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Attorneys for Petitioner Township of Mullica

IN THE MATTER OF THE TOWNSHIP OF  
MULLICA, a municipal corporation of the  
State of New Jersey, and its Third Round  
Affordable Housing Element and Fair Share  
Plan.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION  
ATLANTIC COUNTY

DOCKET NO.: ATL-L-\_\_\_\_-15

(Mt. Laurel)

*Civil Action*

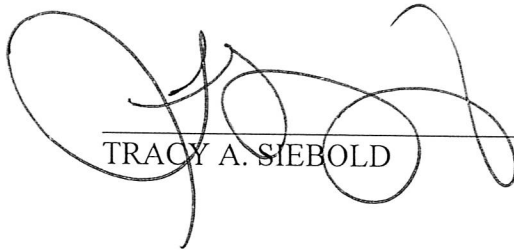
**CERTIFICATION OF TRACY A.  
SIEBOLD, ESQUIRE IN SUPPORT OF  
MOTION TO GRANT MULLICA  
TOWNSHIP TEMPORARY IMMUNITY  
FROM MOUNT LAUREL LAWSUITS**

I, Tracy A. Siebold Esquire, being of legal age, hereby certify as follows:

1. I am an attorney in the firm of Nehmad Perillo & Davis, P.C., counsel for the Township of Mullica (the "Township") in the within matter. I also serve as the Solicitor for the Township.
2. I make this Certification in support of the Township's Motion for Immunity from all Mount Laurel lawsuits. I am familiar with the facts and documents presented in this Certification.
3. Attached hereto as **Exhibit "A"** is a true and correct copy of the Township's petition to COAH for substantive certification, which was submitted to COAH prior to its December 31, 2008 deadline.

4. At my request as the Township Solicitor, on June 23, 2015, the Township Committee affirmed that it is unequivocally committed to achieve Mount Laurel compliance voluntarily, and will formally adopt a "Catalyst Resolution" at its next meeting on July 14, 2015.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.



TRACY A. SIEBOLD

DATED: July 7, 2015



# EXHIBIT “A”



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Mullica Township	COUNTY	Atlantic County
COAH REGION	<u>6</u>	PLANNING AREA(S)	pinelands
SPECIAL RESOURCE AREA(S)	Pinelands		
PREPARER NAME	Tiffany A Cuviello, Pp, Aicp	TITLE	COAH Planner
EMAIL	TcuvIELLO@Verizon.Net	PHONE NO.	6099260505
ADDRESS	359 Superior Road Eht, Nj 08234	FAX NO.	6099263082
MUNICIPAL HOUSING LIAISON	Kimberly Johnson	TITLE	Township Clerk
EMAIL	Kjohnson@Mullicatownship.Org	PHONE NO.	6095610064
ADDRESS	<u>4528 White Horse Pike</u> <u>Elwood, Nj 08217</u>	FAX NO.	6095613031

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals	COAH	JOC	N/A
First Round	_____	_____	<input type="checkbox"/>
Second Round	_____	_____	<input type="checkbox"/>
Extended Second Round	<u>3/4/1998</u>	_____	<input type="checkbox"/>
	<u>3/9/2005</u>	_____	<input type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☐ Yes ☒ No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: \_\_\_\_\_

**FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)**

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input checked="" type="checkbox"/> Petitioning <input checked="" type="checkbox"/> Filing <input type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input checked="" type="checkbox"/> <input type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input checked="" type="checkbox"/> N/A	<input type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) <sup>1</sup> Date of Last Amendment: _____ Date of Submission to COAH: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: _____ Date of Submission to COAH: _____
<input type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):

**FOR OFFICE USE ONLY**

Date Received \_\_\_\_\_ Affidavit of Public Notice \_\_\_\_\_ Date Deemed \_\_\_\_\_  
Complete/Incomplete \_\_\_\_\_ Reviewer's Initials \_\_\_\_\_

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

## HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: 6    ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of **residents**

☒ Yes, Page Number: 6    ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: 24    ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections. AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 2t    ☐ No (incomplete)

5. The plan includes a consideration of 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.

☒ Yes, Page Number: 0    ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☒ Yes, Page Number: 5    ☐ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8)    ☒ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes, Page Number: \_\_\_\_\_    ☒ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

☐ Number of units for which certificates of occupancy were issued since January 1, 2004;

☐ Pending, approved and anticipated applications for development;

☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and

☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html))

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;

☐ Square footage of pending, approved and anticipated applications for development;

☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;

☐ Demolition permits issued and projected for previously occupied non-residential space; and

☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

☐ Yes, Page Number: \_\_\_\_\_ ☐ No (incomplete)

☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

☒ Rehabilitation share (from Appendix B);

☒ Prior round obligation (from Appendix C); and

☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: \_\_\_\_\_

☐ No (incomplete)

☒ Not Applicable

Petition date: \_\_\_\_\_

Endorsement date: \_\_\_\_\_

<sup>1</sup> Information available through the U.S. Census Bureau at

[http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&\\_submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&_submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at

<http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/Imil4/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line		Need
1	<input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>26</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	_____
		Need
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>39</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	_____
	<input type="radio"/> 1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	_____
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C minus Total Prior Round Adjustment(s))	<u>0</u>
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	<u>39</u>
6	Realistic Development Potential(RDP) <sup>1</sup>	<u>0</u>

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment



## Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html).

The applicable workbook has been completed and is attach to this application as Exhibit \_\_\_\_\_.

Line	<b>○ Required 2004-2018 COAH Projections and Resulting Projected Growth Share</b>			
	Household Growth (From Appendix F)	<u>245</u>	Employment Growth (From Appendix F)	<u>152</u>
	Household Growth After Exclusions (From Workbook A)	_____	Employment Growth After Exclusions (From Workbook A)	_____
	Residential Obligation (From Workbook A)	<u>49.00</u>	Non-Residential Obligation (From Workbook A)	<u>9.50</u>
7	Total 2004-2018 Growth Share Obligation			<u>59.00</u>
 <b>○ Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share</b>				
	Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
	Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____
8	Total 2004-2018 Projected Growth Share Obligation			_____
 <b>○ Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share</b>				
	Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
	Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____
9	Total 2004-2018 Growth Share Obligation			_____
10	<b>Total Fair Share Obligation</b> (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)			<u>85.00</u>

## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>26</u>
Less: Rehabilitation Credits	<u>46</u>		<u>46</u>
Rehab Program(s)			
Remaining Rehabilitation Share			<u>-20</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>39</u>
Less: Vacant Land Adjustment (If Applicable)			
(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):			<u>0</u>
Unmet Need			<u>39</u>
RDP			<u>0</u>
<b>Mechanisms addressing Prior Round</b>			
Prior Cycle Credits (1980 to 1986)			
Credits without Controls			
Inclusionary Development/Redevelopment			
100% Affordable Units			
Accessory Apartments			
Market-to-Affordable			
Supportive & Special Needs			
Assisted Living			
RCA Units previously approved			
Other			
Prior Round Bonuses			
Remaining Prior Round Obligation			<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			
Less: Mechanisms addressing Growth Share			
Inclusionary Zoning			
Redevelopment			
100% Affordable Development			
Accessory Apartments			
Market-to-Affordable Units		<u>15</u>	<u>15</u>
Supportive & Special Need Units	<u>4</u>	<u>8</u>	<u>12</u>
Assisted Living: post-1986 Units			
Other Credits		<u>25</u>	<u>25</u>
Compliance Bonuses			
Smart Growth Bonuses			
Redevelopment Bonuses			
Rental Bonuses		<u>7</u>	
Growth Share Total	<u>4</u>	<u>55</u>	<u>52</u>
Remaining (Obligation) or Surplus			<u>0</u>

# PARAMETERS<sup>1</sup>

<u>Prior Round 1987-1999</u>			
RCA Maximum	0	RCAs Included	0
Age-Restricted Maximum	0	Age-Restricted Units Included	0
Rental Minimum	0	Rental Units Included	0

<u>Growth Share 1999-2018</u>			
Age-Restricted Maximum	0	Age-Restricted Units Included	0
Rental Minimum	14.75	Rental Units Included	22
Family Minimum	7.4	Family Units Included	10
Very Low-Income Minimum <sup>2</sup>	7.67	Very Low-Income Units Included	8

<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/affiliates/coah/resources/checklists.html](http://www.nj.gov/dca/affiliates/coah/resources/checklists.html).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed (use <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both <u>Owner-Occupied</u>	Checklist or Form Appendix Location <sup>1</sup>
1. <u>County Progra</u>	<u>Completed</u>	<u>Owner-Occupied</u>	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
Subtotal from any additional pages used						
Total units (proposed and completed)						
Total rental						
Total age-restricted						
Total very-low						
Total bonuses						
Please add additional sheets as necessary.						

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
16. Arc Atlantic Cou	Special Needs	<u>Proposed</u>	4	4			
17. Career Opportunity Development	Special Needs	<u>Completed</u>	4	4			
18. Future Group Home	Special Needs	<u>Proposed</u>	4	4			
19. Market To Affordable	Market to Affordable	<u>Proposed</u>	15		15		
20. Rehabilitation Resale	Expanded Opportunity	<u>Proposed</u>	10		10		
21. Habitat For Humanity	Expanded Opportunity	<u>Proposed</u>	5		5		
22. Apartment Rehabilitation Program	Expanded Opportunity	<u>Proposed</u>	10	10	10		
23. Bonuses	Rental Bonus	<u>Proposed</u>	7				
24.							
25.							
26.							
27.							
28.							
29.							
30.							
<b>Subtotal from any additional pages used</b>			<b>Total units (proposed and completed)</b>				
Total family units			52				
Total age-restricted units			22				
Total Supportive/Special Needs units			10				
Total Special Needs bedrooms			8				
			7				
			<b>Please add additional sheets as necessary.</b>				

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

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**AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)**

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1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

☐ Yes, Bank Name \_\_\_\_\_

(Choose account type) ☐ Separate interest-bearing account

☐ State of New Jersey cash management fund

☒ No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed? ☐ Yes ☒ No  
(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☐ Yes ☐ No  
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

**DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)**

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

☐ Yes,

☐ Adopted OR ☐ Proposed

☒ No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: \_\_\_\_\_

- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

☐ Yes, Ordinance Number. \_\_\_\_\_ Adopted on \_\_\_\_\_

☐ No (Skip to the next category; Payments-in-Lieu)

- If yes, is the amended ordinance included with your petition?

☐ Yes

☐ No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to question 5.

☐ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of 0.00% and a Non-residential fee of 2.5 %

- ☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
- ☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
- ☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
- ☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)
- ☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
- ☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
- ☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (Note: **must be at least 30 percent of all development fees plus interest**)?

- ☐ Yes (Specify actual or anticipated amount) \$ \_\_\_\_\_
- ☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

- If yes, what kind of assistance is offered?

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- Has an affordability assistance program manual been submitted? ☐ Yes ☐ No

<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.



PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
☐ Yes ☒ No (Skip to the next category; Barrier Free Escrow)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (Optional)  
☐ Yes (attach applicable checklist)  
☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (Optional)  
☐ Yes (indicate ordinance section) \_\_\_\_\_  
☐ No

BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?
- ☐ Yes      ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?
- ☐ Yes (specify funding source and amount) \_\_\_\_\_
- ☒ No

### SPENDING PLANS (N.J.A.C. 5:97-8.10)

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)  
☒ Yes      ☐ No
2. Does the Spending Plan follow the Spending Plan model updated October 2008 and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to next section - Affordable Housing Ordinance.  
☒ Yes      ☐ No
3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

#### Information and Documentation

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

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**AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 *et seq.*)**

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1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☐ Yes      ☒ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)?      ☐ Yes      ☐ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

**Required Information and Documentation**

- ☐ Affordability controls
- ☐ Bedroom distribution
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

**AFFORDABLE HOUSING ADMINISTRATION (As Applicable)**

Items that must be submitted with the petition:

- ☐ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

## CERTIFICATION

I, Tiffany A. Cuvillo, have prepared this petition application for substantive certification on behalf of Mullica Township. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.



Signature of Preparer (affix seal if applicable)

12/29/08

Date

COAH Planner

Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

## Narrative Section

The Township of Mullica has submitted a Fair Share Plan that provides details on each of the above items. The Township has previously been certified by COAH and much of the required ordinances and documentation have already been submitted. The Township has not adopted a devleopment fee ordinance and has no intent to collect fees on residential development. Since the 2.5% non-residential fee is a mandatory state imposed fee the Township does not believe a devleopment fee ordinance is necessary. However if it is determined that an ordinance is required the COAH model will be adopted without imposition on residential developments. It should be further noted that there are no non-residential developments pending that would be subject to this fee at this time.

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MUNICIPALITY, COUNTY  
SERVICE LIST  
N.J.A.C. 5:96-3.7



A municipality that petitions the Council on Affordable Housing (COAH) for substantive certification or is otherwise participating in COAH's substantive certification process must include an updated service list in order for COAH to review its submittal. At the time it files or petitions for substantive certification a municipality must provide COAH with a Service List which includes the following information (Please print clearly):

1. Current names and addresses of owners of sites included in previously certified or court settled plans that were zoned for low- and moderate-income housing and/or were to pay a negotiated fee(s). Owners of sites that have been completely developed may be excluded;

PROJECT NAME		BLOCK	
PROPERTY OWNER		LOT	
EMAIL		TITLE	
ADDRESS		PHONE NO.	
		FAX NO.	

PROJECT NAME		BLOCK	
PROPERTY OWNER		LOT	
EMAIL		TITLE	
ADDRESS		PHONE NO.	
		FAX NO.	

PROJECT NAME		BLOCK	
PROPERTY OWNER		LOT	
EMAIL		TITLE	
ADDRESS		PHONE NO.	
		FAX NO.	

PROJECT NAME		BLOCK	
PROPERTY OWNER		LOT	
EMAIL		TITLE	
ADDRESS		PHONE NO.	
		FAX NO.	



MUNICIPALITY, COUNTY  
SERVICE LIST  
N.J.A.C. 5:96-3.7



2. The names and addresses of owners of all new or additional sites included in the Fair Share Plan;

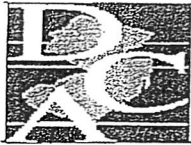
PROJECT NAME	Career Opportunity Development	BLOCK	3923
		LOT	* 3
PROPERTY OWNER	Career Opportunity Development, Inc., Robert Schober	TITLE	Vice President
EMAIL		PHONE NO.	609-965-6781
ADDRESS	901 Atlantic Avenue	FAX NO.	609-965-3099
	Egg Harbor NJ 08215		

PROJECT NAME	White Horse Supportive Housing Project	BLOCK	10024
		LOT	6
PROPERTY OWNER	Collaborative Support Programs, Paul DosSantos	TITLE	
EMAIL		PHONE NO.	732-780-1175
ADDRESS	11 Spring Street	FAX NO.	732-780-8977
	Freehold, NJ 07728		

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

PROJECT NAME		BLOCK	
		LOT	
PROPERTY OWNER		TITLE	



MUNICIPALITY, COUNTY  
SERVICE LIST  
N.J.A.C. 5:96-3.7



4. The names and addresses of relevant County, Regional and/or State entities; AND

NAME	<u>NJ Pinelands Commission, Larry Liggett</u>	TITLE	<u>Director Land Use &amp; Technology</u>
EMAIL	<u>Larry.Liggett@njpines.state.nj.us</u>	PHONE NO.	<u>609-894-7300</u>
ADDRESS	<u>Post Office Box 7</u>	FAX NO.	<u>609-894-7330</u>
	<u>New Lisbon 08064</u>		

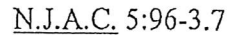
NAME	<u>Atlantic County Planning, Joseph Maher</u>	TITLE	<u>Dept. Head</u>
EMAIL	<u>Maher_joseph@aclink.org</u>	PHONE NO.	<u>609-645-5898</u>
ADDRESS	<u>Route 9 &amp; Dolphin Ave</u>	FAX NO.	<u>609-645-5836</u>
	<u>Northfield, NJ 08225</u>		

NAME	<u>Office of Smart Growth, Karl Hartkopf</u>	TITLE	<u>Director</u>
EMAIL	<u>osgmail@dca.state.nj.us</u>	PHONE NO.	<u>609-292-7156</u>
ADDRESS	<u>Post Office Box 204</u>	FAX NO.	<u>609-292-3292</u>
	<u>Trenton, NJ 08625</u>		

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	





3. Except for Mayors, Clerks, Municipal Attorneys and Municipal Housing Liaisons, which are automatically added to every Service List by COAH, the names and addresses of all municipal employees or designees that the municipality would like notified of all correspondence relating to the filing or petition;

NAME	<u>Lance B. Landgraf, PP, PE, AICP</u>	TITLE	<u>Planner</u>
EMAIL	<u>Lance.Landgraf@marathonconsultants.com</u>	PHONE NO.	<u>609-561-6650</u>
ADDRESS	<u>5 South Third Street</u> Hammonton, NJ 08037	FAX NO.	<u>609-567-9488</u>

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
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ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	



MUNICIPALITY, COUNTY  
SERVICE LIST  
N.J.A.C. 5:96-3.7



5. Names of known interested party(ies).

NAME	Jacqui Adam	TITLE	Allies, Inc.
EMAIL		PHONE NO.	
ADDRESS	1262 White Horse- Hamilton Sq. Rd, Bldg. A, Ste. 101 Hamilton NJ 08690	FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

NAME		TITLE	
EMAIL		PHONE NO.	
ADDRESS		FAX NO.	

# Marathon

ENGINEERING & ENVIRONMENTAL SERVICES, INC.

December 16, 2008

State of New Jersey  
Council on Affordable Housing  
101 South Broad Street  
PO Box 813  
Trenton, NJ 08625-0813

Att: Lucy Vandenberg  
Exec. Director

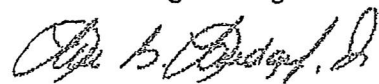
Ref: Mullica Township  
COAH Certification

Dear Ms. Vandenberg:

This is to certify that there have been no substantive changes in the availability of land within the Township of Mullica and that no public sanitary sewer or potable water systems have been constructed in the Township since the last certification period. As you are aware the Township is located entirely within the jurisdiction of the New Jersey Pinelands Commission. The development of land without public sanitary sewer systems in the Pinelands region is severely restricted by the Commission. The regulations governing development in the Township have not substantially changed since the last certification period.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely yours,  
Marathon Engineering and Environmental Services, Inc.



Lance B. Landgraf, Jr., P.P., AICP  
Mullica Township Planning Consultant

Cc: Kim Johnson, Twp. Clerk  
Tiffany Cuvillo, P.P., ACIP, Twp. COAH Consultant

Y:\MARATHON\Projects\MUL02401 - 2008 Master Plan\Documents\LETTERS\COAH Certification.doc

□ 510 HERON DRIVE * SUITE 100 * SWEDESBORO, NEW JERSEY 08085	☎ (856) 241-9705	☎ (856) 241-9709
□ 175 WHITE HORSE PIKE * SUITE D * ABSECON, NEW JERSEY 08201	☎ (609) 677-5412	☎ (609) 677-8963
□ 100 DOBBS LANE * SUITE 211 * CHERRY HILL, NEW JERSEY 08034	☎ (856) 427-7801	☎ (856) 427-7912
■ 5 SOUTH THIRD STREET * HAMMONTON, NEW JERSEY 08037	☎ (609) 561-6650	☎ (609) 567-9488



# Marathon

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101 South Broad Street  
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Att: Lucy Vandenberg  
Exec. Director

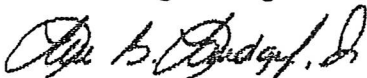
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Lance B. Landgraf, Jr., P.P., AICP  
Mullica Township Planning Consultant

Cc: Kim Johnson, Twp. Clerk  
Tiffany Cuvillo, P.P., ACIP, Twp. COAH Consultant

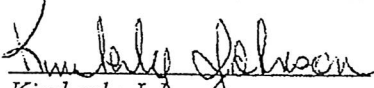
Y:\MARATHON\Projects\MUL02401 - 2008 Master Plan\Documents\LETTERS\COAH Certification.doc

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■ 5 SOUTH THIRD STREET • HAMMONTON, NEW JERSEY 08037	TEL (609) 561-6650	FAX (609) 567-9488

www.marathonconsultants.com

## **CERTIFICATION**

*I, Kimberly Johnson, Municipal Clerk of the Township of Mullica do certify that I have sent a copy of the Township's Third Round Substantive Certification and Housing Element and Fair Share Plan and Spending Plan to the following individuals:*

  
Kimberly Johnson  
Municipal Clerk

William Kennedy, Mayor  
Township of Mullica  
Post Office Box 317  
Elwood, NJ 08217

Larry Liggett  
NJ Pinelands Commission  
Post Office Box 7  
New Lisbon, NJ 08064

Lance B. Landgraf, PP, AICP  
Marathon Engineers  
5 South Third Street  
Hammonton, NJ 08037

Norman Zlotnick, Esquire  
450 Tilton Road, Suite 120  
Northfield, NJ 08225

Kimberly Johnson,  
Municipal Clerk, Planning Bd. Secretary  
Mullica Township of Mullica  
Post Office Box 317  
Elwood, NJ 08217

Joseph Maher  
Atlantic County Planning  
Route 9 & Dolphin Ave.  
Northfield, NJ 08225

**2008 Master Plan  
Fair Share Plan and Spending Plan  
Township of Mullica  
Atlantic County, New Jersey**

Adopted after a public hearing by Resolution by the  
Township of Mullica Planning Board on December 29, 2008

Endorsed by Resolution by the Township of Mullica Committee on December 29, 2008

**2008 Master Plan  
Fair Share Plan and Spending Plan  
For the  
Township of Mullica  
Atlantic County, New Jersey**

***MAYOR***

William Kennedy

***COMMITTEE MEMBERS***

Michael St. Amour, Deputy Mayor  
Bernard Graebener  
Janet Forman  
Kathy Chasey

***PLANNING BOARD***

John Malkin, Chairman  
William Kennedy, Mayor  
Bernard Graebener, Committeeman

Charles Muller  
Tom Sandman  
Carmen Merlino  
Glen Forman  
Frank Seney  
Joy Ramer  
Mary Nevius  
Tom Bouchard  
Christin Mazzarella  
Ron Smolen

Prepared By:

  
Tiffany A. CuvIELLO, AICP, PP#5533

The original of this document was signed and  
sealed in accordance with NJAC 13:41-1.3.b

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## I. INTRODUCTION

Every municipality in New Jersey has a constitutional obligation to provide a realistic opportunity to create a fair share of affordable housing. This obligation was established as a result of the Mount Laurel decisions decided by the Supreme Court of New Jersey and the adoption of the Fair Housing Act of 1985. In accordance with the Municipal Land Use Law, a municipality may not adopt a zoning ordinance unless it has adopted a Housing Element. (N.J.S.A. 40:55D-1 et. seq.). A Fair Share Plan addressing how the municipality will provide for affordable housing is an essential component of the Housing Element. Pursuant to N.J.S.A. 52:27D-310 the Housing Element is required to include the following:

- An inventory of the municipality's housing stock;
- a projection of future housing including the probable construction of low and moderate income housing over the next ten years;
- an analysis of the municipality's demographic characteristics and employment;
- a determination of the municipality's present and prospective fair share of affordable housing; and

- a consideration as to how to provide for the construction of said affordable housing.

Municipalities are encouraged to file and request certification of their Housing Element and Fair Share Plan with the Council on Affordable Housing (COAH). COAH provides rules and regulations that guide municipalities in providing affordable housing. By having a plan certified by COAH a municipality is granted a presumption of validity against allegations of exclusionary zoning; otherwise known as a builder's remedy lawsuit for a period of up to ten (10) years.

This report is designed to update and amend the Township's Fair Share Plan by addressing COAH's Round III regulations. On November 21, 2005 the Township Planning Board adopted a Housing Element and Fair Share Plan. The Housing Element is being updated as a separate document. The new Housing Element contains updated demographic information consistent with the Petition application prepared and required by COAH.

## II. FAIR SHARE PLAN

### Background:

Mullica Township received substantive certification from the Council on Affordable Housing (COAH) for its first round 1987-1993 affordable housing obligation. On March 4, 1998 the Township received certification of its second round plan. COAH granted extended substantive certification on March 9, 2005. The Round II plan approved by COAH carried through a vacant land adjustment resulting in a rehabilitation obligation of 36 units and an unmet need of 39 units.

On November 21, 2005 the Township adopted a Round III Housing Element and Fair Share Plan. This plan was not certified due to a change in COAH's regulations. The Township of Mullica has prepared this plan to meet the December 31, 2008 filing deadline for a revised Round III Fair Share Plan.

On December 20, 2004, COAH adopted their third round rules. COAH's Round Three Rules have resulted in a growth share obligation which requires the Township to create a percentage of an affordable housing unit for every housing unit constructed and for every square foot of new non-residential development constructed. The growth share formula must be used for the period 2004-2018, thus any development that has occurred in the Township since January 1, 2004,

has resulted in an additional affordable housing obligation.

Subsequent to the adoption of the growth share regulations in 2004 numerous amendments and challenges have resulted in a new set of regulations to be followed. This plan is designed to address the regulations as they exist in December of 2008. It is understood that the regulations may change again after all legal remedies are exhausted. Thus this plan may be revised again in the future as appropriate.

Council on Affordable Housing (COAH) regulations define low income households (those earning up to 50% of the moderate household income) and moderate income households (those earning from more than 50% to 80% of the moderate household income). The figures are adjusted for household size and the municipality's housing region.

Mullica Township is part of Region Six, which includes Atlantic, Cape May, Cumberland and Salem Counties. The 2008 COAH Regional Income Limits for Region Six (based on household size) range from \$22,678 (one person) to \$42,763 (eight persons) for the upper limit of low income families. Income limits range from \$36,284 (one person) to \$68,421 (eight persons) for the upper limit of moderate income. Median income for Region 6 in 2008 ranges from \$45,355 to \$85,527, the Township's median income in 1999 was reported at \$50,419.

*Round II Plan Unmet Need:*

The Township of Mullica received first and second round certification from COAH. Second Round certification was granted by COAH on March 4, 1998. The Township received a vacant land adjustment in Rounds I and II that resulted in a zero unit Realistic Development Potential and an Unmet Need of 39 units.

The conditions in the Township that warranted the granting of a vacant land adjustment remain constant and have not changed. The Township is governed by the Pinelands Commission which regulates density of land uses. More than 65% of the Township is

located in either a Preservation Area, Forest Area or Rural Development Designation. The minimum lot size in these areas ranges from 3.6 acres to 31 acres. The Township is also severely constrained by wetlands and buffers. Finally there are no public sewers or public water lines in the Township.

The Round II Plan certified by COAH on March 4, 1998 granted a waiver from addressing unmet need. The conditions in the Township which warranted this waiver remain constant and have not changed. Thus the Township continues to rely on the waiver of unmet need granted by COAH.

### Round III COAH Analysis:

#### Rehabilitation Component

The Township of Mullica has a rehabilitation requirement of 26 units. The Township works with Atlantic County Improvement Authority to rehabilitate properties as well as conducting rehabilitations through a local program. Since April of 2000 the Township and the County have rehabilitated a total of 46 units. The Township of Mullica has exceeded the rehabilitation obligation.

In 1997 the Township of Mullica entered into a interlocal services agreement with the Atlantic County Improvement Authority to administer the Township's Small Cities Program for Housing Rehabilitation. Since April of 2000 this program has rehabilitated 14 units in the Township.

In 1996 the Township created the Mullica Township Rehabilitation Committee (MTRC). This committee reviews and recommends to the Governing Body emergency loans for housing rehabilitation. This program began with funds from the Community Development Block Grant Program and Small Cities Grants. The program utilizes re-captured funds to create a revolving loan fund for the purposes of emergency rehabilitation to low- and very low-income households. Repayment is made if the applicant sells the property at a rate of 50% or 100% dependant upon the applicant's income level. All loans are interest free.

Since the inception of the Mullica Township Rehabilitation program 59 units have been rehabbed. Since April of 2000 32 units have been rehabilitated. This program has been very successful in helping low-income households.

## Residential Component

There are two elements in calculating the Township's affordable obligation generated by residential development: an obligation based upon Certificates of Occupancy which have already been issued, and a projected obligation based upon anticipated future residential development.

The following table identifies the total residential certificates of occupancy and demolition permits which have been issued from 2004 to August of 2008. This development has generated an affordable housing obligation of 24.5 units, 18 if demolition permits are deducted. Pursuant to a pending amendment to N.J.A.C. 5:97-2.5(a)v, the Township may deduct from its growth share obligation any unit that was demolished and replaced by the same owner. The Township will provide the necessary documentation to permit the exclusion of the demolition permits as permitted under N.J.A.C. 5:97-2.5(a)v, as part of any required monitoring reports.

COAH has estimated that the Township of Mullica will create 245 new housing units between 2004 and 2018. This would generate a projected growth share obligation of 49 units based on residential development.

In 2004 there were 38 certificates of occupancy issued for residential structures in the Township. In 2007 there were only 15 CO's issued.

Residential Certificates of Occupancy and Demolition Permits							COAH	
	2004	2005	2006	2007	August 2008	SUM	Obligation	
COs Issued	38	19	20	15	6	98	24.5	
Demolitions	8	6	4	3	5	26	N/A	
Net	30	13	16	12	1	72	18	

Over the three-year span from 2004 to 2007 the residential growth in the Township dropped by 60%. To further illustrate the changes in the residential growth in the Township, in the first half of 2008 only 6 CO's were issued. This is a considerable change in growth patterns in the Township and reflects a future growth rate much less than anticipated by the COAH projections.

The change in the economy is not the only factor impacting the future residential growth in Mullica Township. The entire Township is under the jurisdiction of the Pinelands Commission which regulates the density of land. A majority of the Township is located in the Forest Area which permits a minimum lot size of 25 acres.

An analysis of non-residential development in Township of Mullica has also been conducted. The following table identifies the total square footage of non-residential development which certificates of occupancy and demolition permits have been issued for from 2004 through August of 2008. Accordingly, the Township has realized an obligation of 1.49 affordable housing units from non-residential development.

obligation of 9.50 units based on non-residential development. The Township believes this projection is high given the past non-residential growth Mullica has experienced and the availability of land to accommodate non-residential development. If we take the average non-residential growth from 2004 through 2007 you would create 6 new jobs per year. Extrapolating that over the next 10 years would result in 60 new jobs, for a total of 84 jobs. This is 45% less than the growth projected by COAH.

Township of Mullica



## Challenges to Projections

The Township of Mullica is under the jurisdiction of the Pinelands Commission. As such the Commission determines land density. The majority of the Township is located in low density or preservation districts. Over 75% of the total land area in the Township is located in either an Agricultural Production, Forest Area or Preservation Area designation. This leaves very little land for future development. Additionally there are no public sewers or public water in the Township.

As part of the Township's approved Vacant Land Adjustment it was determined and approved by COAH that Mullica had a zero unit Realistic Development Potential. COAH also agreed to waive the requirements to plan for unmet need due to our lack of infrastructure. Therefore the Township reserves the right to amend this plan and challenge COAH projections with respect to residential and non-residential growth.

## Regional Planning Entity

Pursuant to the Fair Housing Act (NJSA 52:27D-329.9.18.c(2)) the Pinelands Commission was named as a Regional Planning Entity. As such the Commission has the authority to change a municipal obligation by no more than 50% where the coordination of regional affordable housing opportunities exists. In the instance of Mullica Township there exists considerable environmental concerns as is evidenced through the amount of land area located in low density zoning districts as prescribed by the Pinelands Commission. Additionally, the Township does not offer extensive employment opportunities or convenient access to infrastructure.

As such the Pinelands Commission has the ability to adjust the municipal obligation by no more than 50%. In the instance of Mullica

Township we believe there warrants consideration for a downward adjustment of the total Round III obligation due to the above stated concerns. However, the Pinelands Commission has not implemented any regulations that would guide them in how to determine where these adjustments would be warranted.

For this reason, the Township of Mullica believes it is inappropriate to approve the Fair Share Plan until such time that the Pinelands Commission determines how to address their role in the affordable housing planning process. This is further complicated by the fact that the Pinelands Commission is currently proposing changes to their land capability map that would alter the boundaries of the Forest Area districts. While these issues are on-going and unresolved the Township believes it is impossible to complete a Fair Share Plan.

However, COAH has implemented a December 31, 2008 deadline for all plans to be submitted. For this reason the Township of Mullica reserves the right to amend this plan following the Pinelands Commissions completion of changes to the Land Capability Map and after their role as a Regional Planning Entity is understood.

The Township of Mullica also reserves the right to further amend the round III plan once all appeals are exhausted with respect to the existing regulations and all amendments to the regulations are finalized.

### Round III Plan Proposals:

Based upon COAH's projections, the Township's affordable housing obligation for Round III is estimated at 59 units. The Township intends to implement various provisions in order to satisfy this projected obligation.

#### **Supportive Housing**

The Arc of Atlantic County in cooperation with Collaborative Support Programs of NJ is in the process of reconstructing a new group home on the White Horse Pike (Block 10024, Lot 6). The home will contain 4 bedrooms for the developmentally disabled. All of the units will be restricted to very low-income individuals. The Arc is licensed under NJ Department of Human Services. The new facilities will carry a 30-year deed restriction. Under N.J.A.C. 5:97-6.10 the facility will qualify for 4 credits.

#### **Arc of Atlantic County – 4 credits**

Career Opportunity Development operates a facility at 3803 Reading Avenue (Block 3923, Lot 3). The facility contains 4 bedrooms and was opened in 2000. The property is located in the Forest Area zoning district. The Township will work with Career Opportunity Development to complete the necessary forms in order to qualify for credits.

#### **Career Opportunity Development – 4 credits**

The Township intends to work with organizations similar to the Arc of Atlantic County and Career Opportunity Development to create a third group home in the Township. This is part of the Township's future affordable housing planning and will be implemented before the end of 2018. It is anticipated that a third group home would accommodate a minimum of four bedrooms, similar to the above units.

#### **Future Group Home – 4 credits**

The total anticipated credits for supportive housing through 2018 is 12 credits of which 8 units will qualify as very low-income units.

#### **Miscellaneous Provisions**

The Township of Mullica will work with Habitat for Humanity in creating affordable housing opportunities. The Township owns property that would be suitable for development. The Township will review the parcels to see if they meet the needs for Habitat for Humanity and donate them as appropriate. It is anticipated that up to 5 units can be created with Habitat for Humanity on Township property. The Township will look to work with Habitat for Humanity to create two of these units as very low-income units.

#### **Habitat For Humanity – 5 credits**

The Township has conducted an inventory of existing apartments. There are 24 buildings containing rental units along the White Horse Pike. The Township intends to work with the property owners to facilitate the inclusion of some of these existing units into this plan. This can be done in instances where the property may qualify as an area in need of rehabilitation and receive tax abatements for improvements. In doing so the Township will look to incorporate deed restrictions in accordance with COAH regulations so that these units will qualify as affordable units.

#### **Apartments – Up to 10 credits**

The Township intends to implement a Market to Affordable Program for up to 6 units (10% of our total projected obligation) pursuant to NJAC 5:97-6.9. The Township also plans to include another 9 units after the success of the first 6 units is demonstrated in accordance with



NJAC 5:97-6.9(b)4.

The Township will solicit funds from the newly created statewide Affordable Housing Trust Fund to implement this program. (New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 as amended by section 17 of P.L.2008, c.46 (C.52:27D-320).) A minimum of \$25,000 will be provided for each moderate-income unit and \$30,000 for each low-income unit will be requested. It is anticipated however that a much greater subsidy will be necessary in order to facilitate the buy-down of existing units. The Township will look for units in foreclosure that would offer a greater opportunity for this program.

#### Market to Affordable Program – 15 credits

As noted earlier, the Township has successfully implemented a local rehabilitation program for low- and very low-income households. This program requires repayment at the time of sale for each unit that is given a loan. A repayment of 100% is required for households that are low-income and 50% for very low-income households. Since COAH does not permit a municipality to utilize rehabilitated units to meet a growth-share obligation the Township intends to modify the existing rehabilitation program.

As proposed the Township will offer 100% forgiveness of a loan if the unit is resold as an affordable housing unit in accordance with the UHAC regulations and an affirmative marketing plan to be adopted by the municipality. Since the inception of the Township rehabilitation program a total of 59 units have utilized the loan program. Currently

there are 34 outstanding loans that have not been repaid. The Township anticipates that a minimum of ten of the units which are rehabilitated under this program will request a loan forgiveness and enter into the appropriate deed restrictions to qualify as an affordable housing unit.

#### Rehabilitation Program – 10 credits

Total Miscellaneous Credits: 40 of which 4 units will be very low-income units.

#### Bonus Provisions

In accordance with N.J.A.C. 5:97-3.20 the Township of Mullica can anticipate bonus credits for up to 25% of the projected growth share obligation. Thus with a projected growth share obligation of 59 units the Township can earn up to 14.75 bonus credits.

The Township of Mullica estimates qualifying for 7.25 bonus credits for rental units and supportive housing units. The bonus credits are highlighted in Table 27 – COAH Obligation.

The Township will qualify for a total of 0.25 bonus credits for supportive housing units in accordance with N.J.A.C. 5:97-3.6(a)2. The Township will also qualify for a total of 7 bonus credits for rental units.

The following Table summarizes and illustrates the Township of Mullica's Round III plan with bonuses and very low-income units.

COAH Obligation										
	Apartments						Bonuses	Very Low Income		
			Max. Senior Apartments (50% of Apts)	Supportive and Special Needs Units	Supportive and Special Needs Units Bonuses	Min. Family Apartments (50% of Apartments)		Family Apts Bonuses	Max. Bonus (based on rentals over 25% req.)	13% Very Low Income Units
Total Obligation		59	14.75	7.375		7.375		7.25	7.67	3.835
Project	Credits	Apts.	Senior Apts.	Supportive and Special Needs Units	Bonus	Family Apartments	Bonus	Max. Bonus	Very Low Income Units	50% Family Very Low Income Units
Supportive Housing					0			0		
ARC of Atlantic County	4	4		4	1				4	
CODI	4	4		4	1			0.25	4	
Future Program	4	4		4	1					
					0			0		
Misc. Provisions										
Market to Affordable	15							0		
Rehab Program	10							0		
Habitat for Humanity	5									2
Apartment Program	10	10				10	10	7		2
Sum	52	22	0	12	3	10	10	7.25	8	4
Sum Less Total Obligation	-7	7.25	-7.375			2.625		0	0.33	0.165
Plus Bonuses	7.25									
Sum Units + Bonus	59.25									
Final Balance	-0.25									

## Implementation Schedule

In accordance with N.J.A.C.5:97-3.2(a)4 the Township has created the following implementation schedule. This schedule is approximate at best and the timing of any of the proposed developments is dependant upon market conditions.

Please note that the projected obligation is based upon the Township generating an obligation of 3.925 units per year between 2009 through 2018. Using COAH projections of 59 units of which 19.24 units are already obligated, from 2004 through 2008.  $(59 - 19.24 = 39.76$  and  $39.76 / 10 = 3.98$  units per year)

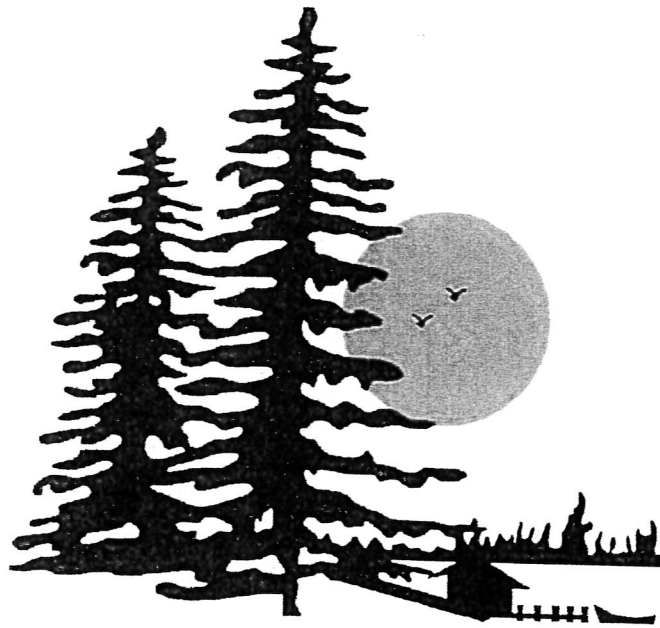
IMPLEMENTATION SCHEDULE											
Project	Credits	2000-2008		2009		2010		2011		2012	
		Obligation	Units + Bonus	Projected Obligation	Units + Bonus	Projected Obligation	Units + Bonus	Projected Obligation	Units + Bonus	Projected Obligation	Units + Bonus
Supportive Housing	ARC		4		4.25						
	CODI		4								
	Future Group Home		4								
Misc. Provisions	Habitat		5		1		1		1		1
Market to Affordable Program			15				2		3		3
Apartment Program			10				2		2		3
Rehabilitation Program			10		1		1		1		1
Sum			52	19.24	4	23.22	6.25	27.2	31.18	35.16	8
Total Affordable Credits					4		10.25		16.25		23.25
											31.25
Project	Projected Obligation	2013		2014		2015		2016		2017	
		Units + Bonus	Projected Obligation	Units + Bonus	Projected Obligation	Units + Bonus	Projected Obligation	Units + Bonus	Projected Obligation	Units + Bonus	Projected Obligation
Supportive Housing	ARC										
	CODI										
	Future Group Home		4								
Misc. Provisions	Habitat		1								
Market to Affordable			2				1		2		
Apartment Program			2				8				
Rehabilitation Program			1				1		1		
Sum		39.14	43.12	3	47.10	10	51.08	3	55.06	1	59.04
Total Affordable Credits		41.25	44.25	3	54.25	10	58.25	3	62.25	1	66.25

## V. SPENDING PLAN

The Township has not implemented a Development Fee ordinance but intends to do so as part of this plan to address the non-residential impact fee imposed statewide. The Township does not forecast any development fees from the non-residential 2.5% impact fee as no development is currently pending. Any money collected from the non-

residential development fees will be utilized towards the Market to Affordable program as proposed in the Fair Share Plan. The Township does not intend to create a development fee for residential development.

**HOUSING ELEMENT**  
**TOWNSHIP OF MULLICA**  
**ATLANTIC COUNTY, NEW JERSEY**



Prepared by:

Marathon Engineering & Environmental Services, Inc.  
5 South Third Street  
Hammonton, New Jersey 08037

December 29, 2008

HOUSING ELEMENT  
TOWNSHIP OF MULLICA  
ATLANTIC COUNTY, NEW JERSEY

Prepared by:

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Hammonton, New Jersey 08037

December 17, 2008

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Lance B. Landgraf, Jr, PP, AICP  
New Jersey Professional Planner License #5100

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## **Section A. Summary of Fair Housing Act**

### **MULLICA TOWNSHIP**

#### **Summary of the Fair Housing Act**

The New Jersey Supreme Court stated in its Mount Laurel decision that all municipalities have a constitutional obligation to create a realistic opportunity for their fair share of the regional need for low and moderate income housing, including an opportunity for decent housing for at least some portion of their indigenous poor living in deficient housing.

The Fair Housing Act of July 2, 1985 provided a comprehensive planning and implementation process for this municipal constitutional obligation. As part of this process, each municipality must update their master plan to include a housing element/fair share plan. This Housing Element, to be included in the Mullica Township Master Plan, will satisfy this procedural requirement.

## Section B. Housing Element

Several components of the demographic, housing and employment circumstances have changed since the last Housing Element and Fair Share Plan was prepared in 2005. The 2000 Census has been adjusted since the preparation of the Plan and has revealed the following major changes:

1. The Township's population has increased from 5,912 persons in 2000 to 6,034 in 2007. This is an increase of approximately 2.0 percent. Accordingly, the gross density of the Township has increased from 103.92 persons per square mile of land area to 106.0 persons per square mile of land area.
2. The 1990 Census reported that the majority of the Township's population was between the ages of 18 and 64. This age group is still the largest portion of the Township's population in 2000.
3. The median household size of the Township has not changed significantly. The 1990 Census reported the median size at 2.83 persons per unit and the 2000 Census reported only a 0.04 persons per unit increase for a median of 2.87 persons per unit.
4. In 1990 the majority of Township's housing stock consisted of single family detached units (1,962). This housing type still accounts for approximately 90 percent of the housing stock in the municipality. Additionally, approximately 87 percent of the housing stock is owner occupied.

## Section C. Demographic Characteristics

### Population

Mullica Township is a slowly developing rural community that has undergone an increase of 2,643 residents since 1970. This increase from 3,391 persons in 1970 to 5,912 persons in 1990 is an increase of 42.6 percent. Thirty-one percent of this increase was between 1970 and 1980, eleven percent of this increase was between 1980 and 1990, and less than one percent of this increase was between 1990 and 2000. Since 2000, the Township of Mullica has increased by 122 person to a population of 6,034 in 2007. Also as previously indicated the gross density has increased from 103.9 persons per square mile to 106.0 persons per square mile.

**Table I  
Population Change  
Mullica Township and Atlantic County**

#### **Mullica Township**

<u>Year</u>	<u>Population</u>	<u>Population Change</u>	
		<u>Number</u>	<u>Percent</u>
1970	3,391	--	---
1980	5,243	1852	31.3
1990	5,896	653	11.0
2000	5,912	16	0.3
2007	6,034	122	2.0

#### **Atlantic County**

1970	175,043	----	----
1980	194,119	19,076	7.5
1990	224,327	30,208	12.0
2000	252,522	28,225	11.2

2007	270,644	18,122	6.7
------	---------	--------	-----

Source: 1970, 1980, 1990, 2000, 2007 Census; Profile of General Demographic Characteristics, U.S. Bureau of Census

### Population Composition by Age

Mullica Township's overall population has remained relatively consistent since 1990, experiencing an increase on only 16 residents. While the population has remained constant, the population within each age group has changed. The largest population by age group within the municipality remains those members between the ages of 18 – 64 years. This age group is comprised of 3,688 of the 5,912 total Mullica Township residents or 62.3 percent of the population. While this group remains the largest sector of the population, a decline of less than one percent has been experienced since 1990. The group experiencing the largest gains since 1990 is the 5 – 17 year-old group, with an increase in population of approximately 12 percent. The only other group experiencing gains between 1990 and 2000 was the 65 and over age group. This group has increased by almost 6 percent since 1990. The most significant change in the Township's population occurred in the under 4 age group. This group experienced a decline of approximately 27 percent since 1990.

Table II  
Population by Age 1990 & 2000  
Mullica Township

	<u>1990</u> <u># Persons</u>	<u>% OF</u> <u>TOTAL</u>	<u>2000</u> <u># Persons</u>	<u>% OF</u> <u>TOTAL</u>	<u>Change 1990 - 2000</u>	
					<u># Persons</u>	<u>% Change</u>
Under 4	486	8.3	354	6.0	-132	-27.2
5 - 17	1,111	18.8	1240	21.0	129	11.6
18 - 64	3,704	62.8	3688	62.3	-16	-0.4
65 & Over	<u>595</u>	<u>10.1</u>	<u>630</u>	<u>10.7</u>	<u>35</u>	5.9
	5,896	100.0	5,912	100.0	16	

Median 33.0

Median 36.9 years

Source: 1990 & 2000 Census; Profile of General Demographic Characteristics, U.S. Bureau of Census

## Section D. Existing Housing Characteristics

### Household Size

The size and make up of households in Mullica Township changed very little between 1990 and 2000. The overall number of household units has remained relatively constant. Likewise, the proportion of persons per unit has remained relatively unchanged. The median household size has decreased from 3.03 in 1990 to 2.87 in 2000.

**Table III**  
**Household Characteristics 1990 - 2000**  
**Occupied Housing Units by Tenure by Persons in Unit**  
**Mullica Township**

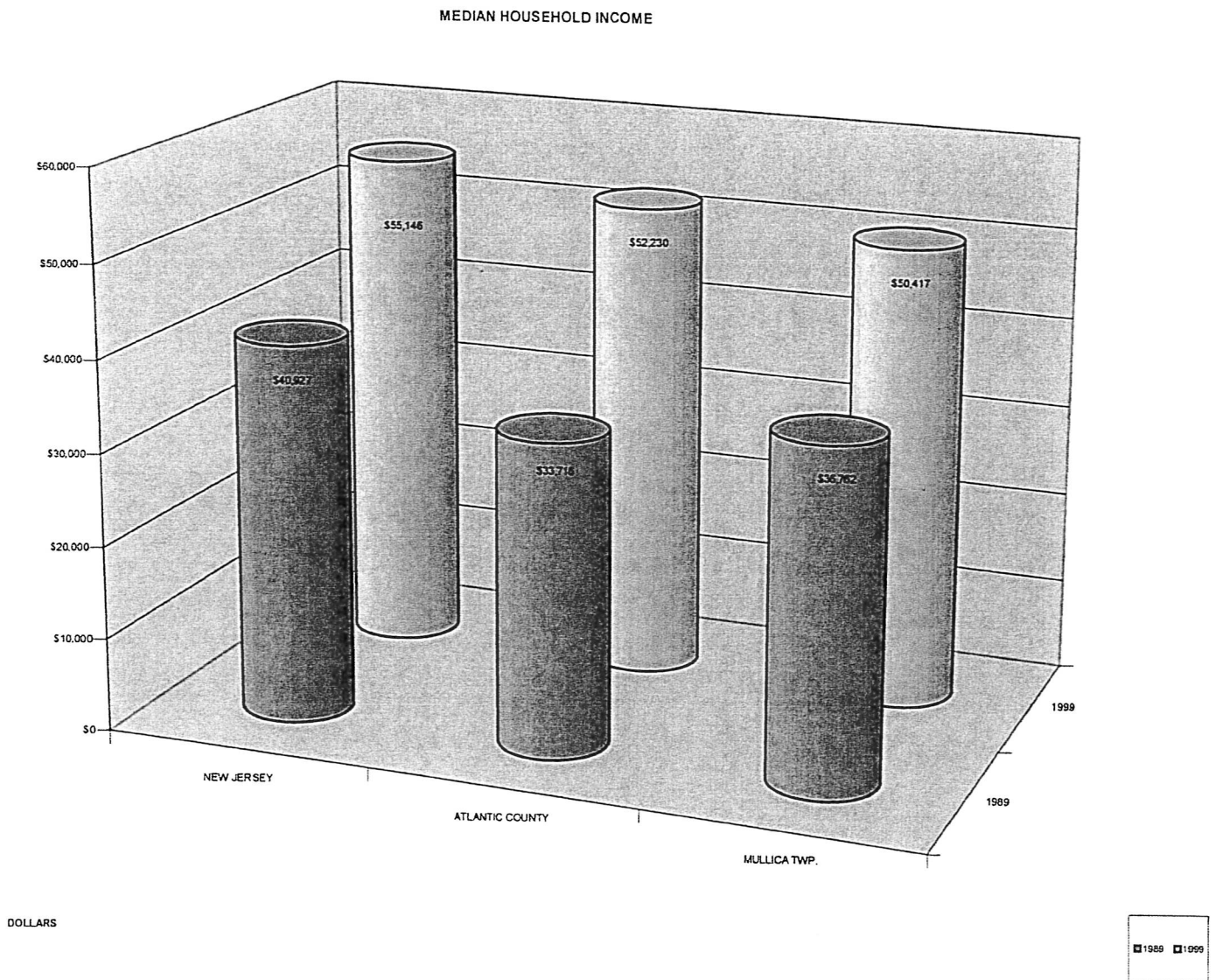
	1990		2000		Change 1990 - 2000	
	<u># Persons</u>	<u>%</u>	<u># Persons</u>	<u>%</u>	<u># Persons</u>	<u>%</u>
1 Per	331	17.2	396	19.4	65	19.6
2 Per	560	29.1	626	30.6	66	11.8
3 Per	350	18.2	369	18.1	19	5.4
4 Per	326	17.0	360	17.6	34	10.4
5 Per	213	11.1	174	8.5	-36	-16.9
6 or More	<u>143</u>	<u>7.4</u>	<u>119</u>	<u>5.8</u>	-24	-16.8
Totals	1,923	100.0	2,044	100.0		
Median Persons per Household	3.03		2.87			

Source: 1990 & 2000 Census; Occupied Housing Units, U.S. Bureau of Census

### Income

Although the income levels provided in Table IV have not been adjusted to reflect inflation, they still indicate the overall change within the State, County and Township. The Median Household Income has increased by over 23 percent in Mullica Township, Atlantic County and the entire State

of New Jersey from 1989 to 1999. The Median Per Capita Income also increased by over 25 percent during the same period for all three previously stated categories. Both Atlantic County and Mullica Township increased proportionally with the state as a whole and these Median Household and Per Capita Incomes are still below the States figures.



**Table IV**  
**Per Capita and Household Income, 1989 & 1999**  
**Mullica Township, Atlantic County, State of New Jersey**

	<u>1989</u>	<u>1999</u>	<u>Percent Change</u>
<b><u>Median Household Income</u></b>			
New Jersey	40,927	55,146	25.8
Atlantic County	33,716	52,230	35.4
Mullica Township	36,762	50,417	27.1
<b><u>Median Per Capita Income</u></b>			
New Jersey	18,714	27,006	30.7
Atlantic County	16,016	26,140	38.7
Mullica Township	13,859	19,764	29.9

Source: 1990 & 2000 Census; Profile of Selected Economic Characteristics, U.S. Bureau of Census

#### **Housing Unit Data**

As can be seen in Table V, 86.7 percent of the housing units in Mullica Township are owner occupied and over 93 percent are year round residents. Of the Township's 2,176 household units, 1,962 are single family detached dwellings.



**Table V**  
**Housing Unit Data 2000**  
**Mullica Township**

<u>Unit Type</u>	<u>Mullica Township</u>	
	<u>Number</u>	<u>Percent</u>
Year Round	2,044	93.9
Vacant, Seasonal & Migratory	<u>132</u>	<u>6.1</u>
Total	2,176	100.0
 <u>Tenure of Units</u>		
Owner Occupied	1,772	86.7
Renter Occupied	<u>272</u>	<u>13.3</u>
Total	2,044	100.0

Source: 2000 Census; Profile of General Demographic Characteristics, U.S. Bureau of Census

### Tenure of Households

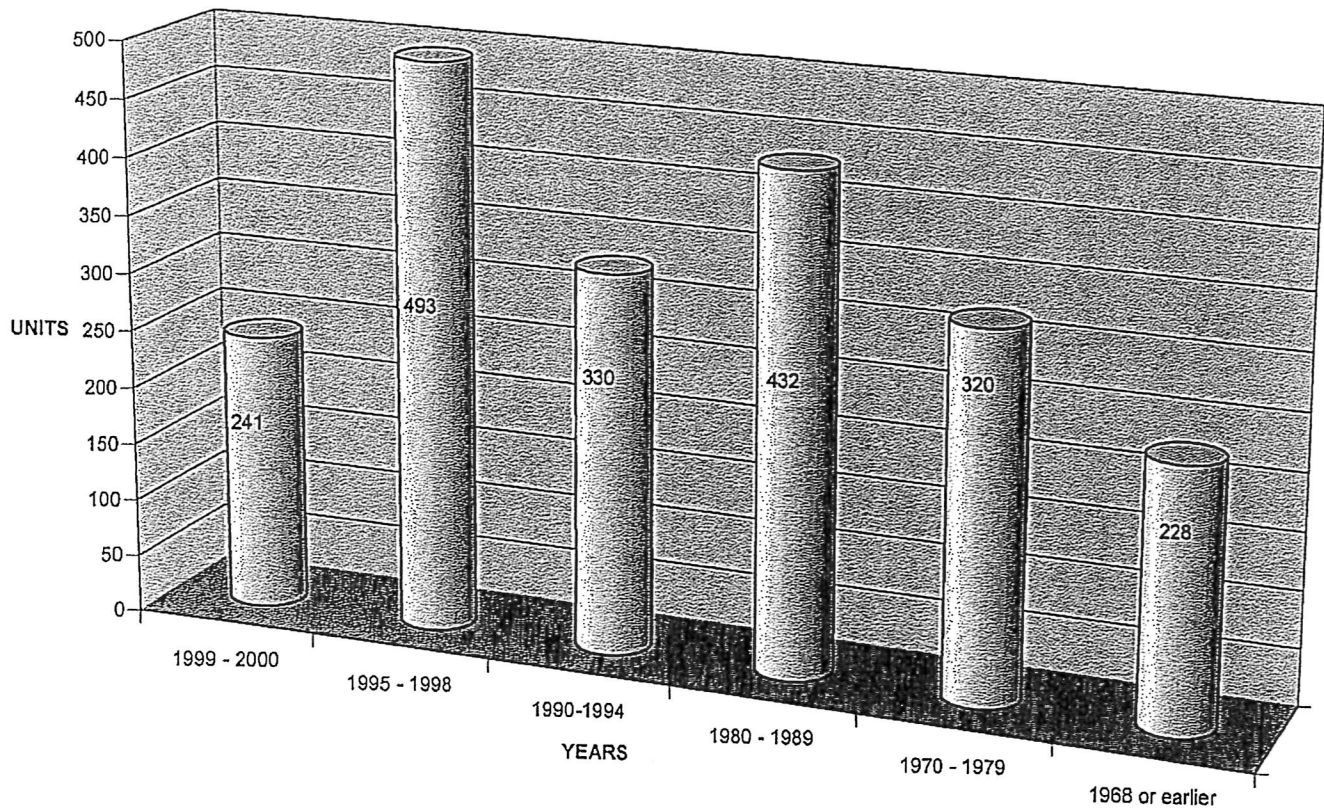
Since the majority of the households within Mullica Township are owner occupied, the turnover in housing is minimal. The vast majority, over 88 percent of the Township's residents, has been in their current residence since at least 1970.

**Table VI**  
**Occupied Housing Units by Tenure 2000**  
**Mullica Township**

<u>Year Households Moved Into Unit</u>	<u>Mullica Township</u>	
	<u>Number</u>	<u>Percent</u>
1999 - 3/2000	241	11.8
1995 - 1998	493	24.1
1990 - 1994	330	16.1
1980 - 1989	432	21.1
1970 - 1979	320	15.7
1969 or earlier	<u>228</u>	<u>11.2</u>
Total	2,044	100.0

Source: 2000 Census; Profile of Selected Housing Characteristics, U.S. Bureau of Census

OCUPIED HOUSING UNITS BY TENURE



### Housing Unit Type and Characteristics

As seen in Table VII, the principle type of housing within Mullica Township is single family detached units. A total of 1,962 single family detached dwellings existed as of 2000 within the Township. This represents 90 percent of housing stock of the municipality. The age of the housing stock is also shown in Table VII. It shows that 40 percent of the Township's units were built since 1970. Approximately half of the dwellings built during this period were constructed between 1980 and 1989.

Table VII  
Housing Unit Characteristics 2000  
Mullica Township

**Characteristics**

**Total Units**

**Year Structure Built:**

**Number**

**Percent**

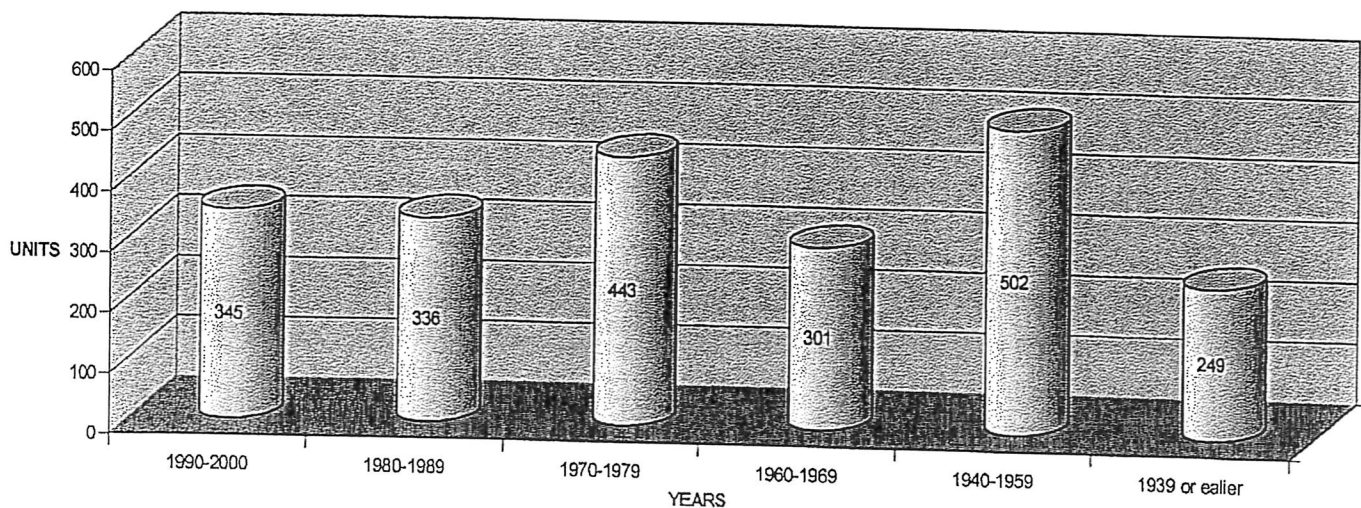
1999 - 3/2000	80	3.7
1995 - 1998	130	6.0
1990 - 1994	135	6.2
1980 - 1989	336	15.4
1970 - 1979	443	20.4
1960 - 1969	301	13.8
1940 - 1959	502	23.1
1939 or earlier	<u>249</u>	<u>11.4</u>
Total	2,176	100.0

**Units at Address:**

Single Family Detached	1,962	90.2
Single Family Attached	34	1.6
Two or more units	34	1.6
Mobile Home	146	6.6
Other	<u>0</u>	<u>0</u>
Total	2,176	100.0

Source: 2000 Census; Profile of Selected Housing Characteristics, U.S. Bureau of Census

HOUSING CHARACTERISTICS



### Housing Conditions

The Council on Affordable Housing has established six factors that determine if a housing unit is deficient. Those factors have been outlined as they relate to Mullica Township and Atlantic County in Table VIII. The Housing Conditions within both Atlantic County and Mullica Township are exceptional. Less than one percent of the units in both Mullica Township and Atlantic County units lack complete plumbing facilities. Only 4.9 percent of the Township's units have more than 1.01 persons per room, while the County has roughly the same percentage, 5.4 percent. Approximately 11 percent of the housing stock was built before 1940 within the Township, so the majority of the units are relatively new. Only 4.1 percent (85 units) use a nonstandard source for heating fuel. Lastly, only 65 units within the Township do not maintain a telephone.

Table VIII  
Housing Condition  
2000 - Housing Condition Indicators  
Mullica Township & Atlantic County

		Mullica Township		Atlantic County	
		<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
1.	Status of Plumbing Facilities lacking complete plumbing exclusive use:	10	0.5	419 occupied units	0.4
2.	Persons per unit	101	4.9	5,192	5.4
3.	Age of housing built before 1940:	249	11.4	13,685 occupied units	14.4
4.	Telephone Availability lack of availability	65	3.2	2,015 occupied units	2.1
5.	Non standard heating fuel use at coal, coke, wood or no fuel for heating:	85	4.1	971 occupied units	n/a

Source: 2000 Census, Profile of Selected Housing Characteristics U.S. Bureau of Census

### Housing Values

The majority of the owner occupied household units within the Township fell within the \$50,000 to \$149,999 ranges. The same can be said for Atlantic County housing units (see Table IX). Accordingly, the Housing values in both the Township and County are moderate in nature.

**Table IX  
Housing Values - 2000  
Owner Occupied  
Mullica Township**

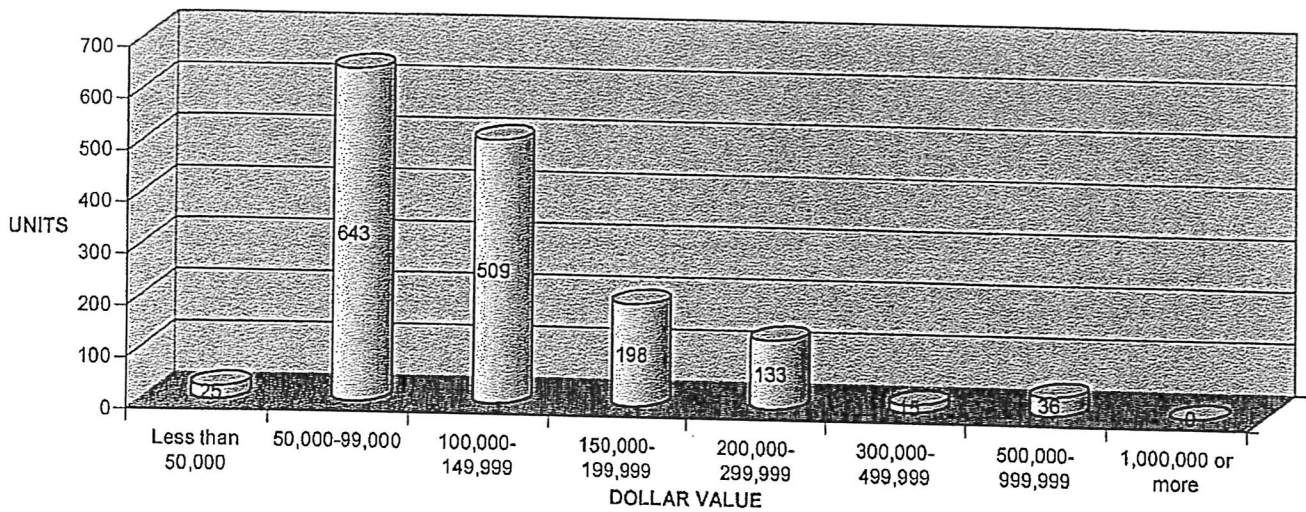
<u>Value</u>	<u>Mullica Township</u> <u>No.</u>	<u>%</u>	<u>Atlantic County</u> <u>No.</u>	<u>%</u>
Less than \$ 50,000	25	1.6	1,066	2.0
\$ 50,000 - \$ 99,999	643	41.2	15,730	29.8
\$100,000 - \$149,999	509	32.6	20,516	38.9
\$150,000 - \$199,999	198	12.7	8,675	16.5
\$200,000 - \$299,999	133	8.5	4,710	8.9
\$300,000 - \$499,999	15	1.0	1,372	2.6
\$500,000 - \$999,999	36	2.3	523	1.0
\$1,000,000 or more	<u>0</u>	<u>0.0</u>	<u>137</u>	<u>0.3</u>
Total Owner Occupied Housing Units	1,559	100.0	52,729	100.0

Median Housing Value = \$109,000(Mullica Township)

Median Housing Value = \$122,000 (Atlantic County)

Source:2000 Census, Profile of Selected Housing Characteristics, U.S. Bureau of Census

## HOUSING VALUES IN MULLICA TOWNSHIP



### Contract Rents

The Township has a minimal number of multifamily units available for rent, however the median rent of those 262 units is within the rents required to meet the low and moderate income households. The median rent within the Township is \$733.00.

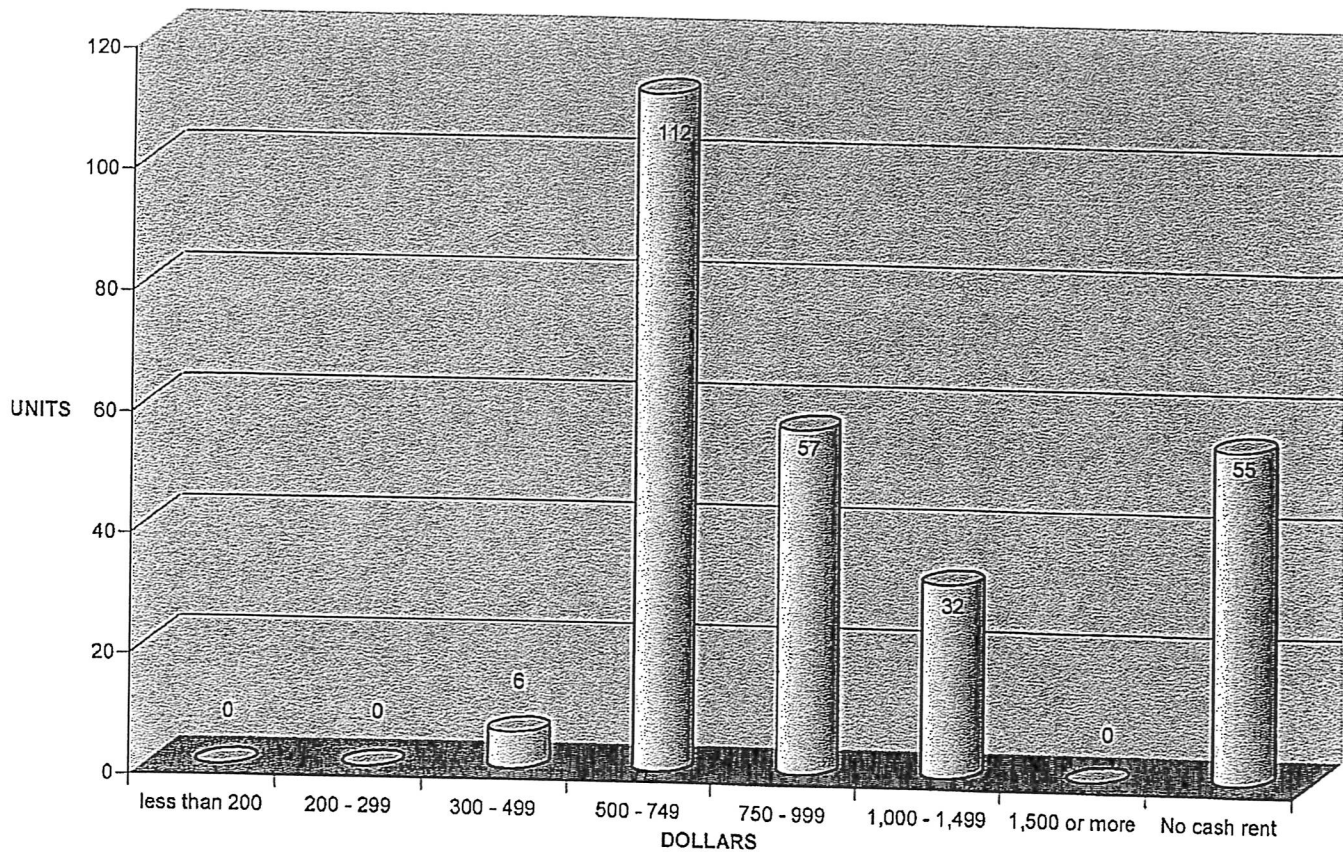
Table X  
Contract Rents - 2000  
Mullica Township

<u>Value</u>	<u>No.</u>	<u>%</u>
<u>Contract Rent</u>		
Less than \$200	0	0
\$ 200 - \$ 299	0	0
\$ 300 - \$ 499	6	2.3
\$ 500 - \$ 749	112	42.7
\$ 750 - \$ 999	57	21.8
\$1,000 - \$1,499	32	12.2
\$1,500 or more	0	0
No cash rent	55	21.0
Specified Renter Occupied Units	262	
Median Contract Rent	\$733	

Source: 2000 Census; Profile of Selected Housing Characteristics, U.S. Bureau of Census



CONTRACT RENTS-1990



### Future Housing Construction

As shown in Table XI, a total of 237 building permits were issued between 1997 and 2008 in the Township of Mullica. All were for single family dwellings. No permits for multifamily dwellings have been issued in the study time frame. Since 1997, 53 demolition permits have been issued. The rate of building permit issuance has remained relatively constant between 1997 and 2006. In 2007 and 2008 the issuance of buildings has decreased significantly. In this two year period, only 15 building permits have been issued. The largest period of building permits being issued in 2004 when thirty-three permits were issued. Currently, the Township contains a very large amount of vacant land, however, due to the regulations contained in the Pinelands Comprehensive Management Plan, the development potential of this vacant land is severely limited.

Table XI  
Dwelling Units Authorized by Building Permit  
Mullica Township

<u>Year</u>	<u>Total</u>	<u>Single Family</u>	<u>2-4 Family</u>	<u>5+ Family</u>
1997	17	17	0	0
1998	23	23	0	0
1999	19	19	0	0
2000	17	17	0	0
2001	17	17	0	0
2002	25	25	0	0
2003	20	20	0	0
2004	33	33	0	0
2005	23	23	0	0
2006	28	28	0	0
2007	10	10	0	0
2008	5	5	0	0

Source: N.J. Department of Community Affairs, Building Permits 1997 – 2008

BUILDING PERMITS ISSUED

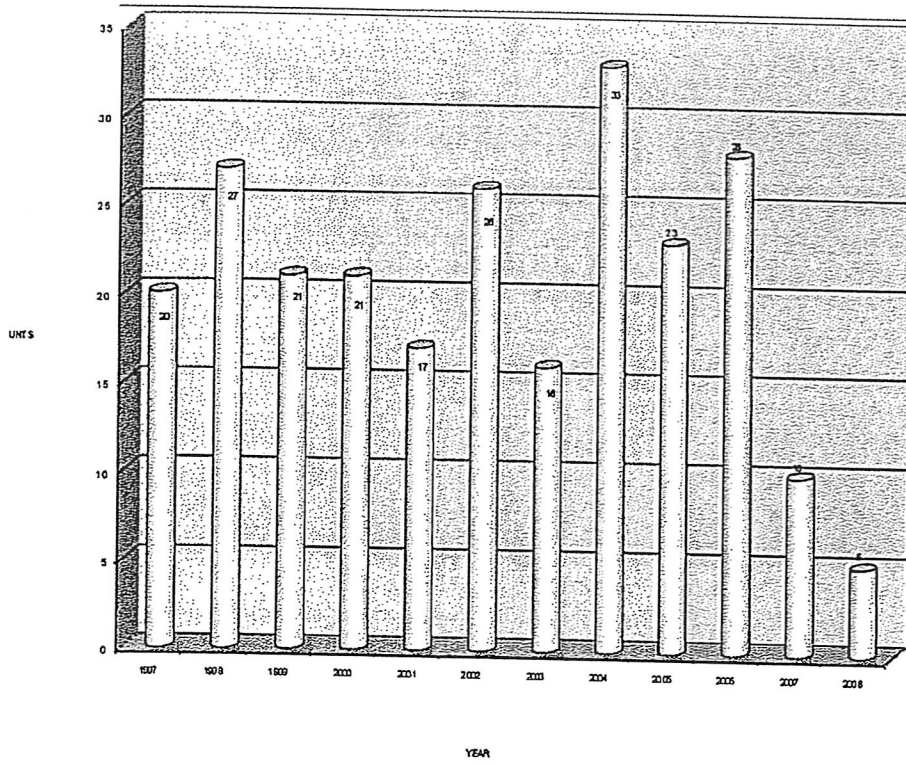
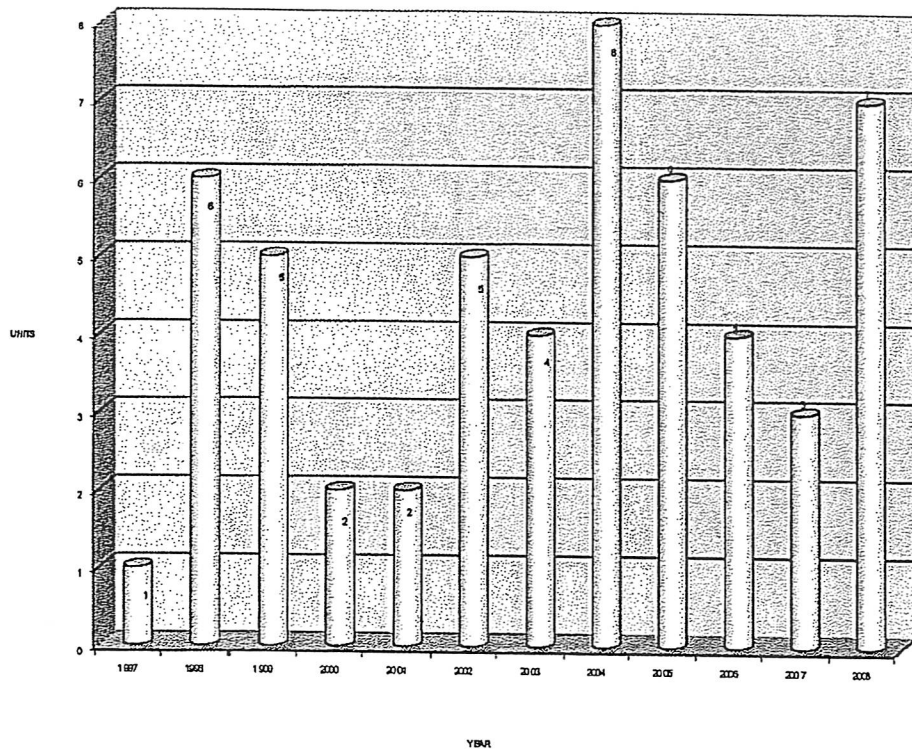


Table XII  
Dwelling Units Removed by Demolition Permit  
Mullica Township

<u>Year</u>	<u>Total</u>
1997	1
1998	6
1999	5
2000	2
2001	2
2002	5
2003	4
2004	8
2005	6
2006	4
2007	3
2008	7

Source: N.J. Department of Community Affairs, Demolition Permits 1997 – 2008

DEMOLITION PERMITS ISSUED



## Section E. Employment Characteristics

### Jobs In Mullica Township

Table XIII exhibits the employment base for both Mullica Township and Atlantic County. A total of 445 jobs exist within the Township as of 2005. The total number of jobs within Atlantic County is 135,918. Mullica Township provides approximately 0.3 percent of the jobs countywide.

**Table XIII**

#### **Employment Data**

#### **Covered Private Sector Employment 2005**

#### **Mullica Township and Atlantic County**

	<b>Mullica Township</b>	<b>Atlantic County</b>
<u>Year</u>	<u>No. of Jobs</u>	<u>No. of Jobs</u>
2005	445	135,918

Source: N.J. Department of Community Affairs, Metropolitan Planning Organization (MPO) Numbers.

## Section F. Bibliography

### BIBLIOGRAPHY

U.S. Bureau of Census, Profile of General Demographic Characteristics, 1970, 1980, 1990, 2000 and 2007.

U.S. Bureau of Census, Occupied Housing Units, 1990 and 2000.

U.S. Bureau of Census, Profile of Selected Economic Characteristics, 1990 and 2000.

U.S. Bureau of Census, Profile of Selected Housing Characteristics, 2000.

New Jersey Department of Community Affairs, Building Permits Issued, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007 & 2008.

New Jersey Department of Community Affairs, Demolition Permits Issued, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007 & 2008.

New Jersey Department of Community Affairs, Metropolitan Planning Organization (MPO) Numbers, 2000.

Township of Mullica Planning Board, Approved Development Resolutions, 2002, 2003, 2004, 2005, 2006, 2007 and 2008.

MULLICA TOWNSHIP PLANNING BOARD  
RESOLUTION #11-2008

ADOPTING HOUSING ELEMENT, FAIR SHARE PLAN,  
AND SPENDING PLAN

WHEREAS, the Planning Board of Mullica Township, Atlantic County, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on February 20, 200; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

WHEREAS, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

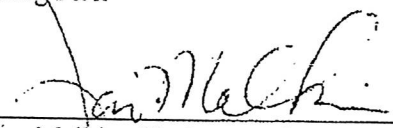
WHEREAS, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of Mullica Township; and

WHEREAS, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

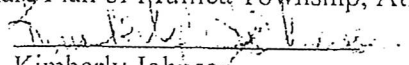
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of Mullica Township held a public hearing(s) on the Housing Element and Fair Share Plan and Spending Plan on December 29, 2008; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan and Spending Plan are consistent with the goals and objectives of the Township of Mullica's February 20, 2002 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan and Spending Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of Mullica Township, Atlantic County, State of New Jersey, that the Planning Board hereby adopts the December 29, 2008 Housing Element and Fair Share Plan and Spending Plan

  
Jon Malkin, Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of Mullica Township, Atlantic County, on December 29, 2008.

  
Kimberly Johnson  
Planning Board Secretary



Resolution #119-2008  
Governing Body Resolution Petitioning with an Adopted Housing Element, Fair Share  
Plan & Spending Plan

WHEREAS, the Planning Board of Mullica Township, Atlantic County, State of New Jersey, adopted the Housing Element of the Master Plan on December 29, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

WHEREAS, the Planning Board adopted the Fair Share Plan and Spending Plan on December 29, 2008; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Fair Share Plan and Spending Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

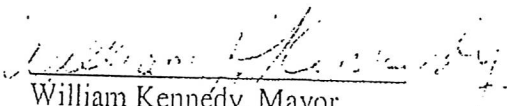
NOW THEREFORE BE IT RESOLVED that the Governing Body of Mullica Township, Atlantic County, State of New Jersey, hereby endorses the Housing Element, Fair Share Plan and Spending Plan as adopted by the Township of Mullica Planning Board; and

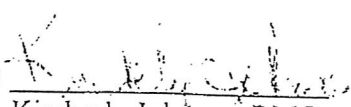
BE IT FURTHER RESOLVED that the Governing Body of Mullica Township, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.2, submits this petition for substantive certification of the Housing Element, Fair Share Plan and Spending Plan to the Council on Affordable Housing for review and certification; and

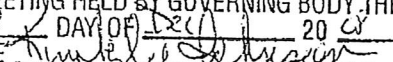
BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element, Fair Share Plan and Spending Plan, has been included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted amended Housing Element, Fair Share Plan and Spending Plan and all supporting documentation shall be made available for public inspection at the Mullica Township municipal clerk's office located at 4528 White Horse Pike, Elwood, NJ during the hours of 9am - 4pm, on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

Adopted: December 29, 2008

  
William Kennedy, Mayor

Attest:   
Kimberly Johnson, RMC

CERTIFIED TO BE A TRUE AND CORRECT  
RESOLUTION WHICH WAS ADOPTED AT A  
MEETING HELD BY GOVERNING BODY THE  
29 DAY OF Dec 20 08  
SIGNATURE 

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**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

(Submit separate checklist for each site or project)

---

**General Description**

Municipality/County: Mullica Township, Atlantic County

Project or Program Name: ARC of Atlantic County

Date facility will be constructed or placed into service: 2009

Type of facility: Group Home

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 4 Age-restricted affordable bedrooms: \_\_\_\_\_

For permanent supportive housing:

Affordable units proposed: \_\_\_\_\_ Age-restricted affordable units: \_\_\_\_\_

**Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 1

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

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**Information and Documentation Required with Petition or in Accordance with an  
Implementation Schedule**

Is the municipality providing an implementation schedule for this project/program.

☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.

☐ No. Continue with this checklist.

- ☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

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**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

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**IMPLEMENTATION SCHEDULE**

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition	12/1/2008	3/1/2009	
RFP Process			

Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits	1/1/2009	1/1/2009	
Construction	1/1/2009	1/1/2009	
Occupancy	3/1/2009	3/1/2009	

### Supportive/Special Needs Narrative Section

The ARC of Atlantic County is in the process of reconstructing a group home on the White Horse Pike. In cooperation with Collaborative Support Programs of NJ the ARC will create a 4-bedroom group home for the developmentally disabled.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Name of Facility: White Horse Supportive Housing Project

Year of opening: 2009

Number of Bedrooms: 4

Number of Beds: 4

Number of Government Assisted Tenants: 4

Owner: Collaborative Support Programs of NJ  
11 Spring Street  
Freehold, NJ 07728

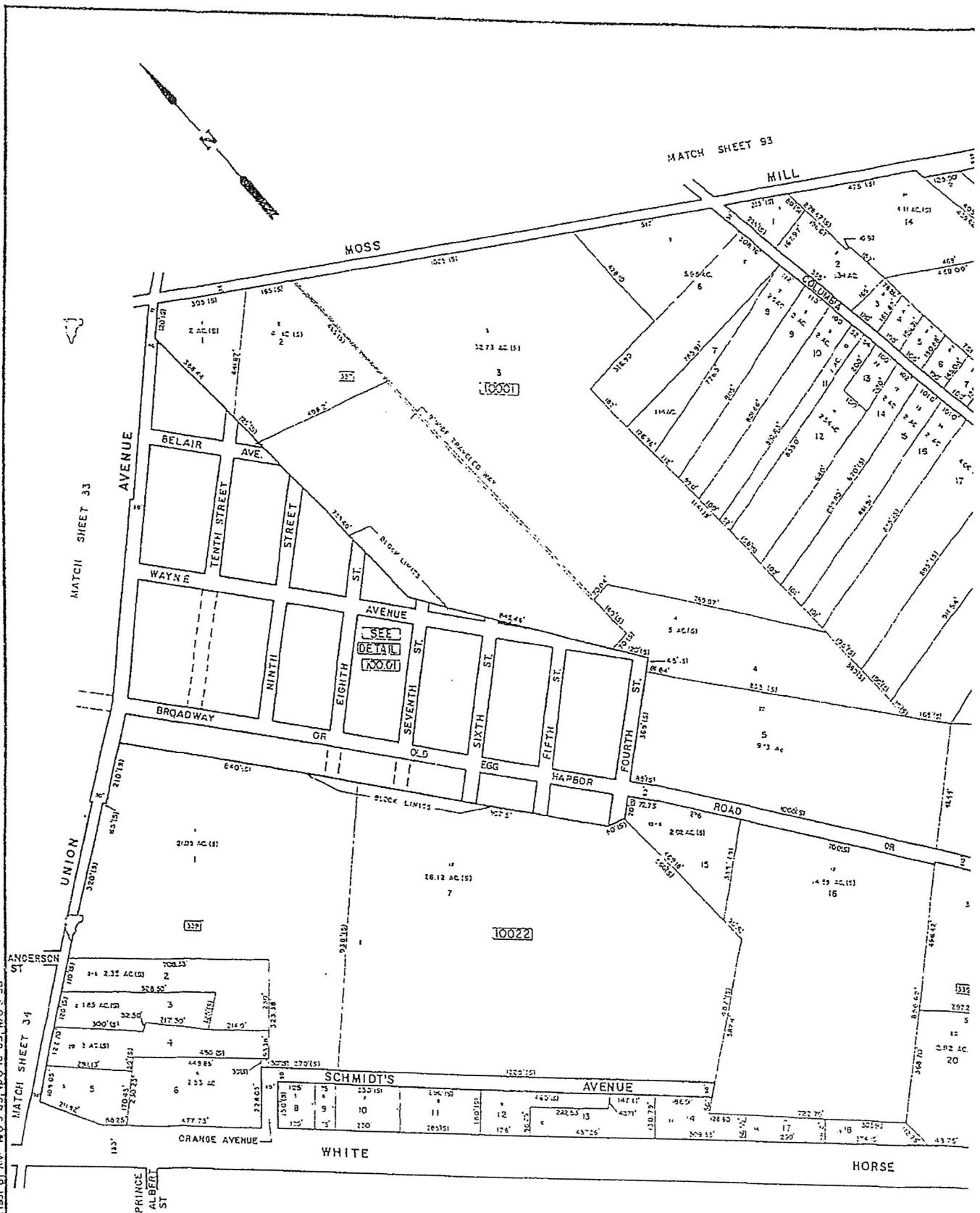
Block & Lot: Block 10024, Lot 6

Acreage: 2 acres

Zoning: Elwood Village Center, adopted September 6, 2006

Prior Zoning: Elwood Village

MAY 1 2000 BY A.T. P.A.  
FEB. 15 1993 BY R.V. - W/O 14-92  
JULY 15 1991 BY R.V. - W/O 9-89, W/O 18-89, W/O 9-80



MATCH SHEET 105

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## SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

(Submit separate checklist for each site or project)

---

### General Description

Municipality/County: Mullica Township, Atlantic County

Project or Program Name: Career Opportunity Development

Date facility will be constructed or placed into service: 2000

Type of facility: Group Home

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 4 Age-restricted affordable bedrooms: \_\_\_\_\_

For permanent supportive housing:

Affordable units proposed: \_\_\_\_\_ Age-restricted affordable units: \_\_\_\_\_

### Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 1

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

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### Information and Documentation Required with Petition or in Accordance with an Implementation Schedule

Is the municipality providing an implementation schedule for this project/program.

☐ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.

☒ No. Continue with this checklist.



- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer
- ☒ Subject property street location
- ☒ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☒ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☒ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

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**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

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**IMPLEMENTATION SCHEDULE**

---

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition			
RFP Process			

Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

### Supportive/Special Needs Narrative Section

Career Opportunity Development opened this facility on 2000. The Township will complete the necessary monitoring forms to submit to COAH. The Township will work with the property owner to ensure the necessary deed restrictions are in place for this facility.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Name of Facility: Career Opportunity Development

Year of opening: 2000

Number of Bedrooms: 4

Number of Beds: 5

Number of Government  
Assisted Tenants: 5 Special Needs

Owner: Career Opportunity Development, Inc.  
901 Atlantic Avenue  
Egg Harbor, NJ 08215

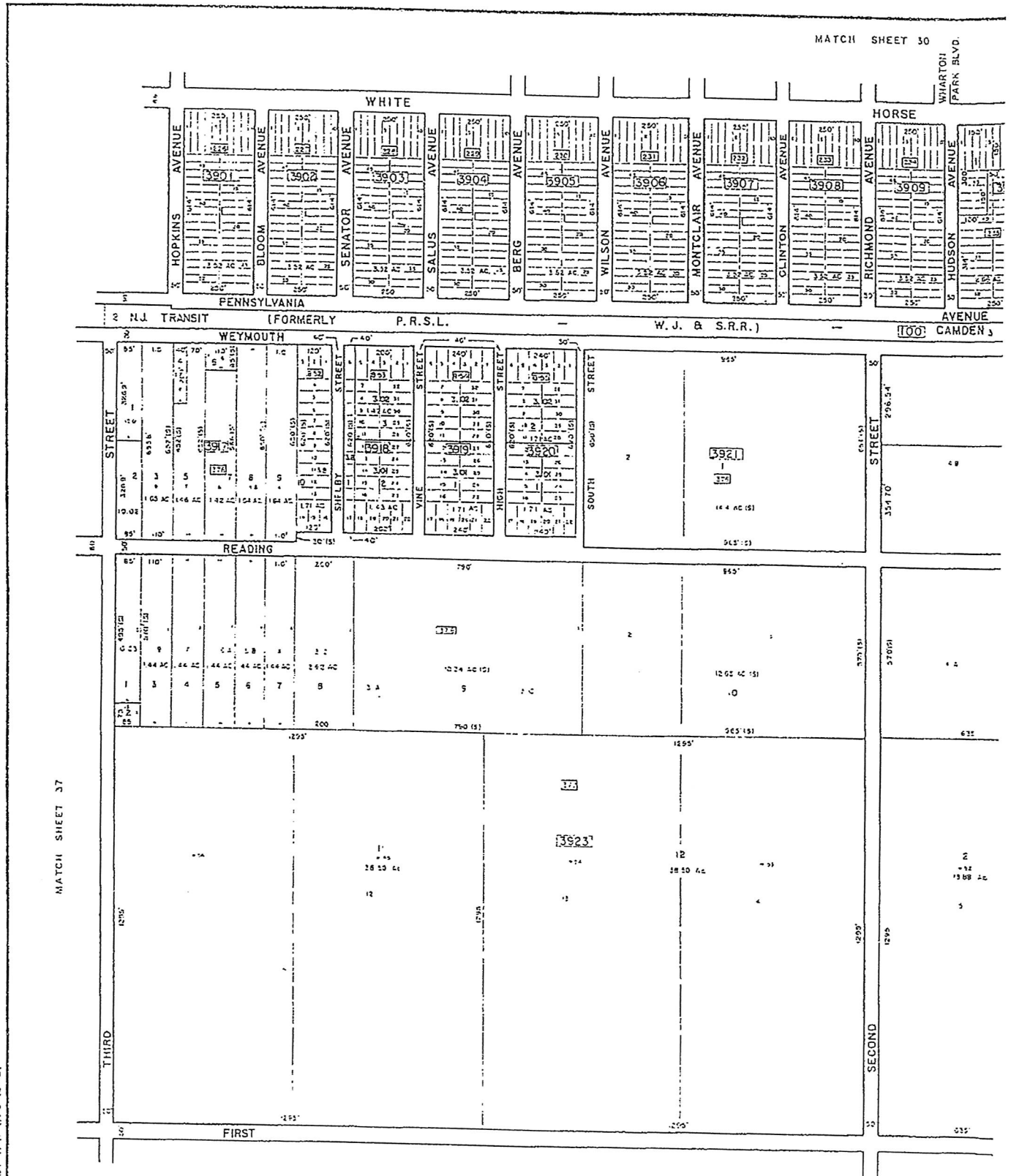
Block & Lot: Block 3923, Lot 3

Location: 3803 Reading Avenue

Acreage: 1.44 acres

Zoning: Forest Area Residential

# Career Opportunity Development



3 TO FEB. 15, 1993 BY RV W/O 6-91  
 2 TO JAN. 15, 1992 BY RV W/O 18-91

MATCH SHEET 40

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**OTHER INNOVATIVE APPROACHES (N.J.A.C. 5:97-6.15)**

(Submit separate checklist for each proposal)

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**General Description**

Municipality/County: Mullica Township, Atlantic County

Project or Program Name: Apartment Restrictions

Affordable Units Proposed: 10

Family Rentals: 10

Low-Income: 5

Moderate-Income: 5

Age-Restricted Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Family For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Age-Restricted For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Average expenditure:

For each low-income unit: \$ \_\_\_\_\_

For each moderate-income unit: \$ \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 7

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

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### Required Information and Documentation

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property address
- ☐ Subject property block and lot
- ☐ Subject property total acreage
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of surrounding land uses
- ☐ Street access
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**If applicable, a description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Construction schedule or timetable for each step in the development process
- ☐ Demonstration that units comply with N.J.A.C. 5:97-9 and UHAC
- ☐ All other documentation required for the proposed mechanism on the applicable checklist. For example, if the project will undergo rehabilitation, the municipality must submit all documentation listed on the "Rehabilitation Program" checklist.

### Other Innovative Approaches Narrative Section

The Township of Mullica has 24 buildings containing apartments along the White Horse Pike. The Township will work to determine these areas in need of rehabilitation and offer tax incentives for improvements to the units. As part of this process the Township will look to incorporate 30 year deed restrictions on the rental units for up to 10 units.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.



**OTHER INNOVATIVE APPROACHES (N.J.A.C. 5:97-6.15)**

(Submit separate checklist for each proposal)

**General Description**

Municipality/County: Mullica Township, Atlantic County

Project or Program Name: Habitat for Humanity

Affordable Units Proposed: 5

Family Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Age-Restricted Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Family For-Sale: 5

Low-Income: \_\_\_\_\_

Moderate-Income: 5

Age-Restricted For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Average expenditure:

For each low-income unit: \$ \_\_\_\_\_

For each moderate-income unit: \$ \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

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### Required Information and Documentation

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property address
- ☐ Subject property block and lot
- ☐ Subject property total acreage
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of surrounding land uses
- ☐ Street access
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**If applicable, a description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Construction schedule or timetable for each step in the development process
- ☐ Demonstration that units comply with N.J.A.C. 5:97-9 and UHAC
- ☐ All other documentation required for the proposed mechanism on the applicable checklist. For example, if the project will undergo rehabilitation, the municipality must submit all documentation listed on the "Rehabilitation Program" checklist.

### Other Innovative Approaches Narrative Section

The Township of Mullica will work with Habitat for Humanity to identify up to 5 properties where new units can be constructed. The Township of Mullica owns several properties that may be suitable for this purpose. It is anticipated that the first Habitat parcel will be identified in 2009. Once properties are identified they will be added to the Township's Fair Share Plan and the appropriate monitoring forms will be completed.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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**OTHER INNOVATIVE APPROACHES (N.J.A.C. 5:97-6.15)**

(Submit separate checklist for each proposal)

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**General Description**

Municipality/County: Mullica Township, Atlantic County

Project or Program Name: Rehabilitation Resales

Affordable Units Proposed: 10

Family Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Age-Restricted Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Family For-Sale: 10

Low-Income: 5

Moderate-Income: 5

Age-Restricted For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Average expenditure:

For each low-income unit: \$ \_\_\_\_\_

For each moderate-income unit: \$ \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☐ No

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Rehabilitation Resale checklist

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### Required Information and Documentation

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property address
- ☐ Subject property block and lot
- ☐ Subject property total acreage
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Description of surrounding land uses
- ☐ Street access
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**If applicable, a description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Construction schedule or timetable for each step in the development process
- ☐ Demonstration that units comply with N.J.A.C. 5:97-9 and UHAC
- ☐ All other documentation required for the proposed mechanism on the applicable checklist. For example, if the project will undergo rehabilitation, the municipality must submit all documentation listed on the "Rehabilitation Program" checklist.

### Other Innovative Approaches Narrative Section

The Township of Mullica has a succesful rehabilitation program run both through the County and the Township. The Township will offer loan forgiveness for units that are resold provided that 30 year deed restrictions are put in place on the units.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

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## MARKET TO AFFORDABLE PROGRAM (N.J.A.C. 5:97-6.9)

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### General Description

Municipality/County: Township of Mullica, Atlantic County

Affordable Units Proposed: 15

Family Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Age-Restricted Rentals: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Family For-Sale: 15

Low-Income: \_\_\_\_\_

Moderate-Income: 15

Age-Restricted For-Sale: \_\_\_\_\_

Low-Income: \_\_\_\_\_

Moderate-Income: \_\_\_\_\_

Average expenditure:

For each low-income unit: \$ \_\_\_\_\_

For each moderate-income unit: \$ 20,000

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): \_\_\_\_\_

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

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### Information and Documentation Required with Petition

- ☐ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

- ☒ Demonstration that there are sufficient market-rate units within the municipality on the multiple listing service for a viable program
- ☒ Estimate of the amount required to subsidize typical for-sale and/or rental units including any anticipated rehabilitation costs
- ☒ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Spending plan including the details to implement this program

#### **Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ Affirmative Marketing Plan in accordance with UHAC

#### **Market to Affordable Narrative Section**

The Township of Mullica has over numerous units on the multiple listing service according to realtor.com. The Township of Mullica intends to utilize funds from the State of NJ AHTF to subsidize this program. The Township of Mullica will focus on properties in foreclosure in order to maximize the use of funds. It is estimated that at a minimum the Township of Mullica will utilize State funds subsidize up to \$30,000 for each low-income and \$25,000 for each moderate income unit. The Township of Mullica will provide annual updates as indicated in our plan.

The Township of Mullica is requesting a waiver from providing a municipal resolution regarding the Township's intent to bond or use general revenue in order to make up for any shortfall in State funds. The State policy is such that the local government should not have to utilize tax dollars to support the affordable housing programs. Thus, any municipal resolution to make up for a shortfall in State funding would be contrary to this policy. If there are insufficient funds for this program the Township will look into alternative housing programs in order to meet their obligation.



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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.