

MENDHAM BOROUGH

3RD ROUND PLAN

AFFORDABLE HOUSING

PRESENTATION

3RD ROUND CYCLE

2000 – 2025

NUMBER OF AFFORDABLE UNITS BUILT SINCE 2000	3
OBLIGATION PER COURT DETERMINATION	152
SHORT FALL	149

150 X 5 MARKET UNITS PER AFFORDABLE UNITS =

750 NEW MARKET UNITS

150 AFFORDABLE

MENDHAM 3RD ROUND COURT DETERMINATION

152 UNITS

5 UNITS PER AFFORDABLE UNIT

5 X 152 = 760 NEW UNITS

GOALS OF DEVELOPERS:

HIGH DENSITY DEVELOPMENT – 20 UNITS PER ACRE

REDEVELOP SITES – HIGH RISE APARTMENTS

STACKED UNITS

CONDOMINIUMS

NO REGARD WITH RESPECT TO LOCATION OF SUCH DEVELOPMENT

GOALS OF THE BOROUGH:

- **AVOID POCKET DEVELOPMENTS – I.E.,4 CONDOS ON ONE RESIDENTIAL LOT, HIGHRISE HIGH DENSITY DEVELOPMENT**
- **AVOID DEVELOPMENT OF VACANT LAND WEDGED BEHIND RESIDENTIAL DEVELOPMENT**
- **MAINTAIN OVERALL CHARACTER OF THE COMMUNITY**
- **NO FINANCIAL INCENTIVES**
- **NO WAIVERS OF HEALTH AND SAFETY ORDINANCES**
- **MINIMIZE NUMBER OF UNITS**
- **OBTAIN COURT APPROVAL**
- **MAINTAIN LOCAL ZONING**

SETTLEMENT

V-FEE – KINGS SHOPPING CENTER

75 TOTAL UNITS

**58 1 & 2 BEDROOM
2 3 BEDROOM**

**15 AFFORDABLE UNITS
(5 ONE-BEDROOM)
(5 TWO-BEDROOM)
(5 THREE-BEDROOM)**

90% OF THE UNITS ARE ONE AND TWO BEDROOMS

“BOOKENDERS” – STARTING OUT OR DOWNSIZING

KEY TERMS OF THE SETTLEMENT

- **NO FINANCIAL INCENTIVES (RE: PILOT OR CONTRIBUTION)**
- **NO WAIVER OF DEVELOPMENT REQUIREMENTS (I.E. WETLANDS, TRAFFIC, FIRE, ETC.)**
- **NO ADDITIONAL DEVELOPMENT OR USES PERMITTED PER THIS REZONING**
- **7 OF 15 AFFORDABLE UNITS WILL BE INITIALLY EXCLUSIVELY OFFERED TO VETERANS**
- **NO ADDITIONAL TRAFFIC EGRESS AND INGRESS TO THE SITE**
- **THE RESIDENTIAL UNITS MUST BE LOCATED ON THE NORTHERLY SIDE OF THE SITE (NEAR MENDHAM LUMBAR)**

OTHER MUNICIPALITIES' OBLIGATIONS/SETTLEMENTS:

<u>TOWN</u>	CALCULATION OF OBLIGATION BY COURT MASTER	SETTLEMENT APPROVED BY COURT	PERCENTAGE OF COURT OBLIGATION
CHESTER BOROUGH	111	66	59%
HARDING	177	56	32%
LONG HILL	220	130	59%
MORRIS TOWNSHIP	767	400	52%
CHATHAM TOWNSHIP	387	228	58%
ROXBURY	841	841	100%
FLORHAM PARK	824	624	75%
MENDHAM	152	15	9.8%

WHERE WE ARE IN THIS PROCESS

As a result of the settlement, the Borough's obligation is to rezone a portion of the shopping center property to include as a permitted use, the 75 residential units.

The Zoning Ordinance and the action of the Governing Body is not an approval of the site for such development.

This site will be subject to an application process, public notice, public hearing, traffic, environmental, wetlands and all other pertinent review and standards set forth by the Borough Code.

East Business Zone – Affordable Housing (EB-AH Zone)

Multi-Family Dwellings – Maximum 75 units

Minimum Lot Size: 3 acres

20% of Units Built Must Be Affordable

Minimum Lot Width: 200 feet

Minimum Front Yard: 700 feet to Main Street (Multi-Family behind Shopping Center)

Minimum Side Yard: 50 feet

Minimum Rear Yard: 50 feet

Minimum Recreation Area: 5,000 square feet

Maximum Building Height 4 stories over parking / 60 feet

Residential Parking Must Meet Residential Site Improvement Standards (State Mandated Parking Requirements for Residential Uses)

WHAT IS ACCOMPLISHED?

- **The Borough will receive its compliance and immunity from the builder's remedy suit**
- **Essentially, one location in the entire Borough is impacted and it is an existing commercial property**
- **The Borough will make application for compliance designation with respect to Affordable Housing before the Court**
- **There is no new development or any other change in use of properties or financial concessions**