BACKGROUND

Millstone Borough filed an adopted Housing Element and Fair Share Plan with the Council on Affordable Housing (COAH) and petitioned on December 30, 2008.

In that plan, Millstone proposed one site, the Van Cleef site, to address the Borough’s Rehabilitation Share of two units, its Prior Round obligation of 21 units and its Growth Share obligation of four units.

To address the 23 unit Rehabilitation Share and Prior Round obligation, Millstone proposed 10 family rental units that would yield six rental bonuses, five age-restricted sale units and two non-age-restricted sale units.

To address the Growth Share obligation, the Borough proposed one age-restricted for sale unit and two family rentals generating one rental bonus.

II. AMENDED REHABILITATION SHARE AND PRIOR ROUND OBLIGATION

As the result of mediation negotiations between Millstone Borough and the Van Cleef Family Limited Partnership and Riverside III LLC, the following two realistic and viable proposals will address the 23-unit Rehabilitation Share and Prior Round obligation:

Proposal A – Manor Homes
12 Family Rentals
6 Rental Bonuses
5 Age-Restricted For Sale
23 TOTAL

Proposal B
14 Group Home Bedrooms
6 Rental Bonuses
3 Age-Restricted For Sale
23 TOTAL

Proposal A – Manor Homes - contains 12 family rentals yielding six rental bonuses and five age-restricted for sale units within the Van Cleef age-restricted development.

The 12 family rental units will be built by the current owners of the Van Cleef property and administered by Millstone’s Administrative Agent.

The names and addresses of the owners are listed above and they will also serve as developer of the family rental housing. The street location, block/lot, total acreage and previous zoning is as stated above. The proposed zoning is D-112c Traditional Neighborhood Development.

A description of the surrounding uses, of street access, of the Planning Area and of water capacity is discussed above and in the original Fair Share Plan. However, a durational adjustment is requested as sewers are needed for the family

rental units. Currently, there are no sewers to the site. The original Fair Share Plan addresses the sewer issue and status.

The environmental constraints are also discussed in the original Fair Share Plan.

New checklists have been prepared for the family rental units and the age-restricted units.

Millstone's designated Administrative Agent will administer the affordable units.

In Proposal B, Allies, Inc., an experienced provider of shared living group home bedrooms, will be the sponsor of the group home bedrooms. The group home bedrooms will be on proposed Lot 1.02, Block 8. There will be two buildings on the 4.3284 acre lot that will contain 14 bedrooms and yield six rental bonuses. In addition, there will be three age-restricted for sale units within the Van Cleef development.

The current owners of the site are the Van Cleef Family Limited Partnership and Riverside III LLC, both at 339A Amwell Road, Hillsborough, NJ 08844. The current owners will transfer ownership of the 4.3284 acres or at least that portion of such acreage accommodating the group homes, as per the schedule in the Developer's Agreement that will be submitted at a later date. Allies, Inc. has offices at Madison Corporate Center, Building A, Suite 101, 1262 Whitehorse-Hamilton Square Road, Hamilton, NJ 08690.

The site is adjacent to Amwell Road for access. The site is not an urban center or in a workforce housing census tract.

The current zoning is R-2. The proposed zoning is D-112c Traditional Neighborhood Development. The site is surrounded by single family developments in Millstone and Hillsborough. The site is in PA3, but is part of a proposed Village Center Designation in the Plan Endorsement Process that Millstone has initiated.

There is adequate water capacity for this site. New Jersey American Water will serve the site. The group home bedrooms can be built utilizing septic systems.

The description of environmental constraints is in the original Fair Share Plan. Based on that description, half of the site has sufficient buildable acreage.

A pro-forma, construction schedule and documentation of funding sources are in the Appendices.

The three age-restricted affordable units will be included in the Van Cleef age-restricted development. New checklists have been prepared for the Allies group home bedrooms and age-restricted for sale units.

III. GROWTH SHARE OBLIGATION

Millstone Borough has a targeted Growth Share obligation of four units.

As a result of mediation negotiations, the following realistic and viable proposal will address the four-unit Growth Share obligation with both Proposal A and Proposal B.

2 Family Rentals
1 Age-Restricted For Sale
1 Rental Bonus
4 TOTAL

The above remains unchanged regardless of which proposal is implemented. One will be a very low income two bedroom unit and one will be a three bedroom moderate income unit. In Proposal B, the two family rentals will be in a third building on the site.

If Proposal B were to be implemented, then no sewer service for the two family rentals is necessary as the housing can be served by septic. If Proposal A were to be implemented, then sewer is necessary because of the type of housing and the density as opposed to a group home configuration which can be serviced by septic.

Millstone's Administrative Agent will administer the affordable rental and for sale units.

IV. SUMMARY

Proposal A – Manor Homes - contains 14 family rentals, six age-restricted for sale units and seven rental bonuses for a total of 27.

Proposal B contains a total of 14 group home bedrooms, four age-restricted for sale units, two family rentals and seven bonuses for a total of 27.

Draft zoning ordinances will be submitted separately. New pages of the Petition Application and Checklists are included in the Appendix and should be reviewed with the applicable sections in the original plan.