



HOUSING ELEMENT AND FAIR SHARE PLAN

Raritan Township, Hunterdon County

June 11, 2025

Prepared by:



**J Caldwell
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Community Planning Consultants

2025 Housing Element and Fair Share Plan
Raritan Township
Hunterdon County, New Jersey

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1. Introduction

1.1 Community Overview

Raritan Township is located in central Hunterdon County, New Jersey, and serves as the geographic center of the county. It surrounds the independently incorporated Borough of Flemington and is bordered by a number of municipalities including Readington Township to the northeast, Delaware Township to the west, Hillsborough Township (Somerset County) to the east, East Amwell Township to the south, Franklin Township to northwest, and Clinton Township to the north. This strategic central location positions Raritan Township as a key residential, commercial, and agricultural hub in the region.

The Township encompasses approximately 37.5 square miles (24,000 acres) and features a predominantly rural and suburban landscape that remains rural and bucolic outside of the U.S. Route 202 and NJSH Route 31 corridors. Much of Raritan's residential development is characterized by low- to moderate-density neighborhoods, including traditional single-family subdivisions, age-restricted communities, and a variety of newer townhouse and multi-family developments. The community also includes numerous farms, preserved open spaces, and clusters of commercial development, particularly along U.S. Route 202, NJSH Route 31, and the Flemington Circle area.

Raritan Township's landscape has gentle rolling topography with a mix of woodlands, fields, and open space. The landscape contains several stream corridors and preserved natural areas that contribute to its scenic quality. The community also benefits from its proximity to the South Branch of the Raritan River and nearby recreational features, including hiking and biking trails, county parks, and preserved farmland.

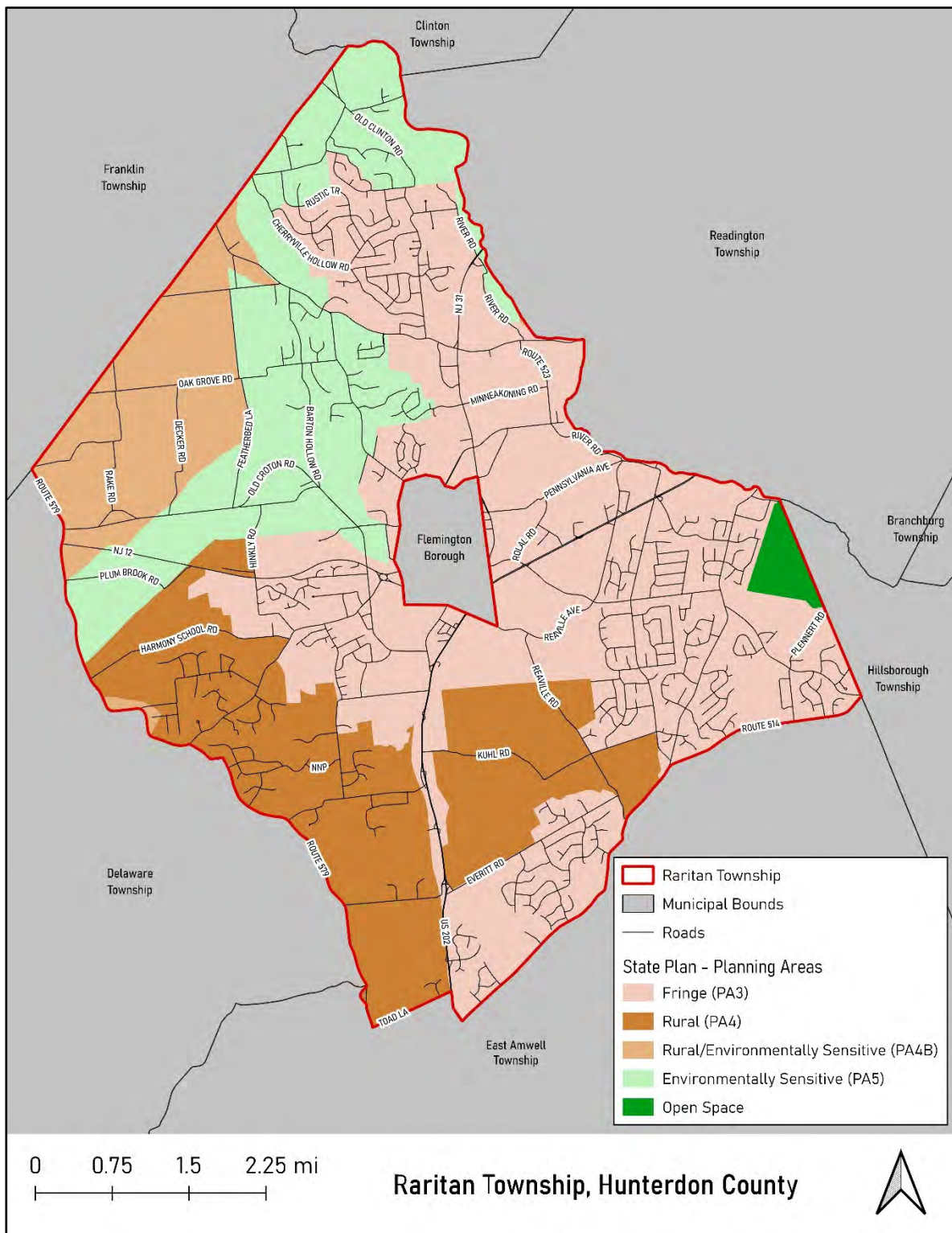
From a planning perspective, the New Jersey State Development and Redevelopment Plan (SDRP) designates Raritan Township primarily within Planning Area 3 (PA 3) – Fringe, Planning Area 4 (PA 4) – Rural, Planning Area 4B (PA 4B) – Rural/Environmentally Sensitive, and Planning Area 5 (PA 5) – Environmentally Sensitive. These planning area designations support Raritan Township's role as a regional center for Hunterdon County with strong linkages to regional infrastructure, while also encouraging the protection of its rural and environmental resources.

As the Township looks toward the future, this Housing Element and Fair Share Plan (HEFSP) will serve as a guiding tool to address evolving housing needs, fulfill affordable housing obligations, and promote equitable, sustainable growth. Raritan remains committed to revitalizing underutilized areas, particularly former industrial lands, while ensuring that new development supports community character, affordability, and long-term livability for residents of all ages and income levels.

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Figure 1. Context Map



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¹ The State Plan Map identifies some open space specifically; however open space is also incorporated in PA3, PA4 and PA5.

1.2 Relationship to Other Plans

Municipal Master Plan

Raritan Township most recently updated its Master Plan in 2008. A Reexamination Report was adopted by the Planning Board in 2019. The Township's Housing Element and Fair Share Plan (HEFSP) was last updated in 2020 and included the following goals and objectives which remain applicable to this current HEFSP:

1. Support a diverse mix of housing that offers a wide range of choice in terms of value, type, and location;
2. Seek quality housing design that provides adequate light, air, and open space;
3. To the extent feasible, guide new residential development into areas with sufficient capacity to support them and without environmental constraints;
4. Provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low- and moderate-income families;
5. Maximize the efficient use of existing infrastructure, through such means as redevelopment, infill, and adaptive reuse;
6. To the extent feasible, incorporate affordable housing units into new residential construction that occurs within the Township, including any mixed-use, redevelopment, and/or adaptive-reuse projects;
7. Preserve and monitor existing stocks of affordable housing; and
8. Reduce long-term housing costs through the implementation of green building and energy-efficient technology in the rehabilitation, redevelopment, and development of housing.

State Development and Redevelopment Plan (2001)

At the time of the preparation of this Housing Element and Fair Share Plan (HEFSP), the update to the New Jersey State Development and Redevelopment Plan (SDRP) is expected to be completed in late 2025. The last update to the SDRP was adopted in 2001 and identified several goals and objectives for housing, specifically as they relate to the Fringe, Rural, Rural/Environmentally Sensitive, and Environmentally Sensitive Planning Areas. These goals, objectives, and policies, which in part guide the preparation of this HEFSP, are discussed below.

Planning Area 3 – Fringe

Just under half (48.2%) of the Township is located within the Fringe Planning Area. This Planning Area is characterized by predominantly rural landscapes with scattered small communities. The State Plan calls for the following policies relevant to this HEFSP:

1. Land Use: Focus development and redevelopment in appropriately located and designed Centers to accommodate growth that would otherwise occur in the Environs.
2. Housing: Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.
3. Public Facilities and Services: Phase and program for construction as part of a dedicated capital improvement budget or as a part of a public/private development agreement the extension or establishment of public services, particularly wastewater systems, to support development and redevelopment in existing and new Centers, primarily in cooperation

with the private sector, while minimizing conflicts between Centers and the surrounding Environs.

Planning Area 4 – Rural and Planning Area 4B – Rural/Environmentally Sensitive

Approximately 22.1 percent of the Township's land falls within the Rural Planning Area and 9.9 percent falls within the Rural/Environmentally Sensitive Planning Area. Both of these areas are characterized by large swaths of open space and farmland, and sparse residential development, around rural, small Centers. The Statewide policies which are relevant to this HEFSP are as follows:

1. Land Use: Enhance economic and agricultural viability and rural character by guiding development and redevelopment into Centers. In the Environs, maintain and enhance agricultural uses, and preserve agricultural and other lands to form large contiguous areas and greenbelts around Centers;
2. Housing: Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth, recognizing the special locational needs of agricultural employees and minimizing conflicts with agricultural operations;
3. Redevelopment: Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs; and
4. Public Facilities and Services: Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services to establish adequate levels of capital facilities and services to support Centers; to protect large contiguous areas of productive farmlands and other open spaces; to protect public investments in farmland preservation programs; and to minimize conflicts between Centers and surrounding farms.

Planning Area 5 – Environmentally Sensitive

The Environmentally Sensitive Planning Area accounts for approximately 18.7 percent of the Township's land. This Planning Area is characterized by large contiguous land areas that are significant ecosystems and habitats. The Statewide policies for this Planning Area which are relevant to this HEFSP are as follows:

1. Land Use: Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries.
2. Housing: Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth.
3. Redevelopment: Encourage environmentally appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers or in ways that support Center-based development to accommodate growth that would otherwise occur in the Environs.
4. Public Facilities and Services: Phase and program for construction as part of a dedicated capital improvement budget or as part of a public/private development agreement the extension or establishment of public facilities and services, particularly wastewater systems, to establish adequate levels of capital facilities and services to support Centers.

Hunterdon County Growth Management Plan

Hunterdon County adopted a Growth Management Plan (GMP) in April of 2024. The Future Land Use Framework included in that plan includes seven (7) goals intended to guide land use in the County. This HEFSP was prepared with the following goals in mind:

1. Encourage growth and investment in a resilient manner that accounts for potential environmental hazards; and
2. Support the County's vision for its future.

The GMP's Future Land Use Framework also identified various areas of the Township as Economic Development Corridors (along Routes 31, 202, and 12), Regional Open Space (Clover Hill Park and the Erich/Salamon Preserve), and Rural Residential/Farming (the remainder of Township lands). This HEFSP is consistent with this Framework.

Surrounding Municipalities' Master Plans

Raritan Township is situated centrally within Hunterdon County and is surrounded by several other municipalities: Clinton Township, Franklin Township, Delaware Township, East Amwell Township and Readington Township in Hunterdon County, as well as Hillsborough Township in Somerset County. Flemington Borough is geographically surrounded by Raritan Township.

Flemington Borough

Flemington Borough, the County Seat, last updated its Master Plan in 2022. In stark contrast to Raritan Township, the Borough is one square mile and densely built-out. Notably, the Route 202/Route 31/Route 12 circle is situated within the Borough, although all three highways traverse Raritan Township as well. Land uses along the Township-Borough municipal border vary from low-density residential areas to highway commercial, but are complementary on either side of the border. This HEFSP was prepared so as not to significantly impact the Borough's Master Plan and existing land uses.

Clinton Township

The northernmost tip of Raritan Township's border is shared with Clinton Township. This HEFSP does not negatively impact Clinton Township's Master Plan.

Franklin Township

Raritan Township shares its 5-mile northwestern border with Franklin Township. Land uses along this shared border are low-intensity in nature and include low-density residential and agricultural uses. This HEFSP does not significantly impact Franklin Township's Master Plan or existing land use.

Delaware Township

Raritan Township's southwestern border is shared with Delaware Township. The Township last re-examined its Master Plan in 2022. Land uses along this shared border are entirely low-density residential and agricultural in nature. This HEFSP does not significantly impact Delaware Township.

East Amwell Township

Raritan Township's southern border is shared with East Amwell Township. Land uses in both municipalities are complementary; they are low-intensity in nature and include single-family residential and agricultural uses. Raritan Township's HEFSP does not negatively impact East Amwell's Master Plan or existing land uses.

Hillsborough Township

A small portion of Raritan Township's eastern border is shared with Hillsborough Township. Most of this area is Clover Hill Park, a 116-acre County-owned Park. This HEFSP does not significantly impact this area or Hillsborough's Master Plan.

Readington Township

Most of the eastern border is shared with Readington Township; this border is naturally formed by the Raritan River. On Raritan Township's side of the river, land uses include low-density residential neighborhoods and light industrial uses, where lands in Readington just across the river are mostly undeveloped, including the South Branch River Preserve. Despite sharing nearly seven (7) miles of a municipal border, there is minimal conflict between uses given the scattered nature of development. This HEFSP does not significantly impact Readington Township's Master Plan, which was last re-examined in 2023.

1.3 History of Affordable Housing

Overview

The New Jersey Supreme Court, in Mount Laurel I (1975) and Mount Laurel II (1983) required all New Jersey municipalities to take affirmative actions toward providing their "fair share" of the region's need for affordable housing for low- and moderate-income people. In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act ("FHA") in 1985. This act created the Council on Affordable Housing ("COAH") to assess the Statewide need for affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation. Subsequently, the New Jersey Municipal Land Use Law ("MLUL") was amended to require a housing element as a mandatory element of the municipal master plan. According to the MLUL, "a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing (52: 27D-310)."

COAH adopted its Third Round Rules in December 2004. On January 25, 2007, the Appellate Division issued a decision on an appeal of COAH's Third Round regulations. COAH was precluded from issuing Third Round Substantive Certifications until new rules for the Third Round were revised and adopted.

On October 8, 2010, the Appellate Division invalidated COAH's Rules in In re Adoption of N.J.A.C. 5:96 & 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010). The decision stated, among other things, that growth share methodology was invalid, and directed COAH to adopt rules utilizing methodologies similar to those used in the First and Second Round Rules. On September 26, 2013 the Supreme Court affirmed the Appellate Division's 2010 decision and remanded COAH to undertake new rulemaking based on COAH's prior round rules and methodologies. COAH failed to formally adopt amended Third Round Rules.

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In a 2015 decision known as Mount Laurel IV, the New Jersey Supreme Court divested COAH of jurisdiction of affordable housing, resulting in the process being left to the trial court system. This ruling dissolved the substantive certification process, turning instead to a judicial determination wherein a municipality files for a declaratory judgment action to certify that their Housing Element and Fair Share Plan has satisfied their Third Round obligation. At the same time, the Court appointed “Mount Laurel” judges for each of the State’s judicial vicinages.

In 2024, New Jersey Legislature passed into law amendments to the Fair Housing Act (N.J.S.A. 52:27D-304.1 et seq. via NJ A4/S50) (“Amended FHA” or “P.L. 2024, c.2”) that abolished and replaced COAH with the Affordable Housing Dispute Resolution Program (“the Program”), and set forth new methodology for the calculations of a municipality’s affordable housing obligations for the Fourth Round and beyond. Administrative Directive #14-24 (“Affordable Housing Dispute Resolution Program – Implementation of L. 2024, c. 2”) was published in November of 2024. This directive established procedures for the Program’s operation.

Raritan Township

The Township received substantive certification for the Second Round on October 11, 1995 and COAH approved an extension to this certification on August 1, 2001 and July 27, 2005. The Township’s First and Second Round obligation totaled 360 credits, which were met through 33 prior cycle credits, 143 post-1986 credits, 144 RCA credits, and 40 rental bonus credits. A Housing Element and Fair Share Plan was submitted to COAH, along with the Township’s petition for substantive certification, in 2005 but this plan was never approved or received any comments from COAH.

After the invalidation of some of the Third Round rules in 2008, the Township filed another resolution of participation and Housing Element and Fair Share Plan with COAH. This HEFSP was adopted by the Township Planning Board in November of 2008 and approved by the Township Committee in March of 2009; the Spending Plan was approved by COAH in September of 2009. There were three objections to the Plan that were concluded successfully in December of 2009. The Township received Third Round substantive certification on July 15, 2010.

On July 1, 2015, the Township filed a Declaratory Judgment motion with the Superior Court, seeking, among other relief, a judicial determination that the Township’s Housing Element and Fair Share Plan, as it may be amended and supplemented, satisfies the Township’s fair share of low- and moderate-income housing pursuant to the Mount Laurel doctrine. The Township Committee passed Resolution 19-156 on June 18, 2019, authorizing a settlement agreement between the Township and Fair Share Housing Center, which established the Township’s affordable housing obligation and established the basis for the 2020 Housing Element and Fair Share Plan.

In response to P.L. 2024, c.2, Raritan Township adopted Resolution 25-1-37, which committed to the following Fourth Round (2025-2035) Obligations: a present need/rehabilitation obligation of 44 units and a refined prospective need obligation of 285 units (51 fewer units than the DCA’s calculation of 336 units). Following objections to the Township’s refined prospective need filed by the Fair Share Housing Center and the New Jersey Builders’ Association, and a subsequent settlement conference, the Township entered into a Settlement Agreement that resulted in the following Fourth Round obligations:

Table 1. Fourth Round Obligations

Fourth Round Obligations <i>Raritan Township, Hunterdon County</i>	
Rehabilitation Share/Present Need Obligation	44 units
Prospective Need Obligation	285 units

1.4 Purpose and Goals

The purpose of this Housing Element and Fair Share Plan is to provide a realistic opportunity to address the housing needs of Township residents across all income levels. This plan proposes multiple opportunities to develop a variety of housing types to meet these needs, which can be integrated into the existing land use pattern and character of the Township. This Plan has been prepared to meet the requirements of the Municipal Land Use Law (MLUL), Fair Housing Act (FHA), the New Jersey State Development and Redevelopment Plan (SDRP), and Bill A4/S50 (P.L. 2024, c.2).

The goals of this HEFSP are as follows:

1. Support a diverse mix of housing that offers a wide range of choice in terms of value, type, and location;
2. Seek quality housing design that provides adequate light, air, and open space;
3. To the extent feasible, guide new residential development into areas with sufficient capacity to support them and without environmental constraints;
4. Provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low- and moderate-income families;
5. Maximize the efficient use of existing infrastructure, through such means as redevelopment, infill, and adaptive reuse;
6. To the extent feasible, incorporate affordable housing units into new residential construction that occurs within the Township, including any mixed use, redevelopment, and/or adaptive reuse projects;
7. Preserve and monitor existing stocks of affordable housing; and
8. Reduce long term housing costs through the implementation of green building and energy efficient technology in the rehabilitation, redevelopment, and development of housing.

1.5 Contents of the Plan

Municipal Land Use Law (N.J.S. § 52:27D-310) and the Fair Housing Act (P.L. 1985, c.222) require that the Housing Element and Fair Share Plan include the following:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;

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- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

2. Demographic Characteristics

2.1 Population

Population Change, 1990-2020

The Township of Raritan encompasses a total land area of approximately 37.5 square miles (24,000 acres) and had a population of 23,447 according to the 2020 U.S. Decennial Census which translates to a population density of about 625.3 people per square mile. This section analyzes population changes in Raritan Township, Hunterdon County, and the State of New Jersey over the 30-year period from 1990 to 2020.

Between 1990 and 2020, Raritan Township experienced sustained population growth, increasing from 15,616 residents in 1990 to 23,447 in 2020. The Township saw its most significant growth during the 1990s, with a 26.9% increase in 2000. This rate slowed to 12% between 2000 and 2010, and further declined to 5.7% from 2010 to 2020. Despite the decreasing growth rate over time, Raritan Township's population expanded at a notably faster pace than both Hunterdon County and New Jersey throughout the 30-year period. Hunterdon County's growth was more moderate, rising from 107,802 in 1990 to 128,947 in 2020. The county's population grew by 13.2% in the 1990s, 5.2% in the 2000s, and only 0.5% from 2010 to 2020 – including dramatic slowdown in growth. At the state level, New Jersey experienced more consistent but modest increases, growing from 7.73 million in 1990 to 9.29 million in 2020, with growth rates of 9%, 4%, and 6% over each respective decade. In comparison, Raritan outpaced both the County and State in total percentage growth over the 30-year span, reflecting its continued residential appeal and development, though its declining growth rates mirror broader regional and statewide trends toward slower population increases in recent years.

Table 2. Population Change, 1990 - 2020

	1990	% Change	2000	% Change	2010	% Change	2020
Raritan Township	15,616	26.9%	19,809	12.0%	22,185	5.7%	23,447
Hunterdon County	107,802	13.2%	121,989	5.2%	128,349	0.5%	128,947
New Jersey	7,730,188	9%	8,414,347	4%	8,791,894	6%	9,288,994

Sources:

U.S. Census Bureau. (2010). POPULATION AND HOUSING UNITS: 1990 TO 2010; AND AREA MEASUREMENTS AND DENSITY: 2010.
U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, *Profile of General Population and Housing Characteristics, Table DP1*.

Age

Between 2000 and 2020, the age distribution of Raritan Township's population shifted notably, reflecting both generational aging and evolving community demographics. The 35 to 44 age cohort, which had the largest population in 2000 (4,131 individuals), declined steadily over the next two decades to 3,383 in 2020, as this group aged into older brackets. Similarly, the 25 to 34 age group also decreased slightly from 2,249 in 2000 to 2,024 in 2020, showing little net change over time. In contrast, the 45 to 54 and 55 to 59 cohorts saw increases, reflecting the aging of previously larger younger cohorts. For example, the 45 to 54 age group grew from 2,703 in 2000 to 3,505 in 2010 before declining to 3,383 in 2020, while the 55 to 59 cohort rose from 1,695 in 2010 to 2,436 in 2020.

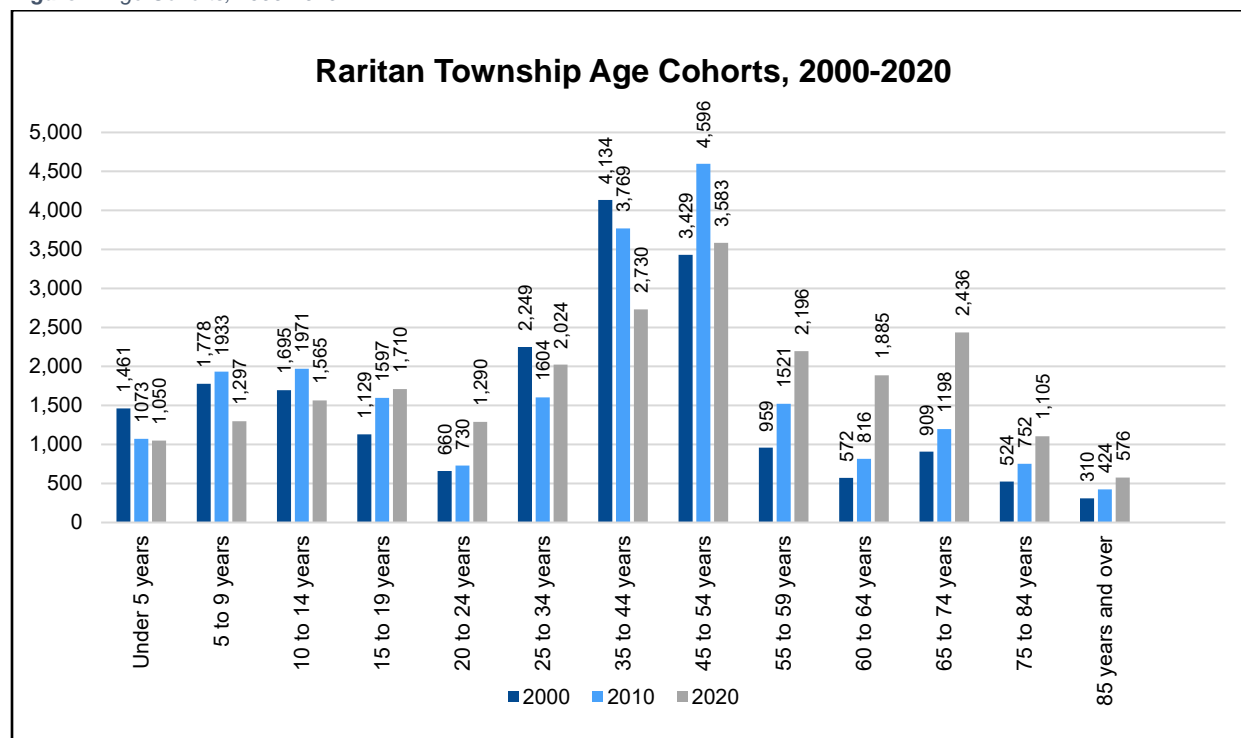
There was also growth in older age bracket, with the 60 to 64 and 65 to 74 cohorts increasing steadily over the period, consistent with the broader aging trend. Meanwhile, younger age groups either declined or remained relatively stable. For instance, the under 5 population fell from 1,620

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in 2000 to 1,461 in 2020, and the 10 to 14 age group declined from 1,957 in 2000 to 1,497 in 2020, and the 10 to 14 age group declined from 1,957 in 2000 to 1,497 in 2020. These shifts indicate that Raritan Township's population is aging, with increasing numbers of residents entering middle age and senior cohorts, while the growth of younger populations remains limited. This trend has implications for future housing, community services, and planning efforts focused on supporting an aging population while also attracting and retaining younger families.

Figure 2. Age Cohorts, 2000-2020



Sources:

U.S. Census Bureau. (2000). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, DEC Demographic Profile, Table DP1.

U.S. Census Bureau. (2010). DEMOGRAPHIC AND HOUSING ESTIMATES. American Community Survey, ACS 5-Year Estimates Data Profile, DP05.

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, DEC Demographic Profile, Table DP1.

Households

From 2000 to 2020, Raritan Township saw steady growth in the number of households along with changes in household size and composition. The total number of households increased from 6,939 in 2000 to 8,613 in 2020, reflecting a 24.1% overall increase. During this period, one- and two-person households experienced the most growth. One-person households rose from 18.2% of all households in 2000 to 21.2% in 2020, while two-person households remained the largest group, growing from 30.8% to 31.6%.

Meanwhile, the population of larger households with four-or-more people declined slightly, from 32.8% in 2000 to 29.2% in 2020. Three-person households remained fairly consistent, making up about 18% of the total across all three decades. These trends suggest a gradual shift toward smaller household sizes, consistent with broader patterns observed in both Hunterdon County and the State of New Jersey. By 2020, more than half of all households across the Township, County, and State were composed of one or two people. This trend points to evolving

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demographic and lifestyle changes, including an aging population, fewer children per household, and an increase in individuals or couples living without dependents, indicating a growing need for diverse housing sizes.

Table 3. Household Size, 2000-2020

Household Size	2000	%	2010	%	2020	%
Total Households (Raritan)	6,939	100%	8,056	100%	8,613	100%
1-person household	1,266	18.2%	1,669	20.7%	1,825	21.2%
2-person household	2,138	30.8%	2,519	31.3%	2,721	31.6%
3-person household	1,256	18.1%	1,427	17.7%	1,548	18.0%
4-or-more-person household	2,279	32.8%	2,441	30.3%	2,519	29.2%
Total Households (Hunterdon County)	43,678	100%	47,169	100%	48,978	100%
1-person household	8,736	20.0%	10,400	22.0%	11,311	23.1%
2-person household	14,752	33.8%	16,007	33.9%	17,056	34.8%
3-person household	7,505	17.2%	8,081	17.1%	8,368	17.1%
4-or-more-person household	12,685	29.0%	12,685	26.9%	12,243	25.0%
Total Households (New Jersey)	3,064,645	100%	3,214,360	100%	3,426,102	100%
1-person household	751,353	24.5%	811,221	25.2%	876,661	25.6%
2-person household	927,354	30.3%	957,682	29.8%	1,026,368	30.0%
3-person household	531,987	17.4%	558,029	17.4%	592,617	17.3%
4-or-more-person household	853,951	27.9%	887,428	27.6%	930,456	27.2%

Source:

U.S. Census Bureau. (2000). HOUSEHOLD SIZE. Decennial Census, *DEC Summary File 1, Table H016*.

U.S. Census Bureau. (2010). HOUSEHOLD SIZE. Decennial Census, *DEC Summary File 1, Table H13*.

U.S. Census Bureau. (2020). HOUSEHOLD SIZE. Decennial Census, *Demographic and Housing Characteristics, Table H9*.

Income

From 1999 to 2000, Raritan Township saw substantial growth in household income and a clear shift toward higher-income brackets. The median household income increased from \$85,996 in 1999 to \$13,828 in 2020, reflecting strong economic gains over the two-decade span. During this period, the percentage of households earning \$200,000 or more, more than doubled, rising from 10.3% to 26.2%. Similarly, the share of households earning between \$150,000 and \$199,999 grew from 10.6% to 17.1% indicating a steady rise in higher-income earners within the community.

Conversely, lower income brackets declined across the board. Households earning less than \$35,000 fell from a combined 13.9% in 1999 to just 6.9% in 2020, and the proportion earning between \$35,000 and \$74,999 dropped from 28.1% to 16.6% over the same period. Middle-income households, particularly those earning between \$75,000 and \$149,999, remained relatively stable but saw some decline in overall share. These trends indicate a shift toward a more affluent population in Raritan Township, with a growing concentration of high-income households.

Raritan Township's income growth also outpaced County and State medians. By 2020, the Township's median income of \$123,828 exceeded both the Hunterdon County median of \$117,858 and the New Jersey median of \$85,245. This upward shift in income distribution reflects broader economic prosperity in the community, but also highlights potential affordability concerns for lower- and moderate-income households in the area.

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Table 4. Income in the Past 12 Months, 2000 - 2020

Household Income	Percent of Households		
	1999	2010	2020
Total Households (Raritan Township)	6,937	7,760	8,268
Less than \$10,000	1.4%	2.8%	1.6%
\$10,000 to \$14,999	2.5%	1.3%	0.9%
\$15,000 to \$24,999	3.4%	3.7%	3.7%
\$25,000 to \$34,999	6.5%	3.8%	4.4%
\$35,000 to \$49,999	11.1%	7.0%	4.8%
\$50,000 to \$74,999	17.0%	14.3%	11.8%
\$75,000 to \$99,999	18.1%	11.2%	11.8%
\$100,000 to \$149,999	19.1%	23.0%	17.7%
\$150,000 to \$199,999	10.6%	11.4%	17.1%
\$200,000 or more	10.3%	21.5%	26.2%
Raritan Median Household Income	\$85,996	\$109,941	\$123,828
Hunterdon County Median Household Income	\$79,888	\$97,874	\$117,858
New Jersey Median Household Income	\$55,146	\$67,681	\$85,245

Source:

U.S. Census Bureau. (2000). PROFILE OF SELECTED ECONOMIC CHARACTERISTICS. Decennial Census, *DEC Summary File 4, Demographic Profile, Table DP3*.

U.S. Census Bureau. (2010). INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS). American Community Survey, *ACS 5-Year Estimates Subject Tables, Table S1901*.

U.S. Census Bureau. (2020). INCOME IN THE PAST 12 MONTHS (IN 2020 INFLATION-ADJUSTED DOLLARS). American Community Survey, *ACS 5-Year Estimates Subject Tables, Table S1901*.

2.2 Employment Characteristics

Workforce Characteristics

As of 2020, Raritan demonstrated strong workforce participation and relatively low unemployment. Of the Township's 17,894 residents aged 16 and over, 12,400 individuals or 69.3% were part of the labor force.² Within this group, 11,983 individuals were employed, accounting for 67% of the working-age population, while only 417 individuals, or 2.3%, were unemployed. No residents were reported as serving in the Armed Forces. The remaining 30.7% of the population, or 5,494 individuals, were not in the labor force, which may include retirees, students, or individuals not actively seeking employment.

Table 5. Employment Status, 2020

Employment Status	Estimate	%
Population 16 years and older	17,894	
In labor force	12,400	69.3%
Civilian labor force	12,400	69.3%
Employed	11,983	67%
Unemployed	417	2.3%
Armed Forces	0	0.0%
Not in labor force	5,494	30.7%
Unemployment rate (Raritan)	3.4%	
Unemployment rate (Hunterdon County)	3.9%	
Unemployment rate (State)	5.8%	

Source:

U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. American Community Survey, *ACS 5-Year Estimates Data Profiles, Table DP03*.

The Township's unemployment rate stood at 3.4%, which was lower than both the County and State averages. Hunterdon County reported a slightly higher unemployment rate of 3.9%, while the Statewide unemployment rate was notably higher at 5.8%. These figures suggest that Raritan Township had a relatively healthy local economy and a stable employment environment in 2020, with high labor force engagement and low unemployment compared to broader regional and state trends.

² According to the United States Census Bureau Glossary, "The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The civilian labor force consists of people classified as employed or unemployed."

Commuting Characteristics

In 2020, commuting patterns for the Township residents showed a strong reliance on personal vehicles and a high rate of out-of-county employment. Of the 11,672 workers aged 16 and over, 10,411 commuted to a workplace outside the home. The vast majority (85.5%) used a car, truck, or van to commute, with 79.1% driving alone and 6.4% carpooling. Only 2.8% used public transportation, while minimal percentages walked (0.4%), used bicycles (0%), or relied on other means (0.4%), indicating limited use of alternative or non-motorized transportation options.

In terms of work location, 92.5% of residents were employed within New Jersey, though only 44.2% worked within Hunterdon County. Nearly half (48.2%) commuted to job outside the county, and 7.5% traveled out of state for work, suggesting Raritan Township functions partly as a bedroom community for nearby regional reemployment centers. Commute durations were moderately dispersed, where 33.4% of workers traveled 35 minutes or more to work, including 15.1% with commutes of an hour or longer. The average commute time was 33.4 minutes, reflecting a mix of local and regional employment connections that likely contribute to traffic volumes and a need for infrastructure to support longer-distance commuters.

Table 6. Commuting Characteristics, 2020

Commuting Characteristics	Estimate
Workers 16 years and over	11,672
Did not work from home	10,411
Means of transportation to work	%
Car, truck, or van	85.5%
Drove alone	79.1%
Carpooled	6.4%
Public transportation (excluding taxicab)	2.8%
Walked	0.4%
Bicycle	0.0%
Other means	0.4%
Place of work	%
Worked in state of residence	92.5%
Worked in county of residence	44.2%
Worked outside county of residence	48.2%
Worked outside state of residence	7.5%
Travel time to work	%
Less than 10 minutes	13.4%
10 to 14 minutes	10.5%
15 to 19 minutes	6.0%
20 to 24 minutes	7.9%
25 to 29 minutes	7.2%
30 to 34 minutes	16.7%
35 to 44 minutes	11.3%
45 to 59 minutes	12%
60 or more minutes	15.1%
Mean Travel time to work (minutes)	33.4

Source:

U.S. Census Bureau. (2020). COMMUTING CHARACTERISTICS BY SEX.
American Community Survey, ACS 5-Year Estimates Detailed Tables,
Table S0801.

Employment by Industry

The 2020 ACS employment data for the Township of Raritan reveals a workforce that was primarily concentrated in the education, health care, and social assistance sectors, which accounted for 27% of the civilian employed population age 16 and over, thus making it the largest employment sector in the Township. This was followed by manufacturing (14.6%) and professional, scientific, and management services (13.5%), which together reflect a strong presence of both traditional and white-collar industries. Retail trade also played a significant role in the local economy, employing 9.6% of the working population.

Finance, insurance, and real estate services represented 8.3% of employment, while arts, entertainment, recreation, and food services made up 6.2%, supporting a modest hospitality and service economy. Other industries, such as construction (4.1%), information (3.9%), wholesale trade (3.2%), and transportation and warehousing (3%), contributed smaller but notable portions of the workforce. Public administration accounted for 1.9% of employment, and only a small fraction (0.2%) of residents were employed in agriculture, forestry, fishing, hunting, or mining.

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Overall, Raritan's employment landscape in 2020 was diverse but leaned heavily toward service-oriented and professional sectors, with health care, education, and manufacturing forming the economic backbone. The relatively small share of residents employed in government, transportation, and agricultural sectors suggests the township functions largely as a residential and commuter community rather than an industrial or rural employment center.

Table 7. Industries of Employment, 2020

Industry	Estimate	%
Civilian employed population 16 years and over	11,983	
Educational services, and health care and social assistance	3,231	27.0%
Manufacturing	1,746	14.6%
Professional, scientific, and management, and administrative and waste management services	1,619	13.5%
Retail trade	1,155	9.6%
Finance and insurance, and real estate and rental and leasing	991	8.3%
Arts, entertainment, and recreation, and accommodation and food services	743	6.2%
Other services, except public administration	546	4.6%
Construction	487	4.1%
Information	465	3.9%
Wholesale trade	386	3.2%
Transportation and warehousing, and utilities	361	3.0%
Public administration	232	1.9%
Agriculture, forestry, fishing and hunting, and mining	21	0.2%

Source:
U.S. Census Bureau. (2020). SELECTED ECONOMIC CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03.

3. Housing Characteristics

3.1 Inventory of housing stock

Housing Occupancy and Tenure

As of 2020, the Township of Raritan had a total of 8,911 housing units, with a high occupancy rate of 96.7%. Of the 8,613 occupied units, the vast majority (84.2%) were owner-occupied, while 12.4% were renter-occupied. Only 298 housing units, or 3.3%, were vacant. The homeowner vacancy rate was low at 1.1%, and the rental vacancy rate stood at 5.1%, both of which reflect a stable and active housing market with limited availability.

Compared to broader trends, Raritan Township had a higher rate of owner-occupied housing than both the County and the State. In Hunterdon County, 78% of occupied units were owner-occupied, and in New Jersey overall, only 55.8% of occupied units were owner-occupied. Renter occupancy was significantly lower in Raritan Township (12.4%) than in the State (35.3%) and the County (16.7%), highlighting the township's strong orientation toward homeownership and a predominantly suburban residential character.

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Vacancy rates were also lower in Raritan Township than the County and State levels. The Township's 3.3% vacancy rate compared favorably to Hunterdon County's 5.2% and New Jersey's 8.9%, indicating a healthy demand for housing within the community. These figures suggest that Raritan Township remains a highly desirable place to live, with a well-maintained housing stock and a strong preference for homeownership among its residents.

Vacancy Status

In 2020, Raritan Township contained a total of 8,911 housing units, with 298 classified as vacant, resulting in a low overall vacancy rate of approximately 3.3%. The most common type of vacant housing was "for sale only," which made up 81 units, followed closely by 79 units categorized as "other vacant," a group that may include homes under renovation or otherwise temporarily uninhabitable. An additional 60 units were listed "for rent," indicating a limited availability of rental housing.

Smaller portions of the vacant housing stock included 36 units used for seasonal, recreational, or occasional purposes and 35 units that were sold but not yet occupied. Only seven (7) units were marked as "rented, not occupied," suggesting high occupancy turnover in the rental market.

These figures suggest that Raritan Township has a relatively tight housing market, with few vacant units available for either sale or rent. The lower number of seasonal homes further emphasizes the Township's identity as a predominantly year-round residential community. Overall, the data reflect a stable and consistently utilized housing supply, with limited vacancies and strong demand across ownership and rental sectors.

Table 8. Housing Occupancy and Tenure, 2020

Housing Occupancy and Tenure	Estimate	%
Raritan Township		
Total housing units	8,911	100%
Occupied housing units	8,613	96.7%
Owner-occupied	7,505	84.2%
Renter-occupied	1,108	12.4%
Vacant housing units	298	3.3%
Homeowner vacancy rate	1.1%	
Rental vacancy rate	5.1%	
Hunterdon County		
Total housing units	51,687	100%
Occupied housing units	48,978	94.8%
Owner-occupied	40,334	78.0%
Renter-occupied	8,644	16.7%
Vacant housing units	2,709	5.2%
Homeowner vacancy rate	1.3%	
Rental vacancy rate	5.2%	
New Jersey		
Total housing units	3,761,229	100%
Occupied housing units	3,426,102	91.1%
Owner-occupied	2,098,500	55.8%
Renter-occupied	1,327,602	35.3%
Vacant housing units	335,127	8.9%
Homeowner vacancy rate	1.5	
Rental vacancy rate	5.7	

Source:

United States Census Bureau, 2020 Decennial Census, *Profile of General Population and Housing Characteristics, DP1*.

Table 9. Vacancy Housing Unit Type, 2020

Vacancy Status	Count
Total housing units	8,911
Total vacant units	298
For rent	60
Rented, not occupied	7
For sale only	81
Sold, not occupied	35
For seasonal, recreational, or occasional use	36
Other vacant	79

Source:

U.S. Census Bureau. (2020). PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS. Decennial Census, *DEC Demographic Profile, Table DP1*.

Units In Structure

The 2020 housing data for Raritan Township reflects a strong emphasis on conventional, low-density residential development. Of the 8,546 total housing units recorded, a significant 65.7% were detached single-family homes, which were by far the most common housing types in the community. An additional 20.1% consisted of attached single-family units, such as townhomes, which suggests that while there is some variation in single-family housing form, the overall development pattern is geared heavily toward ownership-oriented residences.

Multi-family housing options were notably limited. Mid-sized apartment buildings containing 5 to 9 units and larger buildings with 10 to 19 units comprised only 2.2% and 2.3% of units, respectively. Structures with 20 or more units were the least represented among multi-family housing, accounting for just 1.7% of total units. Two-family dwellings and mobile homes were also minimal, each making up 1.1%. No units were reported as being occupied in boats, RVs, vans, or other non-traditional forms.

This pattern illustrates a housing market dominated by single-family homes with relatively few multi-family or flexible housing options. While this aligns with Raritan Township's suburban identity and appeal to families and homeowners, it may present challenges in terms of housing affordability and accessibility. The limited presence of multi-family and smaller unit types may restrict options for young professionals, seniors looking to downsize, and lower- to moderate-income households. As the Township plans for the future, encouraging a more balanced mix of housing types could support greater inclusivity and adaptability to changing demographic needs.

Table 10. Units In Structure, 2020

Units In Structure	Estimate	%
Total housing units	8,546	
1-unit, detached	5,611	65.7%
1-unit, attached	1,716	20.1%
2-units	97	1.1%
3 or 4 units	189	2.2%
5 to 9 units	493	5.8%
10 to 19 units	199	2.3%
20 or more	148	1.7%
Mobile home	93	1.1%
Boat, RV, van, etc.	0	0.0%

Source:

U.S. Census Bureau. (2020). UNITS IN STRUCTURE. American Community Survey, ACS 5-Year Estimates Data Profiles, Table B25024.

Year Structure Built

As of 2020, Raritan's housing stock reflects a broad mix of construction periods, with a significant concentration of homes built in the late 20th century. Of the 8,546 total housing units, the largest share (35.8%) was built between 1980 and 1989, indicating a period of rapid residential development during the decade. Homes constructed between 1990 and 1999 made up the second largest share at 17.4%, followed by 14.2% of units built between 2000 and 2009. Together, these three decades account for over two-third of the Township's housing supply, highlighting a development boom from 1980 through the early 2000s.

Table 11. Age/Year Structure Built

Year Structure Built	Estimate	%
Total	8,546	
Built 2014 or later	131	1.5%
Built 2010 to 2013	184	2.2%
Built 2000 to 2009	1,213	14.2%
Built 1990 to 1999	1,488	17.4%
Built 1980 to 1989	3,062	35.8%
Built 1970 to 1979	811	9.5%
Built 1960 to 1969	669	7.8%
Built 1950 to 1959	451	5.3%
Built 1940 to 1949	145	1.7%
Built 1939 or earlier	392	4.6%

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

More recent development has been limited, with just 1.5% of homes built in 2014 or later, and only 2.2% constructed between 2010 and 2013. This suggests a slowdown in new housing construction over the past decade, potentially due to limited available land, regulatory constraints, or market conditions.

Older housing stock also makes up a smaller portion of the total. Approximately 7.8% of homes were built in the 1960s, 5.3% in the 1950s, and just 4.6% were constructed in 1939 or earlier. The relatively small percentage of pre-1960 homes indicate that much of the Township's built environment is relatively modern by regional standards.

Overall, Raritan Township's housing inventory is primarily composed of structures built within the last 40 years, reflecting sustained residential growth during the late 20th century. However, the sharp decline in recent construction suggests a potential need to evaluate housing capacity, redevelopment opportunities, or zoning strategies to accommodate future demand.

3.2 Costs and Value

There are numerous methods by which to view the value of Raritan's housing stock. The ACS provided counts for the following items: Selected Monthly Owner Costs (SMOC), the values of owner-occupied and renter-occupied units, and mortgage characteristics.

Selected Monthly Owner Costs

In 2020, housing costs in Raritan Township were among the highest in the region, particularly for owner-occupied units with a mortgage. Of the 5,434 housing units in Raritan with a mortgage, over half (51%) had monthly owner costs of \$3,000 or more, which is significantly higher than Hunterdon County (42.8%) and the New Jersey Statewide average (32.3%). The Township's median monthly owner cost for mortgaged units was \$3,030, which exceeds both the Hunterdon County median of \$2,787 and the New Jersey median of \$2,476, highlighting the Township's premium housing market.

Housing units with a mortgage in the \$2,000 to \$2,999 range made up 12.2% of the total, while another 14.1% were in the \$2,500 to \$2,999 range. Only a small share (7.3%) of homes with a mortgage had monthly costs between \$1,000 and \$1,499, and less than 2% had costs below \$1,000 thus, underscoring limited affordability in the local housing market for lower-income households.

Among the 1,899 owner-occupied housing units without a mortgage, costs were also relatively high. The majority (65.7%) reported monthly housing costs of \$1,000 or more, compared to 64.2% in Hunterdon County and 55.8% Statewide. The median monthly costs for these households were \$1,127, again higher than both the County (\$1,153) and State (\$1,062) figures.

Overall, the data illustrate that Raritan Township homeowners, both with and without mortgages, face higher housing costs than their counterparts across the County and the State. These elevated costs reflect the Township's strong housing market and desirability but may also indicate potential challenges related to housing affordability and accessibility for first-time buyers and lower-income residents.

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Table 12. Selected Monthly Owner Costs (SMOC), 2020

SMOC	Count (Raritan)	%	Count (Hunterdon County)	%	Count (New Jersey)	%
Housing units with a mortgage	5,434	100%	26,969	100%	1,382,654	100%
Less than \$500	10	0.2%	16	0.1%	2,772	0.2%
\$500 to \$999	70	1.3%	389	1.4%	34,504	2.5%
\$1,000 to \$1,499	394	7.3%	1,756	6.5%	138,116	10.0%
\$1,500 to \$1,999	763	14.0%	3,639	13.5%	253,824	18.4%
\$2,000 to \$2,499	661	12.2%	5,078	18.8%	275,392	19.9%
\$2,500 to \$2,999	765	14.1%	4,536	16.8%	231,946	16.8%
\$3,000 or more	2,771	51.0%	11,555	42.8%	446,100	32.3%
Median	\$3,030		\$2,787		\$2,476	
Housing units without a mortgage	1,899	100%	13,009	100%	711,773	100%
Less than \$250	0	0.0%	85	0.7%	14,747	2.1%
\$250 to \$399	24	1.3%	215	1.7%	18,836	2.6%
\$400 to \$599	13	0.7%	242	1.9%	48,655	6.8%
\$600 to \$799	211	11.1%	1,627	12.5%	96,262	13.5%
\$800 to \$999	403	21.2%	2,493	19.2%	136,283	19.1%
\$1,000 or more	1,248	65.7%	8,347	64.2%	396,990	55.8%
Median	\$1,127		\$1,153		\$1,062	

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

Value

The 2020 ACS housing values and rental costs in Raritan Township reflected a relatively high-cost residential market. Of the Township's 7,333 owner-occupied housing units, a large majority (42.8%) were valued between \$300,000 and \$499,999, and an additional 33.6% were valued between \$500,000 and \$999,999. Only a small portion of units were valued below \$200,000 (8.9% combined), while 1% of homes were valued at \$1 million or more. The median home value was \$439,000, underscoring the area's status as a relatively affluent, high-value housing market.

Rental housing costs further reflect this trend. Among the 861 renter-occupied units paying rent, the largest share (41.9%) paid between \$1,000 and \$1,499 per month. Another 30.5% of renters paid between \$1,500 and \$1,999, while 15.9% paid between \$2,000 and \$2,499. Very few units rented for less than \$1,000 (7.1%), and no rental units reported costs of \$3,000 or more. The median monthly rent was \$1,516, indicating relatively high rental rates consistent with the broader costs of living in the community.

Table 13. Value of Occupied Units, 2020

Value of Occupied Units	Estimate	%
Owner-occupied units	7,333	
Less than \$50,000	89	1.2%
\$50,000 to \$99,000	22	0.3%
\$100,000 to \$149,999	120	1.6%
\$150,000 to \$199,999	424	5.8%
\$200,000 to \$299,999	1,009	13.8%
\$300,000 to \$499,999	3,136	42.8%
\$500,000 to \$999,999	2,462	33.6%
\$1,000,000 or more	71	1.0%
Median	\$439,000	
Occupied Units Paying Rent	861	
Less than \$500	29	3.4%
\$500 to \$999	32	3.7%
\$1,000 to \$1,499	361	41.9%
\$1,500 to \$1,999	263	30.5%
\$2,000 to \$2,499	137	15.9%
\$2,500 to \$2,999	39	4.5%
\$3,000 or more	0	0.0%
Median	\$1,516	
No rent paid	74	

Source:

U.S. Census Bureau. (2020). SELECTED HOUSING CHARACTERISTICS. American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04.

These figures highlight Raritan Township's limited supply of lower-cost housing, with both ownership and rental markets skewed toward the upper end of the price spectrum. While reflective of the Township's desirability and strong housing demand, these trends may present challenges for affordability and accessibility, particularly for first-time buyers, lower-income households, and those seeking rental housing within a modest budget.

3.3 Housing Units Capable of Being Rehabilitated

In 2020, Raritan's housing stock was largely in good condition, with very few units showing signs of inadequate facilities. Of the 8,268 occupied housing units, only 9 units (0.1%) lacked complete plumbing, 58 units (0.7%) were without full kitchen facilities, and 27 units (0.3%) had no telephone service. These minimal figures indicate that the vast majority of homes were well-equipped and met standard living requirements.

When compared to Hunterdon County as a whole, Raritan Township reported slightly higher rates of homes lacking complete kitchen facilities (0.7% in Raritan vs. 0.3% countywide), but slightly lower rates of homes without telephone service (0.3% in Raritan vs. 0.7% in the county). The percentage of homes lacking plumbing facilities was consistent between the Township and the County (0.1%).

All in all, the data indicate that Raritan's housing stock is well-maintained and generally up to modern living standards, with only a limited number of units requiring rehabilitation for core infrastructure or communication needs. These minimal deficiencies reflect the Township's overall housing quality and continued investment in residential upkeep.

Table 14. Housing In Need of Rehabilitation, 2020

Facilities	Estimate	%
Raritan Township		
Occupied housing units	8,268	100%
Lacking complete plumbing facilities	9	0.1%
Lacking complete kitchen facilities	58	0.7%
No telephone service available	27	0.3%
Hunterdon County		
Occupied housing units	47,647	100%
Lacking complete plumbing facilities	59	0.1%
Lacking complete kitchen facilities	125	0.3%
No telephone service available	354	0.7%

Source:

United States Census Bureau, 2020 American Community Survey, 5-Year Estimates. Data Profiles, Table DP04.

3.4 Projection of Housing Stock

Housing Units Certified

Between 2004 and 2024, Raritan Township saw fluctuating levels of housing development, with a noticeable shift in recent years toward higher-density residential construction. From 2004 through 2016, new housing development was primarily composed of one- and two-family units, while annual total ranging from a high of 195 units in 2004 to a low of just one (1) unit in 2023. During this period, there was little to no development of multi-family or mixed-use housing, indicating a strong focus on traditional low-density growth.

Beginning in 2017, the development pattern began to diversify. Although one- and two-family units continued to be constructed, the Township saw a significant rise in multi-family housing approvals. In 2020, 152 multi-family units were certified, followed by 180 units in 2022, and 200 units through September 2024. This shift marks a clear transition toward denser housing types, likely reflecting changing housing needs, land use planning strategies, and affordability options.

In total, between 2004 and September 2024, the Township certified 1,791 new housing units. Of these 1- and 2-family units, 694 were multi-family units, and just 4 were mixed-use. The recent uptick in multi-family development suggests that Raritan Township is adapting to broader demographic and market trends by expanding its housing diversity to better accommodate a range of household types and income levels.

Table 15. Housing Units Certified, 2004 - 2024

	1&2 Family	Multi	Mixed- use	Total
2004	194	0	1	195
2005	100	0	1	101
2006	73	0	0	73
2007	48	0	0	48
2008	44	0	1	45
2009	25	0	1	26
2010	29	0	0	29
2011	22	8	0	30
2012	30	0	0	30
2013	32	0	0	32
2014	41	0	0	41
2015	33	0	0	33
2016	40	0	0	40
2017	23	96	0	119
2018	87	0	0	87
2019	95	12	0	107
2020	62	152	0	214
2021	86	22	0	108
2022	23	180	0	203
2023	3	24	0	27
Sept 2024 YTD	3	200	0	203
Total	1,093	694	4	1,791

Source:
New Jersey Department of Community Affairs, *Housing Units Certified, 2000 - 2024*.

Lands Available for New Construction and Redevelopment

Raritan Township has a variety of residential zones that can support future housing development, which are listed below. As some commercial areas have grown older and underutilized, the Township has also started identifying key opportunities for redevelopment area designations to promote commercial, residential and mixed-use developments.

Residential Zones

The development of future housing stock is influenced by many factors, including availability of necessary infrastructure, such as sewer and water, zoning regulations, and environmental resource constraints.

AR-2, Agricultural Residential District

The AR-2 Zone is designed facilitate the harmonious coexistence of residential and agricultural uses. This zoning district aims to minimize conflicts between these uses and to protect existing agricultural operations, in line with the recommendations of the Township Master Plan and State Planning Guidelines.

Within the AR-2 Zone, permitted residential uses include single-family detached dwellings. Additionally, the zone allows for “farmettes,” which are parcels of land that may contain a single-family residential dwelling and associated farm structures. These farmettes must meet specific requirements, including a minimum lot size of 15 acres and deed restrictions to prevent further subdivision. The dwelling units on these parcels are to be situated to minimize visual impact and conflicts with adjacent agricultural uses.

AR-5, Agricultural Residential District

The AR-5 Zone is established to preserve the Township’s rural and agricultural character while allowing for low-density residential development. This zoning district aims to minimize conflicts between residential and agricultural uses and to protect existing agricultural operations, in line with the recommendations of the Township Master Plan and State Planning Guidelines.

Within the AR-5 Zone, permitted residential uses include single-family detached dwellings. Additionally, the zone allows for agricultural uses and cluster development, which are designed to maintain open space and the rural character of the area. Accessory uses such as home offices³/home occupations⁴ (Categories A⁵ and B⁶) and accessory apartments

³ In reference to Section 296-3 [Definitions] of the Township of Raritan Land Development Code, a Home Office is defined as, “An area of a residence not exceeding 200 square feet and used by an occupant of such residence for office or studio purposes only, provided that there is no exterior indication of such office or studio use, and provided that such use does not require parking, deliveries or other external traffic other than that normally required by the residential use. This definition includes the tutoring of not more than five children and the traffic associated therewith.”

⁴ In reference to Section 296-3 [Definitions] of the Township of Raritan Land Development Code, a Home Occupation is defined as, “A business, business activity, profession, occupation, or trade activity that is conducted by one or more occupants of a dwelling, as an accessory use to the residential use of the dwelling, for economic gain.”

⁵ In reference to Section 296-3 [Definitions] of the Township of Raritan Land Development Code, a Category A Home Occupation is defined as, “A home occupation that is knowledge-based and includes paid endeavors that leverage consumer-based information and communication technology to sell products or deliver services. A Category A home occupation does not involve making or storing of any products or goods for sale and does not involve any nonresident employees or customers coming to the home.”

⁶ In reference to Section 296-3 [Definitions] of the Township of Raritan Land Development Code, a Category B Home Occupation is defined as, “A home occupation that includes but is it not limited to the office of a physician, dentist, lawyer, optometrist, architect, engineer, planner, artist, accountant, real estate or insurance agent, or similar profession, where clients or patients visit the premises

are also permitted, providing flexibility for residents to utilize their properties for small-scale business or extended family living arrangements.

R-1, Rural Residential (very low density) District

The R-1 Zone in Raritan Township is established to preserve the Township's rural character and agricultural heritage. This zoning district aims to limit development to agricultural and large-lot rural residential uses, recognizing the physical and ecological constraints present in the area. By promoting low-density development, the R-1 Zone seeks to maintain open spaces, protect natural resources, and ensure that new construction is compatible with the existing rural landscape.

Within the R-1 Zone, the principal permitted residential use is single-family detached dwellings. These homes are intended to be situated on large lots, consistent with the zone's emphasis on low-density development. Additionally, the R-1 Zone permits agricultural uses, allowing residents to engage in farming activities that are in harmony with the rural setting. Accessory uses such as home occupations (Categories A and B) and accessory apartments are also permitted, providing flexibility for residents to utilize their properties for small-scale business or extended family living arrangements.

R-1A, Rural Residential (low density) District

The R-1A Zone is intended to preserve the rural landscape and agricultural foundation of Raritan Township. This zoning district focuses on promoting low-density development by encouraging large-lot residential and agricultural uses. It is designed to maintain open space, protect natural features, and ensure that new development fits the rural character of the surrounding area. The district also addresses environmental sensitivities and infrastructure limitations by limiting the intensity of residential growth.

The R-1A Zone allows single-family detached homes as the primary residential use, typically on large lots to maintain the area's low-density character. Agricultural uses are also permitted, enabling property owners to engage in farming or land-based production in keeping with the district's purpose. Additionally, permitted accessory uses include home occupations (Categories A and B) and accessory apartments, which allow for flexible living arrangements and home-based businesses while remaining compatible with the rural setting.

R-2, Rural Residential (conservation density) District

The purpose of the R-2 Zone is to preserve the Township's rural character while accommodating low-density residential development. This zoning district aims to maintain open spaces and protect natural resources by limiting development intensity. The R-2 Zone supports the Township's goals of sustainable growth and environmental stewardship.

Within the R-2 Zone, permitted residential uses include single-family detached dwellings. Accessory uses such as home occupations (Categories A & B) and accessory apartments

on which the home occupation is located. This includes one-on-one in-person professional and services and craft production or low-volume sales of small goods that require limited storage space and deliveries."

are also permitted, providing flexibility for residents to utilize their properties for small-scale business or extended family living arrangements. These provisions support the township's commitment to preserving its rural character while accommodating the needs of its residents.

R-3, Residential (low density) District

The R-3 Zone is intended to support carefully managed residential growth while maintaining the Township's established development patterns. This zone allows for low-density housing in areas with existing infrastructure and services. It is designed to provide stable residential neighborhoods while protecting surrounding environmental features and upholding the community's overall land use objectives. The R-3 Zone encourages a balanced approach to growth that supports both housing needs and preservation of the Township's semi-rural setting.

Permitted residential uses within the R-3 Zone include single-family detached homes, which serve as the primary form of housing. The zone also allows for certain supportive residential uses such as accessory apartments and home-based offices (Categories A & B), which offer greater flexibility in how residents use their property. These uses promote diverse housing opportunities and help accommodate multigenerational living or home business activity, all while preserving the overall character of the neighborhood.

R-4, Residential (moderate density) District

The R-4 Zone is established to provide areas for higher-density residential development, accommodating a range of housing types to meet diverse community needs. This zone supports the Township's goals of promoting efficient land use and offering varied housing options within appropriate areas.

Within the R-4 Zone, permitted residential uses include single-family detached dwellings. Accessory uses such as home occupations (Categories A and B) and accessory apartments are also permitted.

R-5, Planned Residential Development District

The R-5 Zone is designed to facilitate thoughtfully planned residential communities that offer a variety of housing types while preserving open space and promoting efficient land use. This zoning district aims to accommodate diverse housing needs, including those of single- and two-family households across various age groups and income levels. Developments within the R-5 Zone are intended to be served by public sewer and water systems, ensuring adequate infrastructure to support the planned density and variety of housing.

Permitted residential uses include single-family detached homes, planned residential developments (such as townhouses and apartments), housing for elderly for low- and moderate-income families, two-family homes, and group homes. These housing types may be offered as rentals, condominiums, cooperatives, or for sale, providing flexibility to meet market demands. Additionally, the R-5 Zone, allows for limited retail and service uses, not exceeding 5% of the total land area, intended to serve the residents of the

development. Such uses must be strategically located to ensure convenience and minimize disruption to the residential character of Township.

To ensure balanced development, the R-5 Zone stipulates that no more than 40% of all bedrooms within a development may be allocated to a single housing type (Detached, attached, or multi-family). Furthermore, the total number of bedrooms permitted is calculated based on developable acreage, excluding areas such as easements, floodways, and steep slopes. This approach promotes a mix of housing options while preserving sensitive environmental features and maintaining the Township's overall planning objectives.

R-6, Residential (single-family attached and detached) District

The intent of the R-6 Zone is to provide areas for medium-density residential development, accommodating a range of housing types to meet diverse community needs. This zoning district aims to promote efficient land use while preserving the Township's character. The R-6 Zone supports the Township's goals of sustainable growth and environmental stewardship.

R-6LM, Low- and Moderate-Income Housing District

The purpose of this zone is to promote the development of medium-density residential communities that include affordable housing options. This zoning district aims to provide a range of housing types to meet the needs of diverse income levels, ensuring that a portion of new residential developments are accessible to low- and moderate-income households. By integrating affordable units within market-rate developments, the R-6LM Zone supports the Township's commitment to inclusive and balanced community growth.

Permitted residential uses within this zone include single-family detached dwellings, single-family attached units (such as townhouses), and multi-family dwellings. Developments in this zone are required to include a certain percentage of affordable housing units with at least 15% for single-family detached dwellings and at least 20% for single-family attached or multi-family dwellings. These affordable units may be provided within the same structures as market-rate units or in separate buildings, but must be integrated into the overall development plan. Additionally, developments must allocate a minimum of 35% of the net tract area to open space, and all attached units are required to front on internal streets within the project.

R-7, Residential (multi-family) District

The R-7 Zone in Raritan Township is established to provide area for medium- to high-density residential development, primarily accommodating apartments and townhouse dwelling units. This zoning district aims to offer diverse housing options and meet the needs of various household sizes and income levels, promoting efficient land use while maintaining the Township's character. The R-7 Zone supports Raritan's goals of sustainable growth and inclusive community development.

Within the R-7 Zone, permitted residential uses include apartments and townhouse dwelling units, senior citizen housing, and single-family dwellings, and low- and moderate-

income housing units. These housing types must be offered as rentals, condominiums, cooperatives, or for sale, providing flexibility to meet market demands. Additionally, the R-7 Zone allows for accessory uses such as home offices (Categories A and B home occupations) and accessory apartments, enabling residents to utilize their properties for small-scale business or extended family living arrangements. Furthermore, permitted conditional uses consist of Category C home offices. All developments of apartments and townhouses within the zone are required to provide housing affordable to low- and moderate-income households at the rate of at least 20% of the number of dwelling units to be constructed, and the maximum density is 7.2 units per net acre.

R-8, Planned Age-Restricted Adult Community District

The R-8 Zone is established to provide appropriate areas within Raritan Township for housing opportunities for citizens (55 and over) via age-restrictive covenants, a variety of housing options, and inclusion of appropriate recreation, pedestrian circulations, limited retail, and professional offices as deemed supportive of this use.

Within the R-8 Zone, permitted residential uses include single-family detached dwellings, single-family semi-detached dwellings, two-family homes, quadruplex units,⁷ and planned age-restricted adult community development. These housing types are designed to cater to the needs of the age-restricted community, providing a range of living accommodations.

Accessory uses permitted within a planned age-restricted adult community development include private garages and carports, recreation facilities (such as swimming pools, tennis courts, and exercise rooms), meeting and gathering rooms, home offices (Categories A and B), signs and fences, storage sheds under 100 square feet, limited retail and professional offices not exceeding 10,000 square feet of gross floor area in total, and clinics and medical offices not exceeding 5,000 square feet of gross floor area.

The R-8 Zone also mandates that developments provide units affordable to low- and moderate-income persons and households at the rate of 10 such units for each 100 housing units or major fraction thereof.

R-9, Planned Age-Restricted Assisted Living Facility Development District

The R-9 District in Raritan Township is designated to accommodate age-restricted assisted living developments tailored specifically for residents aged 55 and older. This zoning district is intended to create thoughtfully planned communities that provide supportive living environments for seniors while maintaining access to recreation, health services, and limited commercial amenities. The goal is to offer a continuum of care and housing options that allow older adults to age in place within a safe, well-integrated setting that complements the surrounding community.

⁷ In reference to Section 296-3 [Definitions] of the Township of Raritan Land Development Code, a Quadruplex is defined as, "Four attached dwellings in one building in which each unit has two open space exposures and shares one or two walls with an adjoining unit or units or shares a common garage wall with an adjoining unit."

Permitted residential uses include assisted living facilities, single-family detached dwellings for older persons (55 and older).⁸ Additionally, the zone allows a range of accessory uses intended to enhance residents' quality of life. These include private garages and carports, recreation facilities such as fitness centers and pools, community gathering spaces, and home offices (Categories A and B).

A key feature of the R-9 District is its affordable housing requirements in which an assisted living facility is required to provide bedrooms affordable to low- and moderate-income persons and households at the rate of at least 10% of the number of bedrooms to be constructed. Such low- and moderate-income units may be provided via a regional contribution agreement or payment in lieu of construction. Additionally, a planned age-restricted adult community development shall provide units affordable to low- and moderate-income persons and households at the rate of 15% of the total number of age-restricted units to be developed on the site. These units must comply with both Township and New Jersey Affordable Housing standards. This ensures the inclusion of lower- and moderate-income residents in age-restricted developments, promoting housing equity and accessibility for seniors across income levels.

H, Hospital District

The H District in Raritan Township is established to accommodate healthcare-related facilities and services that serve the medical needs of the community and surrounding area. The primary objective of this zoning district is to provide a designated area for hospitals, medical centers, and associated healthcare uses, ensuring that such facilities are appropriately located and integrated within the Township's land use framework. The intent is to support the development and operation of comprehensive healthcare services within the Township.

Within the H District, residential uses are typically limited to those directly associated with medical facilities. This may include housing for medical staff, such as on-call rooms or temporary accommodations for visiting healthcare professionals. The primary focus of the district remains on healthcare services, and any residential use is intended to support the operational needs of medical establishments.

MF, 100% Affordable Housing Overlay Zone

The MF Overlay Zone was created to encourage the development of residential projects dedicated entirely to affordable housing for low- and moderate-income households. This zoning overlay reflects Raritan Township's commitment to meeting its affordable housing obligations while promoting inclusive and equitable community growth. It is intended to provide flexibility in land use by permitting higher-density residential development in designated areas, as long as the housing produced is fully affordable. The overlay zone plays a key role in advancing the Township's fair share housing goals in a way that integrates with the overall planning vision.

⁸ Prior to the issuance of a zoning permit for such single-family detached dwellings, the developer shall prepare and file a permanent deed restriction limiting the occupancy of such units.

The primary permitted use within the MF Overlay Zone is multi-family residential development such as apartments, provided that 100% of the units are reserved for affordable housing. These developments may take various forms, including apartments or townhomes, offering flexible housing arrangements to serve a range of household sizes and needs. The overlay is specifically structured to support high-quality, well-integrated, and efficiently designed affordable housing that contributes to the Township's housing diversity and long-term land use objectives.

GH, Group Home Overlay Zone

The GH Overlay Zone in Raritan is established to facilitate the integration of group homes into residential areas, ensuring that individuals requiring supportive living environments can reside within the community. This overlay zone aims to promote inclusivity and provide housing opportunities for persons with disabilities or special needs, aligning with the Township's commitment to diverse and equitable housing options.

Within the GH Overlay Zone, the primary permitted residential use is group homes. These facilities are designed to accommodate individuals in a shared living arrangement, offering necessary support services while maintaining a residential character. The overlay ensures that such homes are appropriately located within the Township, fostering community integration and accessibility for residents.

C-R-R, Commercial-Recreation-Residential Overlay Zone

The purpose and intent of CRR Zone is to promote integrated, mixed-use development that combined commercial, recreational, and residential elements. This zoning approach aims to create vibrant self-sustaining communities where residents can live, work, and engage in leisure activities within a cohesive environment. By encouraging a blend of uses, the C-R-R Overlay Zone supports efficient land utilization and aligns with Raritan's objectives for sustainable growth and diversified land use.

Within the C-R-R Overlay Zone, permitted residential uses typically include a range of housing options such as single-family detached homes, townhouses, and multi-family dwellings. These residential developments are intended to be integrated with commercial and recreational facilities, fostering a balanced community structure. The specific residential uses and development standards are subject to the Township's zoning regulations and planning approvals to ensure compatibility with the mixed-use nature of the overlay zone.

Affordable housing provisions within the overlay zone require minimum of 20% of all residential units within a development be designated as affordable housing for low- and moderate-income households, in accordance with New Jersey's affordable housing legislation. These units must be integrated throughout the development and match the appearance and quality of market-rate units. At least 50% of the affordable units must be allocated to low-income households, and the distribution must reflect a mix of 1-, 2-, and 3-bedroom units comparable to the market-rate housing. All affordable units are subject to a minimum 30-year deed restriction to ensure long-term affordability. Additionally, a portion of units must meet accessibility standards to accommodate persons with disabilities. Developers are also required follow affirmative marketing guidelines to

promote fair access to the affordable units, including outreach through regional advertising and coordination with housing agencies. These provisions ensure that developments in the C-R-R Overlay Zone contribute to inclusive, mixed-income communities that support a range of housing needs.

Planned Residential Development Overlay Zone

The intent of this zone is to allow in the portion⁹ of the I-1, Restricted Industrial Zone, if served by public sewers and public water and under other reasonable requirements, a planned residential development with a variety of housing types within the overall density limits established with the goal of achieving 50 affordable units consistent with the Township's Revised Affordable Housing Compliance Plan. The standards established within the overlay zone are based on the Master Plan recommendation that this area be developed with age-restricted senior housing, along with affordable housing in order to meet the needs of households of all ages and all income levels, as in inclusionary affordable housing development pursuant to and consistent with the Mt. Laurel Doctrine, the FHA, and the regulations of the COAH, including (without limitation) Subchapter 10 of the COAH regulations (N.J.A.C. 5:97-10.1 to 5:97-10.5).

Permitted planned residential development includes age-restricted single-family detached structures, age-restricted townhouse structures, and non-age-restricted affordable housing multi-family structures. The housing types may include duplexes, quadruplexes, and one-story ranches to add variety to the housing mix.

The Overlay Zone also mandates that developments provide units affordable to low- and moderate-income persons and households at the rate of 20% of the overall number of market-rate units. These affordable units must comply with the regulations and requirements of the COAH. Additionally, the development must allocate a minimum of 40% of the tract area within the age-restricted section and 30% within the affordable section to open space. The maximum number of units be constructed in the Overlay Zone is 300 units.

RJR, Raritan Junction Redevelopment District

The purpose of the RJR Redevelopment District is to transform a former industrial brownfield site¹⁰ into a dynamic, mixed-use community. The redevelopment plan aims to integrate retail, residential, recreational, and civic spaces, fostering a walkable environment that aligns with smart growth principles. Key objectives include revitalizing underutilized land, enhancing traffic circulation through infrastructure improvements, and providing accessible public amenities.

Within the RJR Redevelopment District, residential development is permitted as part of a mixed-use framework. The plan allows for multi-family housing units, including affordable housing with a 20% set-aside, to address diverse community needs. Residential units are intended to be integrated with commercial and recreational facilities, contributing a balanced and inclusive neighborhood. The inclusion of affordable housing units ensures

⁹ The overlay zone consists of Block 36.05, Lots 1 through 143, and Block 36.06, Lot 1, previously known as Block 36, Lot 17.

¹⁰ Block 16.02, Lot 41; the site is currently designated as Block 16.02, Lots 41.01, 41.02, and 41.03, and Block 16.04, Lot 41.04.

compliance with State housing obligations and promotes socioeconomic diversity within the community.

SJRR, South Junction Road Redevelopment District

The SJRR Redevelopment District is intended to revitalize a designated area¹¹ through mixed-use development that integrates residential, commercial, and recreational components. The primary objective is to transform underutilized land into a vibrant, sustainable community that aligns with smart growth principles. This includes promoting walkability, enhancing traffic circulation, and providing diverse housing options. The redevelopment plan emphasizes the creation of a cohesive neighborhood that complements existing infrastructure and supports the Township's long-term planning goals.

Within the SJRR Redevelopment District, 100% affordable housing development including two- and three-story townhouse units, multi-family dwelling units, and a combination of townhouse and multi-family residential units are permitted. The integration of residential units with commercial and recreational facilities aims to foster a balanced and inclusive community. Affordable housing components are also incorporated to ensure compliance with State housing obligations and to promote socioeconomic diversity within the district.

Multigenerational Housing

P.L. 2021, c. 273 established the Multigenerational Family Housing Continuity Commission (the Commission) and assigned the Commission the responsibility of preparing and adopting, "...recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas" (N.J.S.A. 52:27D-329.20f[1]). Municipalities are now required to provide an analysis of the extent to which local ordinances advance or detract from these recommendations. At the time this Housing Element and Fair Share Plan is being prepared, no such recommendations have been published by the Commission. Raritan Township ordinances were recently updated to better accommodate opportunities for providing multigenerational housing by permitted accessory dwelling units on single family residential properties. The Township's ordinance permits accessory dwelling units for existing single family residential uses where setbacks can be met and adequate utilities can be provided.

Elder Cottage Housing Opportunity (ECHO) units¹² are permitted conditional uses within the R-1, R-1A, R-2, R-3, R-4, R-5, R-6, AR-2 and AR-5 Zones. These units offer an opportunity to provide senior housing for aging family members on-site with existing single family residential units.

¹¹ Block 27, Lot 22.

¹² In reference to Section 296-3 [Definitions] of the Township of Raritan Land Development Code, an ECHO Unit or Elder Cottage Housing Opportunity Unit is defined as, "A separate living quarters, accessory to a primary residence on the premises, not exceeding 750 square feet of gross floor area, for the use of and occupancy by not more than two persons who are relatives by blood, marriage, or adoption of an owner/occupant for the primary residence on the premises. One of the ECHO unit occupants shall be 60 years of age or older.

4. Fair Share Plan

4.1 Plan Purpose and Goals

This Fair Share Plan describes the specific ways in which Raritan Township will meet its Fourth Round affordable housing obligations, and is compliant with the Fair Housing Act (FHA), Fourth Round regulations ("Amended FHA"), and Affordable Housing Dispute Resolution Program Directive #14-24. The overall goal of this Fair Share Plan is to provide a framework for the Township to provide for its fair share of the present and prospective regional need for low- and moderate-income housing for the period of July 2025 through June 2035.

4.2 Determination of Housing Need

Prior Round Obligation (1987-1999)

Rounds 1 and 2 of affordable housing in New Jersey are known collectively as the Prior Round. The Prior Round Obligation was the municipal new construction obligation from 1987 through 1999. The Township received substantive certification for the Second Round on October 11, 1995 and COAH approved an extension to this certification on August 1, 2001 and July 27, 2005. The Township's First and Second Round obligation totaled 360 credits, which were met through 33 prior cycle credits, 143 post-1986 credits, 144 RCA credits, and 40 rental bonus credits. The Township satisfied its Prior Round obligation of 360 units as shown in the table below.

Table 26. Prior Round Credits

Prior Round Credits (1987-1999) Raritan Township, Hunterdon County

Project	Type	Units	Bonus Credits	Total Credits
Prior Cycle Credits				
Credits Without Controls	Credits Without Controls	27		27
Easter Seals	Supportive/Special Needs	18	18	36
ARC Group Home	Supportive/Special Needs	5	5	10
Good News Home	Supportive/Special Needs	3	3	6
Cherryville Group Home	Supportive/Special Needs	4	4	8
Ringoes Group Home	Supportive/Special Needs	3	3	6
<i>Sub-Total</i>		60	33	93
Regional Contribution Agreement (RCA) Credits				
New Brunswick RCA	RCA	27		27
New Brunswick RCA	RCA	7		7
New Brunswick RCA	RCA	3		3
Lambertville RCA	RCA	20		20
<i>Sub-Total</i>		57		57
Post-1986 Credits				
Flemington South Gardens	100% Affordable Age-Restricted Rental	96		96
The Mews (Countryside)	100% Affordable, Family Rental	6	6	12
The Mews (Countryside)	Supportive/Special Needs	4	4	8
Village Commons	Inclusionary Family Rental	2	2	4
Good News Home	Supportive/Special Needs	14	14	28
Morning Star	Supportive/Special Needs	10	10	20
Oakridge at Flemington	Inclusionary Family Rental	16	16	32
Hunterdon Medical Center	Family Rental	5	5	10
<i>Sub-Total</i>		153	57	210
Total Prior Round Credits		270	90	360

2025 Housing Element and Fair Share Plan
Raritan Township, Hunterdon County

June 11, 2025

Third Round Obligation (1999-2025)

On July 1, 2015, the Township of Raritan filed a Declaratory Judgment motion with the Superior Court, seeking, among other relief, a judicial determination that the Township's Housing Element and Fair Share Plan, as it may be amended and supplemented, satisfied the Township's fair share of low- and moderate-income housing pursuant to the Mount Laurel doctrine. The Township Committee passed Resolution 19-156 on June 18, 2019, authorizing a settlement agreement between the Township and Fair Share Housing Center, which established the Township's affordable housing obligation and established the basis for the 2020 Housing Element and Fair Share Plan. Raritan Township had a Third Round Prospective Need Obligation of 857 units and a Present Need/Rehabilitation Share of 16 units. The following table identifies the mechanisms through which Raritan satisfied all but 14 credits of its Third Round obligations.

Table 37. Third Round Credits

Third Round Credits (1999-2025) Raritan Township, Hunterdon County

Project	Type	Units Proposed	Bonus Credits	Total Credits
Present Need/Rehabilitation Share Obligation – 16 Units				
Township Rehabilitation Program	Rehabilitation	16		16
Total Rehabilitation Credits				16
Prospective Need Obligation – 857 Units				
Credits, Bonuses, and Reductions				
South Main Village	Inclusionary, Family For-Sale	13		13
Stonegate Inclusionary	Inclusionary, Family For-Sale	10		10
ARC Group Home I	Supportive/Special Needs	5	5	10
Raritan Motorsports	Supportive/Special Needs	2		2
Independence Manor	Assisted Living	10		10
New Brunswick RCA (Carryover)	RCA	87		87
Pulte Homes	Inclusionary, Family For-Sale	50		50
Flemington South Gardens	Extension of Expiring Controls	96		96
Flemington Junction	Municipally Sponsored 100% Affordable, Family Rental	84	84	168
ARC Group Home II	Supportive/Special Needs	4	4	8
Stickel Group	Supportive/Special Needs	4	4	8
<i>Sub-Total</i>		365	97	462
Third Round Calculated Need				
Cedar Grove Shopping Center	Family Rental	6		6
66 Junction Road	Municipally Sponsored 100% Affordable, Family Rental	100		100
Villages at Raritan Junction	Inclusionary, Family Rental	28	28	56
Enclave at Raritan Junction	Inclusionary, Family Rental	40	40	80
Raritan Junction	Inclusionary, Family Rental	28	25	53
Raritan Town Square	Inclusionary, Family Rental	28	24	52
Stonegate South Main Village	Extension of Expiring Controls	21		21
Group Home Program	Supportive/Special Needs	27		4
Habitat for Humanity Homes	100 Affordable Family for Sale	2		2
Countryside Townhouses	Age-Restricted Rentals	5		5
Transitions Assisted Living	Age-Restricted Rental	2		2
<i>Sub-Total</i>		287	117	381
Total Third Round Prospective Need Credits		652	214	843

Fourth Round Obligation (July 2025-June 2035)

In 2024, New Jersey Legislature passed into law amendments to the Fair Housing Act (N.J.S.A. 52:27D-304.1 et seq. via NJ A4/S50) (“Amended FHA” or “P.L. 2024, c.2”) that abolished and replaced COAH with the Affordable Housing Dispute Resolution Program (“the Program”), and set forth new methodology for the calculations of a municipality’s affordable housing obligations for the Fourth Round and beyond. Administrative Directive #14-24 (“Affordable Housing Dispute Resolution Program – Implementation of L. 2024, c. 2”) was published in November of 2024. This directive established procedures for the Program’s operation.

In response to P.L. 2024, c.2, Raritan Township adopted Resolution 25-1-37, which committed to the following Fourth Round (2025-2035) Obligations: a present need/rehabilitation obligation of 44 units and a refined prospective need obligation of 229 units (107 fewer units than the DCA’s calculation of 336 units). Following objections to the Township’s refined prospective need filed by the Fair Share Housing Center and the New Jersey Builders’ Association and a subsequent settlement conference, the Township entered into a Settlement Agreement that proposed a negotiated prospective need obligation of 285 units, retaining the present need obligation of 44 units.

Table 48. Fourth Round Obligation

Fourth Round Obligation (2025-2035)	
Fourth Round Prospective Need Obligation	285
Third Round Unaddressed Prospective Need	14
Total Prospective Need Obligation	299
Fourth Round Rehabilitation/Present Need Obligation	44

4.3 Proposed Fourth Round Mechanisms

Extension of Expiring Controls

The Oak Ridge at Flemington Apartments (Block 72.12, Lot 10) is a Prior Round family rental development that was built and deed restricted with 16 affordable rental apartments in 1995. The Oak Ridge deed restrictions were set to expire in 2025 and the Township has proposed to extend those controls for an additional 30 years. This provides 16 credits for extensions of expiring controls with 4 bonus credits for extending controls to preserve rental housing. A total of 20 credits are applied to the Township's Fourth Round obligation.

Durational Adjustment – Lack of Sewer Capacity

According to N.J.A.C. 5:93-4.3, if a community has insufficient water and/or sewer to support inclusionary development, it may seek a durational adjustment of its prospective need obligation. Raritan Township sewer service is provided by the Raritan Township Municipal Utilities Authority (RTMUA). The RTMUA treatment plant is permitted at 3.8 million gallons per day (MGD) and has reported (as of October 2024) a 24-month rolling average committed flow of 3.764 MGD, which is effectively at maximum capacity. The RTMUA has restricted new sewer allocations based on the lack of additional flow capacity. In accordance with N.J.A.C. 5:93-4.3(c), the requirement to address the remaining 279 units of the Fourth Round prospective need shall be deferred until adequate sewer is made available. The RTMUA shall reserve and set aside new sewer capacity, if and when it becomes available, for low- and moderate-income housing on a priority basis. Additionally, in accordance with N.J.A.C. 5:93-4.3(b), the Township has proposed overlay zones to accommodate the 279 units of durationally adjusted prospective need, should additional sewer capacity become available.

Rehabilitation Program

To address the Fourth Round present need obligation of 44 units, Raritan Township will continue its existing Rehabilitation Program pursuant to § 170-3.A Rehabilitation Program of the Township's Land Development Code. According to N.J.A.C. 5:93-5.2, the purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety code violations that require the repair or replacement of a major system, including weatherization, a roof, plumbing, heating, electricity, sanitary plumbing (including septic systems), and/or a load-bearing structural system. Upon rehabilitation, housing deficiencies must be corrected and the house must be brought up to code standard. The Township funds the program through its affordable housing trust fund.

Durationally Adjusted Inclusionary Overlay Zones

The Township is proposing five (5) inclusionary overlay zones to address the durationally adjusted prospective need of 279 units. The Overlay Zones would apply when adequate sewer becomes available for the site. Buffering and planning for centers should be incorporated into the overlay zones when developed.

18 Minneakoning Overlay – Block 16.01, Lot 16.05

18 Minneakoning Overlay is a 4.81 acres site located on Minneakoning Road in the I-2 Major Industrial Zone District. The site is within the RTMUA sewer service area. The proposed inclusionary overlay zone would allow for multi-family residential development at a density of 20 du/acre with a 20 percent set-aside for low- and moderate-income units. This provides for the realistic development potential for multi-family rental units on the site yielding up to 96 units with a 20 percent set-aside, resulting in 19 affordable units.

Figure 3. 18 Minneakoning Overlay

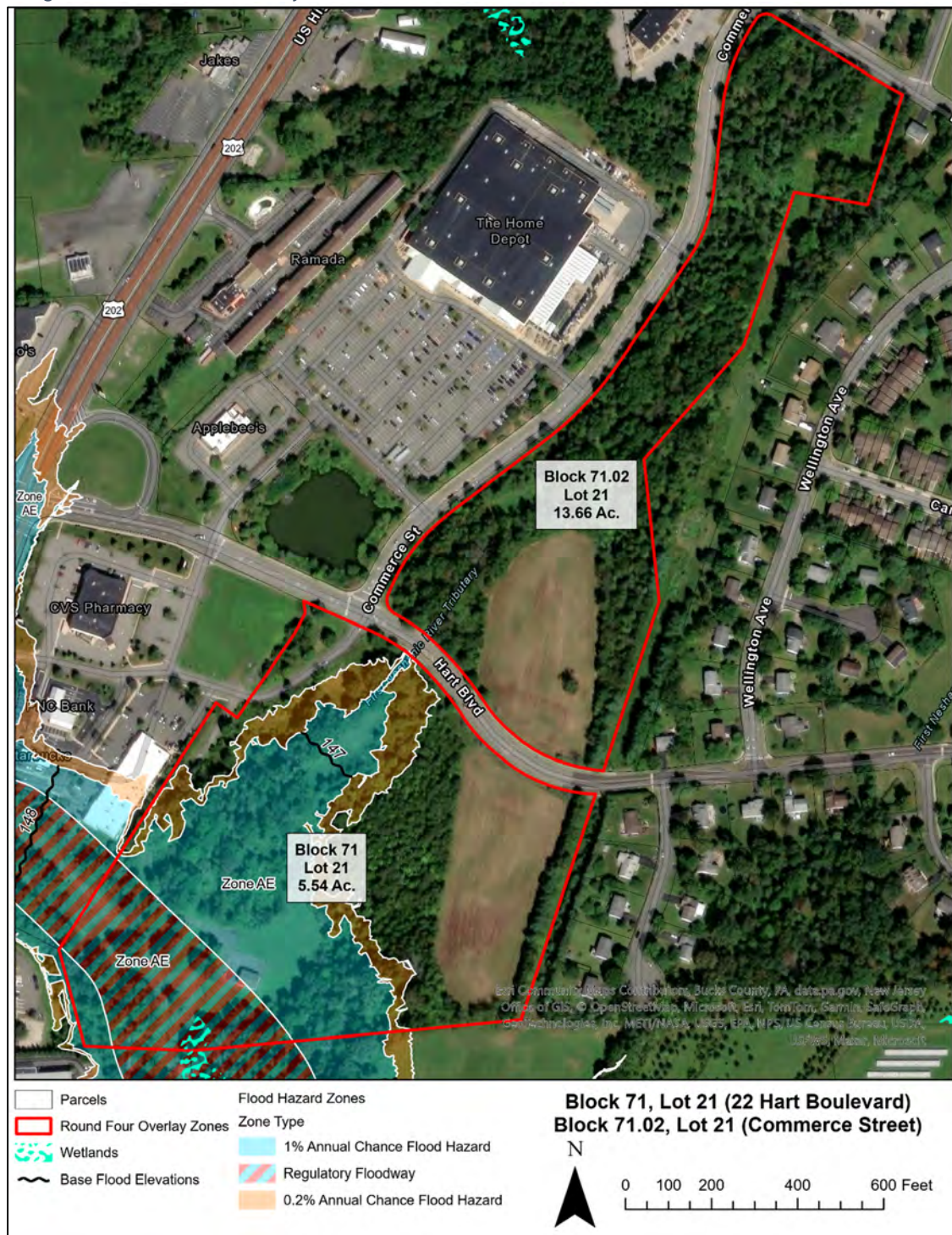
2025 Housing Element and Fair Share Plan Raritan Township, Hunterdon County

June 11, 2025

Hart/Commerce Overlay – Block 71, Lot 21 (22 Hart Blvd); Block 71.02, Lot 21 (Commerce St)

The Hart /Commerce Overlay consists of a 5.54-acre site and a 13.66-acre site located in the B-2 Commercial District. The sites are within the RTMUA sewer service area. The proposed inclusionary overlay zone would allow for multi-family residential development at a density of 15 du/acre with a 20 percent set-aside for low- and moderate-income units. This provides for the realistic development potential for multi-family rental units on the site yielding up to 288 units with a 20 percent set-aside resulting in 58 affordable units.

Figure 4. Hart/Commerce Overlay



206 Reaville Road Overlay – Block 72, Lot 7

The 206 Reaville Road Overlay consists of a 12.19-acre site located in the R-5 Planned Residential Development District. The site is within the RTMUA sewer service area. The proposed inclusionary overlay zone would allow for multi-family residential development at a density of 15 du/acre with a 20 percent set-aside for low- and moderate-income units. This provides for the realistic development potential for multi-family rental units on the site yielding up to 183 units with a 20 percent set-aside resulting in 37 affordable units.

Figure 5. Reaville Road Overlay



314-324 Hwy 202 Overlay – Block 72.23, Lots 31.01 & 32

The 314-324 Hwy 202 Overlay consists of a 12.35-acre site and a 7.0 acres site located in the B-2 Commercial District. The site is within the RTMUA sewer service area. The proposed inclusionary overlay zone would allow for multi-family residential development at a density of 20 du/acre with a 20 percent set-aside for low- and moderate-income units. This provides for the realistic development potential for multi-family rental units on the site yielding up to 387 units with a 20 percent set-aside resulting in 78 affordable units.

Figure 6. 314-324 Hwy 202 Overlay



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454 Hwy 202/Case Blvd. Overlay – Block 40, Lot 9

The 454 Hwy 202/Case Blvd. Overlay consists of a 12.68-acre site located in the O-2 Office Business District. The site is within the RTMUA sewer service area. The proposed inclusionary overlay zone would allow for a combination of townhouses and multi-family residential development at a density of 12.5 du/acre with a 20 percent set-aside for low- and moderate-income units. This provides for the realistic development potential for multi-family rental units on the site yielding up to 158 units with a 20 percent set-aside resulting in 32 affordable units.

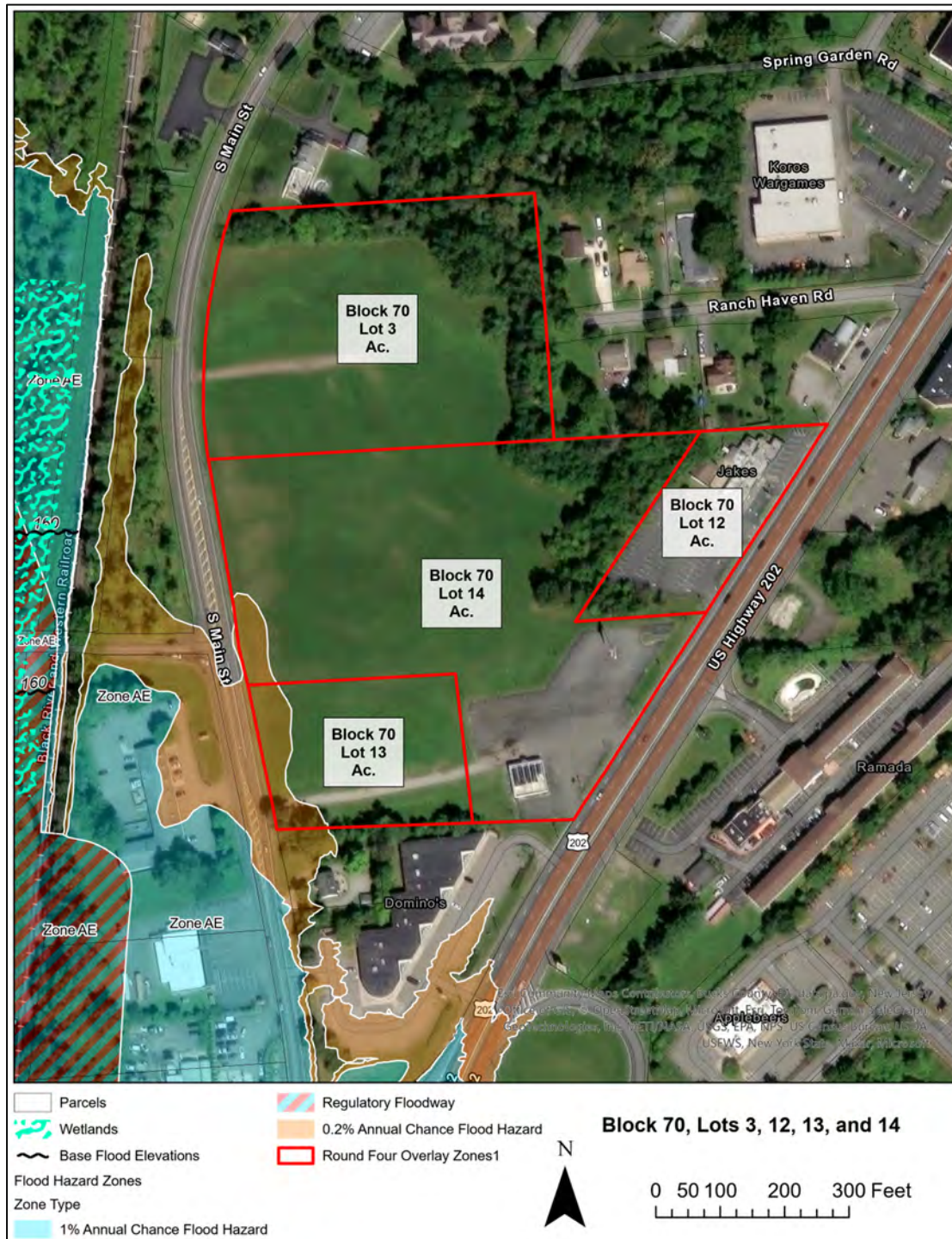
Figure 7. 454 Hwy 202/Case Blvd. Overlay



Hwy 202/S. Main St. Overlay – Block 70, Lots 3, 12, 13 & 14 (282/298 S. Main; 249/253 Hwy 202/31 S)

The Hwy 202/S. Main St. Overlay consists of four (4) parcels totaling 14.21 acres located in the B-2 Commercial District. The overlay is located within the RTMUA sewer service area. The proposed inclusionary overlay zone would allow for a multi-family residential development at a density of 20 du/acre with a 20 percent set-aside for low- and moderate-income units. This provides for the realistic development potential for multi-family rental units on the site yielding up to 284 units with a 20 percent set-aside resulting in 57 affordable units.

Figure 8. Hwy 202/S. Main St. Overlay



2025 Housing Element and Fair Share Plan
Raritan Township, Hunterdon County

June 11, 2025

Summary Table

The table below summarizes the proposed mechanisms to address the Fourth Round Obligation for the Township of Raritan.

Table 59. Fourth Round Fair Share Plan

Fourth Round Fair Share Plan (2025-2035) Raritan Township, Hunterdon County

Project	Type	Units	Bonus Credits	Total Credits
Present Need/Rehabilitation Share Obligation – 44 Units				
Township Rehabilitation Program	Rehabilitation	44		44
Total Rehabilitation Credits				44
Prospective Need Obligation – 285 Units + 14 Unmet 3rd Round Need = 299 Units				
Extension of Expiring Controls	Oak Ridge Apartments	16	4	20
Durational Adjustment	Lack of Sewer Capacity	279		279
18 Minneakoning Road Overlay	Inclusionary Zone – Family Rental	19	*	19
Hart/Commerce Overlay	Inclusionary Zone – Family Rental	58	*	58
206 Reaville Road Overlay	Inclusionary Zone- Family Rental	37	*	37
314-324 Hwy 202 Overlay	Inclusionary Zone – Family Rental	78	*	78
454 Hwy 202/Case Blvd. Overlay	Inclusionary Zone- Family Rental	32	*	32
Hwy 202/S. Main St. Overlay	Inclusionary Zone- Family Rental	57	*	57
		281	*	281
Total Third Round Prospective Need Credits				299
<i>Maximum Senior Units (30%) -85</i>				<i>0</i>
<i>Minimum Family Housing (50%)-143</i>				<i>285</i>
<i>Minimum Rental Units (25%)- 72</i>				<i>285</i>
<i>Minimum Family Rental (50% of Rental) - 36</i>				<i>285</i>
<i>Minimum Very Low Income (13%) – 38</i>				<i>38</i>
<i>Maximum Bonus Credits (25%)- 71</i>				<i>71</i>

*Additional bonus credits may be applied once developed up to 25% maximum.

Appendix A – Resolutions

Planning Board Resolution #11-2025

**RESOLUTION ADOPTING
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 which amended various provisions of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq. ("Amended FHA")); and

WHEREAS, the Amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 ("Fourth Round" or "Round Four"); and

WHEREAS, the Amended FHA requires, among other things, that municipalities prepare and adopt a Housing Element & Fair Share Plan on or before June 30, 2025;

WHEREAS, as a result of the passage of the Amended FHA, the Board has made a determination to adopt a Fourth Round Housing Element & Fair Share Plan for the Township of Raritan; and

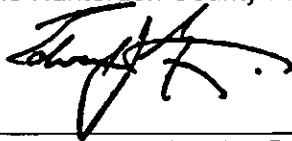
WHEREAS, the Township Consulting Planner has prepared a Housing Element & Fair Share Plan which has been reviewed by the Planning Board; and

WHEREAS, the Planning Board of the Township of Raritan held a public hearing on the Housing Element & Fair Share Plan on June 11, 2025, for which the required public notice was duly provided pursuant to N.J.S.A. 40:55D-13; and

WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed 2025 HPEFSP will guide the use of lands in the Township in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to achieve access to affordable housing to meet the Township's Fourth Round Mount Laurel constitutional affordable housing obligations and considers the lands that are most appropriate for construction of low and moderate income housing in accordance with N.J.S.A. 52:27D-310 ; and

WHEREAS, by this Resolution, the Board hereby approves the Fourth Round Housing Element and Fair Share Plan.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Raritan, Hunterdon County, New Jersey, that the Board hereby adopts the Fourth Round Housing Element & Fair Share Plan for the Township of Raritan, dated June 11, 2025, prepared by J. Caldwell & Associates, LLC, which is attached hereto and incorporated herein. The Board Secretary is hereby directed to send a copy of the Housing Element & Fair Share Plan, and this Resolution, to the Hunterdon County Planning Board.



Edward J. Gettings, Planning Board Chair

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the Township of Raritan Planning Board at a meeting held on June 11, 2025.



Taylor Vaughn, Planning Board Secretary

**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

RESOLUTION #25-4-79

**AUTHORIZING A SETTLEMENT WITH FAIR SHARE HOUSING CENTER AND
RE-ESTABLISHING THE FOURTH ROUND AFFORDABLE HOUSING PRESENT NEED
AND PROSPECTIVE NEED OBLIGATIONS FOR THE TOWNSHIP OF RARITAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculated the Township of Raritan’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 44 units and a Prospective Need Obligation of 336 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality’s average allocation factor, and

WHEREAS, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions” (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Township of Raritan and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, Raritan Township relied on the DCA calculations of the Township’s fair share obligations as modified by the Township’s review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the

**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

attached memo prepared by the Township's affordable housing professional planner, and the Township adopted Resolution No. 25-1-37, committing to provide its fair share of 44 units present need and 229 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Raritan having filed its resolution of participation before the Affordable Housing Dispute Resolution Program (the "Program") on January 30, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, et seq., and the timeframes set forth in Directive #14-24, bearing Docket No. HNT-L-073-25; and

WHEREAS, in accordance with the timeframes set forth in the Amended Act and the Directive, FSHC filed a timely objection to Raritan's resolution on February 28, 2025; and

WHEREAS, FSHC's objection contended that Raritan had improperly calculated its Prospective Need obligations and requested that the Program find that Raritan's Prospective Need obligation be set at 339; and

WHEREAS, Raritan disputed the contentions raised in FSHC's objection; and

WHEREAS, within the Program established pursuant to N.J.S.A. 52:27D-313.2, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth Raritan's Fourth Round Prospective Need obligations, without either party admitting the validity of the others' claims; and

WHEREAS, recognizing that this agreement is reached prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, the parties agree that 285 units is within the range of possible outcomes for Raritan's Fourth Round Prospective Need; and

WHEREAS, resolving the Fourth Round Prospective Need at this juncture and allowing Raritan to move forward with preparing its Fourth Round Housing Element and Fair Share Plan ("HEFSP") is important to the interests of lower-income households; and

WHEREAS, Raritan and FSHC thus agree to present this mediation agreement to the Program and consent to the mediation agreement, upon the approval by the Program, setting forth Raritan's Fourth Round obligations and binding Raritan to utilize these obligations and foreclosing FSHC from further challenge to said obligations; and

WHEREAS, Raritan and FSHC also acknowledge and agree that if the Program, trial court, or any appellate court rejects approval of this Agreement, the Parties reserve their right to return to the *status quo ante*; and

WHEREAS, Raritan Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Raritan Township also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in light of the above, the Township Committee of the Township of Raritan finds that it is in

**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON, NEW JERSEY**

the best interest of the Township to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Township Council of the Township of Raritan finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Township to enter into the Settlement Agreement with FSHC, with an agreed upon Round 4 Present Need Obligation of 44 units, and a Round 4 Prospective Need Obligation of 285 units.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Raritan, County of Hunterdon, State of New Jersey, as follows:

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.
2. Raritan Township hereby commits to a Round 4 Present Need Obligation of 44 units, and a Round 4 Prospective Need Obligation of 285 units, modified from the DCA's calculations as explained above and as set forth in the attached Mediation Agreement with FSHC to be entered with the Affordable Housing Dispute Resolution Program, subject to all reservations of rights set forth above.
3. The Township Attorney and other appropriate Township official is hereby authorized and directed to take all actions necessary to comply with the requirements of the Mediation Agreement and Amended FHA, including the signing of the Agreement and filing same with the Program.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

ROLL CALL VOTE:	Ayes	Nays	Abstain	Absent
Sipos	X			
Fatooh	X			
MacDade	X			
Perry	X			
King	X			

ATTEST:

TOWNSHIP COMMITTEE OF THE TOWNSHIP OF RARITAN



Donna Kukla, RMC - Township Clerk



Bob King - Mayor

CERTIFICATION

I, Donna Kukla, Clerk of the Township of Raritan, County of Hunterdon, State of New Jersey, hereby certify that the foregoing resolution is a true, complete, and accurate copy of a resolution adopted by the Township Committee of the Township of Raritan at a meeting held on April 1, 2025.



Donna Kukla, RMC - Township Clerk

Appendix B – Ordinances

Chapter 170**AFFORDABLE HOUSING**

§ 170-1.	Intent; purpose; applicability.	§ 170-10.	Limitations on indebtedness secured by ownership unit; subordination.
§ 170-2.	Definitions.		
§ 170-3.	Affordable housing programs.		
§ 170-4.	New construction.	§ 170-11.	Capital improvements to ownership units.
§ 170-5.	Affirmative marketing requirements.	§ 170-12.	Control periods for restricted rental units.
§ 170-6.	Occupancy standards.	§ 170-13.	Price restrictions for rental units; leases.
§ 170-7.	Control periods for restricted ownership units and enforcement mechanisms.	§ 170-14.	Tenant income eligibility.
§ 170-8.	Price restrictions for restricted ownership units, homeowner association fees and resale prices.	§ 170-15.	Administration.
		§ 170-16.	Enforcement; violations and penalties.
§ 170-9.	Buyer income eligibility.	§ 170-17.	Annual and periodic monitoring.
		§ 170-18.	Appeals.

[HISTORY: Adopted by the Township Committee of the Township of Raritan 2-4-2020 by Ord. No. 20-01 (Ch. 15.20 of the 2000 Code). Amendments noted where applicable.]

§ 170-1. Intent; purpose; applicability.

- A. This chapter is intended to assure that low- and moderate-income units ("affordable units") are created with controls on affordability and that low- and moderate-income households shall occupy these units. This chapter is also intended to ensure that any site that benefits from a rezoning, variance or redevelopment plan approved by the Township that results in multifamily residential development of five dwelling units or more produces affordable housing at a set-aside rate of 20% for for-sale affordable units and at a set-aside rate of 15% for rental affordable units. This chapter shall apply except where inconsistent with applicable law.
- B. The Township of Raritan Planning Board shall adopt a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1 et seq. (hereinafter "Fair Share Plan"). The Fair Share Plan shall subsequently be endorsed by the governing body. The Fair Share Plan shall describe how Raritan Township shall address its fair share of low- and moderate-income housing as documented in the Fair Share Plan itself, the settlement agreement entered into between the Township and Fair Share Housing Center (FSHC) on June 14, 2019, last signed June 18, 2019 (hereinafter "FSHC settlement agreement"), and the court order approving same, which was entered by the court on July 24, 2019, after a properly noticed fairness hearing.
- C. The Township of Raritan shall track the status of the implementation of the Fair Share Plan.

§ 170-2. Definitions.

The following terms, when used in this chapter, shall have the meanings given in this section:

ACCESSORY APARTMENT — A self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building, or by the construction of a new accessory structure on the same site.

ACT — The Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.), as has been subsequently amended.

ADAPTABLE — Constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.¹

ADMINISTRATIVE AGENT — The entity responsible for the administration of affordable units in accordance with this chapter, applicable COAH regulations and the Uniform Housing Affordability Controls (UHAC) (N.J.A.C. 5:80-26.1 et seq.).

AFFIRMATIVE MARKETING — A regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

AFFORDABILITY AVERAGE — The average percentage of median income at which restricted units in an affordable housing development are affordable to low- and moderate-income households.

AFFORDABLE — A sales price or rent within the means of a low- or moderate-income household as defined by COAH in its applicable regulations or an equivalent controlling New Jersey state agency; in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

AFFORDABLE DEVELOPMENT — A housing development, all or a portion of which consists of restricted units.

AFFORDABLE HOUSING DEVELOPMENT — A development included in the Township's Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100% affordable development.

AFFORDABLE HOUSING PROGRAM(S) — Any mechanism in the Township's Fair Share Plan prepared or implemented to address the Township's fair share obligation.

AFFORDABLE UNIT — A housing unit proposed or created pursuant to the Act, credited pursuant to applicable COAH regulations, the FSHC settlement agreement, or an order of the court.

AGE-RESTRICTED UNIT — A housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development where the unit is situated are 62 years or older; or 2) at least 80% of the units are occupied by one person that is 55 years or older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

AGENCY — The New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

ASSISTED LIVING RESIDENCE — A facility licensed by the New Jersey Department of Health and

1. Editor's Note: See now N.J.A.C. 5:23-3.14(b).

Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

CERTIFIED HOUSEHOLD — A household that has been certified by an administrative agent as a low-income household or moderate-income household.

COAH — The New Jersey Council on Affordable Housing.

DCA — The State of New Jersey Department of Community Affairs.

DEFICIENT HOUSING UNIT — A housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load-bearing structural systems.

DEPARTMENT — The Department of Community Affairs of the State of New Jersey, which was established under the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

DEVELOPER — Any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land proposed to be included in a proposed development, including the holder of an option to contract or purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT — The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1 et seq.

INCLUSIONARY DEVELOPMENT — A development containing both affordable units and market-rate units. Inclusionary developments must have a 20% set-aside of affordable units if the development has five or more units and is a for-sale project, or a 15% set-aside if the development is a rental project. This term includes, but is not necessarily limited to, new construction, the conversion of a nonresidential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

LOW-INCOME HOUSEHOLD — A household with a total gross annual household income equal to 50% or less of the median household income.

LOW-INCOME UNIT — A restricted unit that is affordable to a low-income household.

MAJOR SYSTEM — The primary structural, mechanical, plumbing, electrical, fire-protection, or occupant service components of a building, which include, but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load-bearing structural systems.

MARKET-RATE UNITS — Housing not restricted to low- and moderate-income households that may sell or rent at any price.

MEDIAN INCOME — The median income by household size for the applicable county, as adopted annually by the Department.

MODERATE-INCOME HOUSEHOLD — A household with a total gross annual household income in excess of 50% but less than 80% of the median household income.

MODERATE-INCOME UNIT — A restricted unit that is affordable to a moderate-income household.

NONEXEMPT SALE — Any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a Class A beneficiary and the transfer of ownership by court order.

RANDOM SELECTION PROCESS — A process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

REGIONAL ASSET LIMIT — The maximum housing value in each housing region affordable to a four-person household with an income at 80% of the regional median as defined by the Department's adopted regional income limits published annually by the Department.

REHABILITATION — The repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

RENT — The gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, "rent" does not include charges for food and services.

RESTRICTED UNIT — A dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

UHAC — The Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq.

VERY-LOW-INCOME HOUSEHOLD — A household with a total gross annual household income equal to 30% or less of the median household income.

VERY-LOW-INCOME UNIT — A restricted unit that is affordable to a very-low-income household.

WEATHERIZATION — Building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for rehabilitation.

§ 170-3. Affordable housing programs.

The Township of Raritan will use the following mechanisms to satisfy its affordable housing obligations:

A. Rehabilitation program.

- (1) The Township of Raritan and FSHC have agreed that the Township's indigenous need rehabilitation obligation is 16 units. The Township shall continue to sponsor a local rehabilitation program sufficient to satisfy its present need obligation of 16 units. The Township shall establish a rehabilitation program manual. In the event the Township satisfies its rehabilitation obligation, it will continue to implement its rehabilitation program and any additional units that are rehabilitated may be credited towards any future affordable housing obligations, if permitted by applicable law and regulations. The Township will continue its rehabilitation program to update and renovate deficient housing units occupied by low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28. The Township will continue to

rehabilitate housing units to improve its housing stock and to continue to provide indigenous need affordable units.

- (2) All rehabilitated rental and owner-occupied units shall remain affordable to low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period will be enforced with a lien, and for renter-occupied units, the control period will be enforced with a deed restriction.
- (3) The Township of Raritan shall dedicate an average of \$10,000 for each unit to be rehabilitated through this program, reflecting the minimum hard cost of rehabilitation for each unit.
- (4) The Township of Raritan will continue to administer the rehabilitation program in accordance with N.J.A.C. 5:93.1 et seq.²
- (5) Units in a rehabilitation program shall be exempt from N.J.A.C. 5:93-9³ and UHAC requirements, but shall be administered in accordance with the following:
 - (a) If a unit is vacant, upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is rerented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate-income household at an affordable rent and affirmatively marketed pursuant to N.J.A.C. 5:93-9 and UHAC.
 - (b) If a unit is renter-occupied, upon completion of the rehabilitation, the maximum rate of rent shall be the lesser of the current rent or the maximum permitted rent pursuant to N.J.A.C. 5:93-9 and UHAC.
 - (c) Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:93-9 or the standards issued by a New Jersey administrative agency with proper authority to issue such standards.
 - (d) Applicant and/or tenant households shall be certified as income-eligible in accordance with N.J.A.C. 5:93-9 and UHAC, except that households in owner-occupied units shall be exempt from the regional asset limit.

B. Percentage of mandatory set-asides for all future residential developments.

- (1) If the Township or a Township Planning Board or Zoning Board of Adjustment permits the construction of multifamily or single-family attached residential development that is approvable and developable, as defined at N.J.A.C. 5:93-1.3,⁴ the Township or the Township's Planning Board or Zoning Board of Adjustment shall require that an appropriate percentage of the residential units be set aside for low- and moderate-income households. This requirement shall apply beginning with the effective date of this chapter to any multifamily or single-family attached residential development, including the residential portion of a mixed-use project, which consists of five or more new residential units, whether permitted by a zoning amendment, a variance granted by the Township's Planning Board or Zoning Board of Adjustment, or adoption of a redevelopment plan or amended redevelopment plan in areas in need of redevelopment or rehabilitation. For any such development for which the Township's land use ordinances (e.g., zoning or an adopted redevelopment plan) already permitted residential development as of the

2. Editor's Note: N.J.A.C. 5:93 expired 10-16-2016.

3. Editor's Note: N.J.A.C. 5:93 expired 10-16-2016.

4. Editor's Note: N.J.A.C. 5:93 expired 10-16-2016.

effective date of this chapter, this requirement shall only apply if the Township or the Township's Zoning Board of Adjustment permits an increase in approvable and developable gross residential density to at least twice the permitted approvable and developable gross residential density as of the effective date of this chapter. Nothing in this subsection precludes the Township or the Township's Zoning Board of Adjustment from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this subsection consistent with N.J.S.A. 52:27D-311h and other applicable law. For inclusionary projects in which the low and moderate units are to be offered for sale, the appropriate set-aside percentage is 20%; for projects in which the low- and moderate-income units are to be offered for rent, the appropriate set-aside percentage is 15%. This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a redevelopment plan or amended redevelopment plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project. This requirement does not apply to any sites or specific zones otherwise identified in the Township's settlement agreement with FSHC dated June 14, 2019, or in the Township's Housing Element and Fair Share Plan, for which density and set-aside standards shall be governed by the specific standards set forth therein.

- (2) Furthermore, this section shall not apply to developments containing four or fewer dwelling units. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this section. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this section shall apply only if the net number of dwelling units is five or more.
- C. Phasing. Inclusionary developments shall be subject to the following schedule, except where an alternate phasing schedule has been incorporated into a development or redevelopment agreement:

Minimum Percentage of Low- and Moderate-Income Units Completed	Maximum Percentage of Market-Rate Units Completed
0%	25%
10%	25% + 1 unit
50%	50%
75%	75%
100%	90%

- D. Fractional units. If 15% or 20% of the total number of units in a development results in a fraction or decimal, the developer shall be required to provide an additional affordable unit on site. Example: An eight-unit development requiring an affordable housing set-aside of 1.6 units is proposed. The developer is required to provide two on-site affordable units.
- E. Integration of affordable units. In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market-rate units.
- F. Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.
- G. Common elements and facilities. In inclusionary development, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

H. Alternative living arrangements.

- (1) The administration of an alternative living arrangement shall be in compliance with N.J.A.C. 5:93-5.8⁵ and UHAC, with the following exceptions:
 - (a) Affirmative marketing (N.J.A.C. 5:80-26.15); provided, however, that the units or bedrooms may be affirmatively marketed by the provider in accordance with an alternative plan approved by the court;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3).
- (2) With the exception of units established with capital funding through a twenty-year operating contract with the Department of Human Services, Division of Developmental Disabilities, alternative living arrangements shall have at least thirty-year controls on affordability in accordance with UHAC, unless an alternative commitment is approved by the court.
- (3) The service provider for the alternative living arrangement shall act as the administrative agent for the purposes of administering the affirmative marketing and affordability requirements for the alternative living arrangement.

§ 170-4. New construction.

The following general guidelines apply to all newly constructed developments that contain low- and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.

A. Low/moderate split and bedroom distribution of affordable housing units.

- (1) The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- (2) In each affordable development, at least 50% of the restricted units within each bedroom distribution shall be low-income units. If there is only one affordable unit, it must be a low-income unit.
- (3) Thirteen percent of all affordable units in the Township, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval as of July 1, 2008, shall be designated as very-low-income households at 30% of the median income, with at least 50% of all very-low-income units being available to families. Very-low-income units shall be considered low-income units for the purposes of evaluating compliance with the required low-/moderate-income unit splits, bedroom distribution, and phasing requirements of this chapter.
- (4) Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
 - (a) The combined number of efficiency and one-bedroom units shall be no greater than 20% of the total low- and moderate-income units;
 - (b) At least 20% of all low- and moderate-income units shall be three-bedroom units;
 - (c) At least 30% of all low- and moderate-income units shall be two-bedroom units;

5. Editor's Note: N.J.A.C. 5:93 expired 10-16-2016.

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- (d) The remaining units may be allocated among two- and three-bedroom units at the discretion of the developer.
- (5) Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.

B. Accessibility requirements.

- (1) The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.⁶
- (2) All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:
 - (a) An adaptable toilet and bathing facility on the first floor;
 - (b) An adaptable kitchen on the first floor;
 - (c) An interior accessible route of travel on the first floor;
 - (d) An interior accessible route of travel shall not be required between stories within an individual unit;
 - (e) An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door, on the first floor;
 - (f) An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7,⁷ or evidence that the Township of Raritan has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible.
 - [1] Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - [2] To this end, the builder of restricted units shall deposit funds within the Township's affordable housing trust fund sufficient to install accessible entrances in 10% of the affordable units that have been constructed with adaptable entrances.
 - [3] The funds deposited under Subsection B(2)(f)[2] above shall be used by the Township of Raritan for the sole purpose of making the adaptable entrance of any affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - [4] The developer of the restricted units shall submit a design plan and cost estimate for the conversion from adaptable to accessible entrances to the Construction Official of the Township.

6. Editor's Note: See now N.J.A.C. 5:23-3.14(b).

7. Editor's Note: See now N.J.A.C. 5:23-3.14(b).

- [5] Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7,⁸ and that the cost estimate of such conversion is reasonable, payment shall be made to the Township's affordable housing trust fund and appropriately earmarked.
- [6] Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is site impracticable to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7.⁹

C. Maximum rents and sales prices.

- (1) In establishing rents and sales prices of affordable housing units, the administrative agent shall follow the procedures set forth in UHAC utilizing the regional income limits published by HUD, which includes the regional weighted average of uncapped Section 8 income limits and using calculation procedures approved by the court. Income limits for all units that are part of the Township's Housing Element and Fair Share Plan and for which income limits are not already established through a federal program exempted from the UHAC pursuant to N.J.A.C. 5:80-26.1 et seq. shall be updated by the Township annually within 30 days of the publication of determinations of median income by the Department of Housing and Urban Development (HUD) as follows:
 - (a) Regional income limits shall be established for the region that the Township is located within based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80% of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50% of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very-low-income unit for a household of four shall be 30% of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.
 - (b) The income limits are the result of applying the percentages set forth in Subsection C(1)(a) above to HUD's determination of median income for the fiscal year 2019 and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
 - (c) The regional asset limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually

8. Editor's Note: See now N.J.A.C. 5:23-3.14(b).

9. Editor's Note: See now N.J.A.C. 5:23-3.14(b).

by taking the percentage increase of the income limits calculated pursuant to Subsection C(1)(a) above over the previous year's income limits, and applying the same percentage increase to the regional asset limit from the prior year. In no event shall the regional asset limit be less than that for the previous year.

- (d) In establishing sale prices and rents of affordable housing units, the Township's administrative agent shall follow the procedures set forth in UHAC, utilizing the regional income limits established pursuant to the process defined above:
 - [1] The resale prices of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region determined pursuant to the above methodology. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
 - [2] The rent levels of very-low-, low- and moderate-income units may be increased annually based on the percentage increase in the housing consumer price index for the northeast urban area upon its publication for the prior calendar year. This increase shall not exceed 9% in any one year. Rents for units constructed pursuant to low-income housing tax credit regulations shall be indexed pursuant to the regulations governing low-income housing tax credits.
- (2) The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60% of median income, and the average rent for restricted low- and moderate-income units shall be affordable to households earning no more than 52% of median income.
- (3) The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units. At least 13% of all low- and moderate-income dwelling units shall be affordable to households earning no more than 30% of median income.
- (4) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70% of median income, and each affordable development must achieve an affordability average of 55% for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type.
- (5) In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units other than assisted living facilities, the following standards shall be used:
 - (a) A studio shall be affordable to a one-person household;
 - (b) A one-bedroom unit shall be affordable to a one-and-one-half-person household;
 - (c) A two-bedroom unit shall be affordable to a three-person household;
 - (d) A three-bedroom unit shall be affordable to a four-and-one-half-person household;
 - (e) A four-bedroom unit shall be affordable to a six-person household.

- (6) In determining the initial rents for compliance with the affordability average requirements for restricted units in assisted living facilities, the following standards shall be used:
 - (a) A studio shall be affordable to a one-person household;
 - (b) A one-bedroom unit shall be affordable to a one-and-one-half-person household;
 - (c) A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- (7) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95% of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28% of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- (8) The initial rent for a restricted rental unit shall be calculated so as not to exceed 30% of the eligible monthly income of the appropriate household size as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- (9) The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
- (10) The rent of very-low-, low- and moderate-income units may be increased annually based on the percentage increase in the housing consumer price index for the United States. This increase shall not exceed 9% in any one year. Rents for units constructed pursuant to low-income housing tax credit regulations shall be indexed pursuant to the regulations governing low-income housing tax credits.
- (11) Utilities. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance approved by DCA for its Section 8 program.

§ 170-5. Affirmative marketing requirements.

- A. The Township of Raritan shall adopt by resolution an affirmative marketing plan, subject to approval of the court, compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented. The initial affirmative marketing plan shall include the following community and regional organizations: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, Supportive Housing Association, NORWESCAP, and the Central Jersey Housing Resource Center.
- B. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, to housing units which are being marketed by a developer, sponsor or owner of affordable

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housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 4 and covers the period of deed restriction.

- C. The affirmative marketing plan shall provide a regional preference for all households that live and/or work in Housing Region 4.
- D. The municipality has the ultimate responsibility for adopting the affirmative marketing plan and for the proper administration of the affirmative marketing program, including initial sales and rentals and resales and rerentals.
- E. The administrative agent designated by the Township of Raritan shall assure the affirmative marketing of all affordable units consistent with the affirmative marketing plan for the municipality.
- F. In implementing the affirmative marketing plan, the administrative agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- G. The affirmative marketing plan shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the affirmative marketing plan, the administrative agent shall consider the use of language translations where appropriate.
- H. The affirmative marketing process for available affordable units shall begin at least four months prior to the expected date of occupancy.
- I. Applications for affordable housing shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region, the municipal administration building and the municipal library in the municipality in which the units are located, and the developer's rental office. Applications shall be mailed to prospective applicants upon request.
- J. In addition to other affirmative marketing strategies, the administrative agent shall provide specific notice of the availability of affordable housing units in the Township of Raritan, and copies of the application forms, to the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, Supportive Housing Association, NORWESCAP, and the Central Jersey Housing Resource Center.
- K. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner, unless otherwise determined or agreed to by the Township.

§ 170-6. Occupancy standards.

- A. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the administrative agent shall strive to:
 - (1) Provide an occupant for each bedroom;
 - (2) Provide children of different sex with separate bedrooms;
 - (3) Provide separate bedrooms for parents and children; and
 - (4) Prevent more than two persons from occupying a single bedroom.
- B. Additional provisions related to occupancy standards (if any) shall be provided in the municipal

operating manual.

§ 170-7. Control periods for restricted ownership units and enforcement mechanisms.

- A. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this chapter until the Township of Raritan elects to release the unit from such requirements; however, and prior to such an election, a restricted ownership unit must remain subject to the requirements of N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented, for at least 30 years.
- B. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
- C. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the administrative agent shall determine the restricted price for the unit and shall also determine the nonrestricted fair market value of the unit based on either an appraisal or the unit's equalized assessed value.
- D. At the time of the first sale of the unit, the purchaser shall execute and deliver to the administrative agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first nonexempt sale after the unit's release from the requirements of this chapter, an amount equal to the difference between the unit's nonrestricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- E. The affordability controls set forth in this chapter shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
- F. A restricted ownership unit shall be required to obtain a continuing certificate of occupancy or a certified statement from the Construction Official stating that the unit meets all code standards upon the first transfer of title that follows the expiration of the applicable minimum control period provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.

§ 170-8. Price restrictions for restricted ownership units, homeowner association fees and resale prices.

Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented, including:

- A. The initial purchase price for a restricted ownership unit shall be approved by the administrative agent.
- B. The administrative agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
- C. The method used to determine the condominium association fee amounts and special assessments shall be indistinguishable between the low- and moderate-income unit owners and the market unit owners. The master deeds shall also not contain any distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchases.
- D. The owners of restricted ownership units may apply to the administrative agent to increase the

maximum sales price for the unit on the basis of capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom.

§ 170-9. Buyer income eligibility.

- A. Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50% of median income, and moderate-income ownership units shall be reserved for households with a gross household income less than 80% of median income. Very-low-income units shall be reserved for households with a gross household income of less than 30% of median income.
- B. Notwithstanding the foregoing, the administrative agent may, upon approval by the Township Committee and subject to the court's approval, permit a moderate-income purchaser to buy a low-income unit, if and only if the administrative agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit.
- C. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the administrative agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year. Violations of this provision shall be subject to the applicable enforcement provisions of § 170-16 of this chapter.
- D. The administrative agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33% of the household's certified monthly income.

§ 170-10. Limitations on indebtedness secured by ownership unit; subordination.

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the administrative agent shall determine, in writing, that the proposed indebtedness complies with the provisions of this section.
- B. With the exception of original purchase money mortgages, during a control period, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95% of the maximum allowable resale price of that unit, as such price is determined by the administrative agent in accordance with N.J.A.C. 5:80-26.6(b).

§ 170-11. Capital improvements to ownership units.

- A. The owners of restricted ownership units may apply to the administrative agent to increase the maximum sales price for the unit on the basis of capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household or that add an additional bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.

- B. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the administrative agent at the time of the signing of the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale, provided the price, which shall be subject to ten-year, straight-line depreciation, has been approved by the administrative agent. Unless otherwise approved by the administrative agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

§ 170-12. Control periods for restricted rental units.

- A. Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this chapter until the Township of Raritan elects to release the unit from such requirements pursuant to action taken in compliance with N.J.A.C. 5:80-26.1 et seq., as may be as may be amended and supplemented, and, prior to such an election, a restricted rental unit must remain subject to the requirements of N.J.A.C. 5:80-26.1 et seq., as may be amended and supplemented, for at least 30 years.
- B. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the Records Office of the County of Hunterdon. A copy of the filed document shall be provided to the administrative agent within 30 days of the receipt of a certificate of occupancy.
- C. A restricted rental unit shall remain subject to the affordability controls of this chapter, despite the occurrence of any of the following events:
- (1) Sublease or assignment of the lease of the unit;
 - (2) Sale or other voluntary transfer of the ownership of the unit; or
 - (3) The entry and enforcement of any judgment of foreclosure.

§ 170-13. Price restrictions for rental units; leases.

- A. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the administrative agent.
- B. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the administrative agent.
- C. Application fees (including the charge for any credit check) shall not exceed 5% of the monthly rent of the applicable restricted unit and shall be payable to the administrative agent to be applied to the costs of administering the controls applicable to the unit as set forth in this chapter.

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- D. No rent control ordinance or other pricing restriction shall be applicable to either the market units or the affordable units in any development in which at least 15% of the total number of dwelling units are restricted rental units in compliance with this chapter.

§ 170-14. Tenant income eligibility.

- A. Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
- (1) Very-low-income rental units shall be reserved for households with a gross household income less than or equal to 30% of median income.
 - (2) Low-income rental units shall be reserved for households with a gross household income less than or equal to 50% of median income.
 - (3) Moderate-income rental units shall be reserved for households with a gross household income less than 80% of median income.
- B. The administrative agent shall certify a household as eligible for a restricted rental unit when the household is a very-low-income household, low-income household or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35% (40% for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
- (1) The household currently pays more than 35% (40% for households eligible for age-restricted units) of its gross household income for rent and the proposed rent will reduce its housing costs;
 - (2) The household has consistently paid more than 35% (40% for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - (3) The household is currently in substandard or overcrowded living conditions;
 - (4) The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - (5) The household documents proposed third-party assistance from an outside source such as a family member in a form acceptable to the administrative agent and the owner of the unit.
- C. The applicant shall file documentation sufficient to establish the existence of the circumstances in Subsection B(1) through B(5) above with the administrative agent, who shall counsel the household on budgeting.

§ 170-15. Administration.

- A. The position of Municipal Housing Liaison (MHL) for the Township of Raritan is established by this chapter. The Township shall make the actual appointment of the MHL by means of a resolution.
- (1) The MHL must be either a full-time or part-time employee of the Township of Raritan.
 - (2) The person appointed as the MHL must be reported to the court and thereafter posted on the Township's website.
 - (3) The MHL must meet all the requirements for qualifications, including initial and periodic

training, if such training is made available by COAH or the DCA.

- (4) The MHL shall be responsible for oversight and administration of the affordable housing program for the Township of Raritan, including the following responsibilities, which may not be contracted out to the administrative agent:
 - (a) Serving as the municipality's primary point of contact for all inquiries from the state, affordable housing providers, administrative agents and interested households;
 - (b) The implementation of the affirmative marketing plan and affordability controls;
 - (c) When applicable, supervising any contracting administrative agent;
 - (d) Monitoring the status of all restricted units in the Township's Fair Share Plan;
 - (e) Compiling, verifying and submitting annual reports as required;
 - (f) Coordinating meetings with affordable housing providers and administrative agents, as applicable; and
 - (g) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Affordable Housing Professionals of New Jersey (AHPNJ), if such continuing education opportunities are made available by COAH or the DCA.
- B. The Township of Raritan shall designate by resolution of the Township Committee, subject to the approval of the court, one or more administrative agents to administer newly constructed affordable units in accordance with N.J.A.C. 5:93¹⁰ and UHAC.
- C. An operating manual shall be provided by the administrative agent(s) to be adopted by resolution of the governing body. The operating manual shall be available for public inspection in the office of the Municipal Clerk and in the office(s) of the administrative agent(s).
- D. The administrative agent shall perform the duties and responsibilities of an administrative agent as are set forth in UHAC, including those set forth in N.J.A.C. 5:80-26.14, 5:80-26.16, and 5:80-26.18 thereof, and shall have authority to take all actions necessary and appropriate to carry out its responsibilities, which include:
 - (1) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Affordable Housing Professionals of New Jersey (AHPNJ).
 - (2) Affirmative marketing:
 - (a) Conducting an outreach process to affirmatively market affordable housing units in accordance with the affirmative marketing plan of the Township of Raritan and the provisions of N.J.A.C. 5:80-26.15; and
 - (b) Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

10. Editor's Note: N.J.A.C. 5:93 expired 10-16-2016.

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(3) Household certification:

- (a) Soliciting, scheduling, conducting and following up on interviews with interested households;
- (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
- (c) Providing written notification to each applicant as to the determination of eligibility or noneligibility;
- (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;
- (e) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located;
- (f) Employing a random selection process as provided in the affirmative marketing plan of the Township of Raritan when referring households for certification to affordable units; and
- (g) Notifying the following entities of the availability of affordable housing units in the Township of Raritan: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Supportive Housing Association, and the Central Jersey Housing Resource Center.

(4) Affordability controls:

- (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- (b) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- (c) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Hunterdon County Register of Deeds or Hunterdon County Clerk's office after the termination of the affordability controls for each restricted unit;
- (d) Communicating with lenders regarding foreclosures; and
- (e) Ensuring the issuance of continuing certificates of occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.

(5) Resale and rental:

- (a) Instituting and maintaining an effective means of communicating information between owners and the administrative agent regarding the availability of restricted units for resale or rental;
- (b) Instituting and maintaining an effective means of communicating information to low- (or

very-low-) and moderate-income households regarding the availability of restricted units for resale or rental.

- (6) Records retention.
- (7) Processing requests from unit owners:
 - (a) Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this chapter;
 - (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air-conditioning systems;
 - (c) Notifying the municipality of an owner's intent to sell a restricted unit;
 - (d) Making determinations on requests by owners of restricted units for hardship waivers.
- (8) Enforcement, though the ultimate responsibility for retaining controls on the units rests with the municipality:
 - (a) Securing annually from the municipality a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - (b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person other than a household duly certified to the unit by the administrative agent;
 - (c) Posting annually in all rental properties (including two-family homes) a notice as to the maximum permitted rent, together with the telephone number of the administrative agent where complaints of excess rent or other charges can be made;
 - (d) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
 - (e) Establishing a program for diverting unlawful rent payments to the municipality's affordable housing trust fund;
 - (f) Creating and publishing a written operating manual for each affordable housing program administered by the administrative agent, to be approved by the Township Committee and the court, setting forth procedures for administering the affordability controls.
- (9) Additional responsibilities:
 - (a) The administrative agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
 - (b) The administrative agent shall prepare monitoring reports for submission to the Municipal Housing Liaison in time to meet the court-approved monitoring and reporting requirements in accordance with the deadlines set forth in this chapter.

- (c) The administrative agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

§ 170-16. Enforcement; violations and penalties.

- A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, and injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an owner, developer or tenant of a low- or moderate-income unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - (1) The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the court to have violated any provision of the regulations governing affordable housing units, the owner, developer or tenant shall be subject to one or more of the following penalties, at the discretion of the court:
 - (a) A fine of not more than \$10,000 or imprisonment for a period not to exceed 90 days, or both. Each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not as a continuing offense;
 - (b) In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Township of Raritan affordable housing trust fund of the gross amount of rent illegally collected;
 - (c) In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the court.
 - (2) The municipality may file a court action in the Superior Court seeking a judgment which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- and moderate-income unit.
- C. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
- D. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either

the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for and to the extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.

- E. Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- F. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- G. Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser which may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- H. The owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.

§ 170-17. Annual and periodic monitoring.

- A. Beginning one year after the entry of the Township's Round 3 Judgment of Compliance and Repose, the Township will provide annual reporting through July 1, 2025, of the status of all affordable housing activity and of its affordable housing trust fund activity within the Township through posting on the municipal website, with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and Fair Share Housing Center. In addition to the foregoing, the Township may also post such activity on the Council on Affordable Housing Tracking and Monitoring (CTM) System and/or file a copy of its report with COAH or its successor agency at the state level. The reporting shall include an accounting of all affordable housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

- B. The Fair Housing Act includes two provisions regarding action to be taken by the Township during its ten-year repose period. The Township will comply with those provisions as follows:
- (1) For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of its plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether the mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the Township, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether the mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.
 - (2) For the review of very-low-income housing requirements required by N.J.S.A. 52:27D-329.1 et seq., within 30 days of the third anniversary of the entry of the Township's Judgment of Compliance and Repose, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very-low-income requirements, including the family very-low-income requirements referenced herein. Such posting shall invite any interested party to submit comments to the Township and Fair Share Housing Center on the issue of whether the Township has complied with its very-low-income housing obligation under the terms of this settlement.
 - (3) In addition to the foregoing postings, the Township may also elect to file copies of its reports with COAH or its successor agency at the state level.

§ 170-18. Appeals.

Appeals from all decisions of an administrative agent designated pursuant to this chapter shall be filed with the Superior Court of New Jersey, Hunterdon County.

ARTICLE V
Affordable Housing Development Fees
[Amended by Ord. No. 09-13]

§ 296-29. Findings and purpose.

- A. The Township Committee of the Township of Raritan finds and declares that the creation and preservation of affordable housing in the Township serves the public interest. Maintaining and improving a stock of sound affordable housing requires affirmative steps by local government working cooperatively with public bodies at all levels and with the private sector.
- B. The New Jersey Supreme Court in *Holmdel Builder's Ass'n v. Holmdel Township*, 121 N.J. 550 (1990), determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., and the State Constitution.
- C. Pursuant to P.L. 2008, c. 46, Section 8 (N.J.S.A. 52:27D-329.2), and the Statewide Non-residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 40:55D-8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from nonresidential development.
- D. The purpose of this article is to establish standards for the collection, maintenance and expenditure of development fees in accordance with COAH's rules and regulations and in accordance with P.L. 2008, c. 46, Sections 8 and 32 to 38.¹ Fees collected pursuant to this article shall be used for the sole purpose of providing low- and moderate-income housing. This article shall be interpreted within the framework of COAH's regulations on development fees, including N.J.A.C. 5:97-8, and as may be amended.²

§ 296-30. When effective; spending plan.

- A. This Article V shall not be effective until approved by COAH pursuant to N.J.A.C. 5:96-5.1.³
- B. The Township of Raritan shall not spend development fees until COAH has approved a plan for spending such fees in conformance with N.J.A.C. 5:97-8:10 and 5:96-5.3.⁴

§ 296-31. Definitions.

For the purposes of this article, the following terms shall have the following meanings:

AFFORDABLE — A sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:97-9.⁵

1. Editor's Note: See N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7

2. Editor's Note: N.J.A.C. 5:97 expired 6-2-2015.

3. Editor's Note: N.J.A.C. 5:96 expired 6-2-2015.

4. Editor's Note: N.J.A.C. 5:96 and 5:97 expired 6-2-2015.

5. Editor's Note: N.J.A.C. 5:97 expired 6-2-2015.

AFFORDABLE HOUSING DEVELOPMENT — A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100% affordable development.

AFFORDABLE UNIT — Any housing unit proposed or created pursuant to the Fair Housing Act of 1985,⁶ credited pursuant to N.J.A.C. 5:97-4,⁷ or funded through the Township's Affordable Housing Trust Fund.

COAH or COUNCIL — The New Jersey Council on Affordable Housing established under the Fair Housing Act of 1985,⁸ which has primary jurisdiction for the administration of affordable housing obligations in accordance with sound regional planning considerations in the state.

CONSTRUCTION — New construction and additions, but does not include alterations, reconstruction, renovations, and repairs as those terms are defined under the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217 (N.J.S.A. 52:27D-119 et seq.).

DEVELOPER — The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other individual, person, partnership, association, company, or corporation having an enforceable proprietary interest in such land.

DEVELOPMENT FEES — Money paid by a developer for the improvement of property as permitted in N.J.A.C. 5:97-8.3.⁹

EQUALIZED ASSESSED VALUE — The assessed value of a property divided by the current average ratio of assessed to true value for the Township as determined in accordance with Sections 1, 5, and 6 of P.L. 1973, c. 123 (N.J.S.A. 54:1-35a through 54:1-35c). Estimates at the time of building permit may be obtained by the Tax Assessor utilizing estimates for construction cost. Final equalized assessed value will be determined at project completion by the Tax Assessor.

GREEN BUILDING STRATEGIES — Those strategies that minimize the impact of development on the environment and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

SUBSTANTIAL CHANGE — A modification or elimination of a significant condition or conditions in a memorializing resolution or any significant modification in the design or layout of the subdivision plan previously approved which requires a revised or amended subdivision plan application.

§ 296-32. Development fee imposed.

A. Residential development.

- (1) Within all residential and nonresidential zones now existing, or as may hereafter be created, including, but not limited to, the R-1, R-1A, R-2, R-3, R-4, R-5, R-6, R-6LM,

6. Editor's Note: See N.J.S.A. 52:27D-301 et seq.

7. Editor's Note: N.J.A.C. 5:97 expired 6-2-2015.

8. Editor's Note: See N.J.S.A. 52:27D-301 et seq.

9. Editor's Note: N.J.A.C. 5:97 expired 6-2-2015.

R-7, R-8, R-9, and AR Zone Districts, in the Township of Raritan, residential developers, except for the developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for the residential development provided no increased density is permitted.

- (2) When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers shall pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application. Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1 1/2% of the equalized assessed value on the first two units and the specified higher percentage up to 6% of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

B. Nonresidential development.

- (1) Within all nonresidential or residential zones now existing, or as may hereafter be created, including, but not limited to, the I-1, I-2, O-1, O-2, B-1, B-2, B-3, B-4, B-5, and PCOS Zone Districts, in the Township of Raritan, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements for all new nonresidential construction on an unimproved lot or lots.
- (2) Nonresidential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.
- (3) Development fees shall be imposed and collected when an existing nonresidential structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the preexisting land and improvements and the equalized assessed value of the newly improved structure, i.e., land and improvement, at the time the final certificate of occupancy is issued. If the calculation required under this subsection results in a negative number, the nonresidential development fee shall be zero.

§ 296-33. Eligible exactions, ineligible exactions and exemptions.

- A. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the Township, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
- B. Residential developments that have received preliminary or final site plan approval prior to the effective date of the initial development fee ordinance codified in this article shall be

exempt from paying a development fee, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary and final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.

- C. Development fees shall not be imposed when an existing residential structure is expanded (including additions, alterations, renovations or reconstruction work).
- D. The nonresidential portion of a mixed-use inclusionary or market-rate development shall be subject to the development fee of 2.5% unless otherwise exempted below.
- E. The fee of 2.5% shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs to nonresidential developments.
- F. Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to the Statewide Non-residential Development Fee Act, P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.1 et seq.), as specified in the Form N-RDF, State of New Jersey Non-residential Development Certification/Exemption Form. Specifically, all nonresidential construction of buildings or structures on property used by churches, synagogues, mosques, and other houses of worship, and property used for educational purposes, which is tax exempt pursuant to N.J.S.A. 54:4-3.6, shall be exempt from the imposition of a nonresidential development fee, provided that the property continues to maintain its tax-exempt status under the statute for a period of at least three years from the date of issuance of the certificate of occupancy. In addition, the following shall be exempt from the imposition of a nonresidential development fee:
 - (1) Parking lots and parking structures, regardless whether the parking lot or parking structure is constructed in conjunction with a nonresidential development, such as an office building, or whether the parking lot is developed as an independent nonresidential development;
 - (2) Any nonresidential development which is an amenity to be made available to the public, including, but not limited to, recreational facilities, community centers, and senior centers, as defined by the Statewide Non-residential Development Fee Act, which are developed in conjunction with or funded by a nonresidential developer;
 - (3) Nonresidential construction resulting from a relocation of or an on-site improvement to a nonprofit hospital or a nursing home facility;
 - (4) Projects that are located within a specifically delineated urban transit hub, as defined pursuant to N.J.S.A. 34:1B-208;
 - (5) Projects that are located within an eligible municipality, as defined under N.J.S.A. 34:1B-208, where a majority of the project is located within a one-half-mile radius of the midpoint of a platform area for a light rail system; and
 - (6) Projects determined by the New Jersey Transit Corporation to be consistent with a transit village plan developed by a transit village designated by the Department of Transportation.

- G. Any exemption claimed by a developer shall be substantiated by that developer. A developer of a nonresidential development exempted from the nonresidential development fee pursuant to P.L. 2008, c. 46, shall be subject to it at such time the basis for the exemption no longer applies and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the nonresidential development, whichever is later.
- H. If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this article within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Township of Raritan as a lien against the real property of the owner.
- I. Owner-occupied residential structures demolished and replaced as a result of fire, flood or natural disaster shall be exempt from paying a development fee.

§ 296-34. Collection of development fees.

- A. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the Construction Official or other designated Township official responsible for the issuance of a building permit.
- B. For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF, State of New Jersey Non-residential Development Certification/Exemption, to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- C. The Construction Official or other Township official responsible for the issuance of a building permit shall notify the Township Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
- D. Within 90 days of receipt of that notice, the Township Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- E. The Construction Official responsible for the issuance of a final certificate of occupancy shall notify the Tax Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- F. Within 10 business days of a request for the scheduling of a final inspection, the Township Tax Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development, calculate the development fee, and thereafter notify the developer of the amount of the fee.
- G. Should the Township fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of Section 37 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.6).

- H. The Township may collect up to 50% of the calculated development fee at the time of the issuance of the building permit, with the remaining portion to be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the issuance of the building permit and that determined at the issuance of the certificate of occupancy.
- I. Appeal of development fees.
 - (1) A developer may challenge residential development fees imposed by filing a challenge with the Hunterdon County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account by the Township of Raritan. Appeals from a determination of the Board may be made to the Tax Court in accordance with the provisions of the State Uniform Tax Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - (2) A developer may challenge nonresidential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the Township of Raritan. Appeals from a determination of the Director may be made to the Tax Court in accordance with the provisions of the State Uniform Tax Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§ 296-35. Affordable Housing Trust Fund.

- A. There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Chief Financial Officer of the Township for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls, which shall be designated as the "Affordable Housing Trust Fund."
- B. The following additional funds may be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
 - (1) Payments in lieu of on-site construction of affordable units;
 - (2) Developer-contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - (3) Rental income from municipally operated units;
 - (4) Repayments from affordable housing program loans;
 - (5) Recapture funds;
 - (6) Proceeds from the sale of affordable units; and
 - (7) Any other funds collected in connection with the Township of Raritan's affordable housing program.

- C. Within seven days from the opening of the trust fund account, the Township shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, the bank, and COAH, to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).¹⁰
- D. All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

§ 296-36. Use of funds.

- A. The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the Affordable Housing Trust Fund may be used for any activity approved by COAH to address the Township of Raritan's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to, preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing nonresidential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 5:97-8.9 and specified in the approved spending plan.¹¹
- B. Funds shall not be expended to reimburse the Township for past housing activities.
- C. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the Municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
 - (1) Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners' association or condominium fees and special assessments, and assistance with emergency repairs.
 - (2) Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the Municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
 - (3) Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance

10. Editor's Note: N.J.A.C. 5:97 expired 6-2-2015.

11. Editor's Note: N.J.A.C. 5:97 expired 6-2-2015.

requirement.

- D. The Township may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.¹²
- E. No more than 20% of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a housing element and fair share plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the Affordable Housing Trust Fund.

§ 296-37. Monitoring.

The Township shall complete and submit to COAH all monitoring reports included in the monitoring requirements related to the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Township's affordable housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH.

§ 296-38. Ongoing collection of development fees.

The Township's ability to impose, collect and expend development fees shall expire with its substantive certification unless the Township has filed an adopted housing element and fair share plan with COAH, has petitioned for substantive certification, and has received COAH's approval of this article. If the Township fails to renew its ability to impose and collect development fees prior to the expiration of its substantive certification, it may be subject to forfeiture of any of all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to Section 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320). The Township shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall the Township retroactively impose a development fee on such a development. The Township shall not expend development fees after the expiration of its substantive certification or judgment of compliance.¹³

12. Editor's Note: N.J.A.C. 5:96 expired 6-2-2015.

13. Editor's Note: Original Ch. 16.11, Growth Share Affordable Housing Production, which immediately followed this article, as amended by Ord. Nos. 06-5 and 08-20, was repealed 2-4-2020 by Ord. No. 20-01.

Appendix C – Spending Plan

**AFFORDABLE HOUSING TRUST
FUND SPENDING PLAN**

**TOWNSHIP OF RARITAN
HUNTERDON COUNTY, NEW JERSEY**

June 11, 2025

Prepared by: Jessica C. Caldwell, P.P., A.I.C.P.
NJPP License #5944

SPENDING PLAN

INTRODUCTION

The Township of Raritan, Hunterdon County, has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the present and prospective affordable housing need in accordance with the Municipal Land Use Law (MLUL), the Fair Housing Act (FHA), the regulations of the Council on Affordable Housing (COAH) and recent decisions by the Courts.

A development fee ordinance creating a dedicated revenue source for affordable housing following state guidelines was adopted in November 2008 and amended September 2013. The ordinance established a fee of 1.5% of equalized assessed value for new residential construction and 2.5% for new commercial construction. The ordinance established the need for a Township of Raritan Affordable Housing Trust Fund. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by affordable housing fees are deposited in a separate-interest-bearing affordable housing trust fund account for the purposes of affordable housing. This Spending Plan supersedes the spending plan adopted by the Township of Raritan in 2020 as part of its Third Round Superior Court approvals.

The Township of Raritan has prepared this Spending Plan (2025) to guide the allocation of funds within the Township of Raritan Affordable Housing Trust Fund. As of December 31, 2024, the Township of Raritan has \$665,463.84 in funds in its Affordable Housing Trust Fund. The funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of Fourth Round substantive certification, the Township of Raritan considered the following:

- (a) Development fees:
 - 1. Nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
 - 2. All nonresidential projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
 - 3. Future development that is likely to occur based on historical rates of development.
- (b) Payments in Lieu (PIL): Payments in Lieu of development into the Township's Housing Trust are permitted in some cases pursuant to Raritan Code.
- (c) Other funding sources: The Township reserves the option to pursue various public funding options to support its municipal rehabilitation program.
- (d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate is 0.5% based on prevailing interest rates for savings accounts.

Projected Revenue Schedule, 2025-2035
Township of Raritan Affordable Housing Trust Fund

Source of Funds	Up to 12/31/2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development Fees	\$665,463												
1. Approved Residential and Nonresidential Development Projects	N/A	\$2,500	\$2,500	\$2,500									\$7,500
2. Projected Residential Development Projects Only	N/A	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$220,000
3. Projected Non-Residential Development Projects (New construction only)	N/A	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$550,000
(b) Payments in lieu of Construction	N/A												
(c) Other Funds (specify source)	N/A												
Subtotal	\$665,463	\$72,500	\$72,500	\$72,500	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$845,000
(d) Interest	N/A	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$11,000
Total Revenue from Development Fees	\$665,463	\$73,500	\$73,500	\$73,500	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$1,521,463

The Township of Raritan projects a total of **\$856,000** to be collected between January 1, 2025 and December 31, 2035 for residential and non-residential new construction. There is an existing balance of \$665,463 resulting in a total of \$1,521,463 for use on affordable housing. Projections are based on projected development as it relates to permits issued within the Township over the last five years and revenues generated by the fund over the last ten years.

ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

Raritan will follow the process for the collection and distribution of development fee revenues detailed below.

- (a) Collection of development fee revenues: Raritan will collect development fee revenues in a manner that is consistent with the Township's development fee ordinance for both residential and nonresidential development and in accordance with applicable regulations.
- (b) Distribution of development fee revenues: Raritan will distribute funds with the oversight of the Township Council. The Council will work with the Township Manager and the Municipal Housing Liaison to manage the projects outlined in this spending plan.

DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

The Township of Raritan proposes to use the monies in its Affordable Housing Trust Fund for the following purposes:

- (a) **Rehabilitation Projects** (N.J.A.C. 5:97-6.2): the Township of Raritan will dedicate the following funds to Rehabilitation projects in order to meet its fair share affordable unit obligation:
Township Rehabilitation Program: At least \$12,500 per unit for a total of 44 units for a budget of \$550,000.
- (b) **Administrative Expenses** (N.J.A.C. 5:97-8.9) the Township of Raritan will dedicate no more than 20 percent of revenue from the affordable housing trust fund to be used for administrative purposes. **The current budget for administrative expenses is a maximum of \$250,000 subject to the twenty percent (20%) cap are as follows:**
 - Administration of affordable housing programs;
 - Legal fees associated with affordable housing administration;
 - Planning fees for any necessary updates and/or revision to the Housing Element and Fair Share Plan; and,
 - Other expenses associated with the development and implementation of the Housing and Fair Share Plan and the monitoring of current and future affordable housing programs within Raritan Township.
- (c) **Affordability Assistance** (N.J.A.C. 5:97-8.8) Raritan will dedicate **\$456,500** from the affordable housing trust fund to render units more affordable, including at \$137,000 to render units more affordable to households earning thirty percent (30%) or less of median income by region.
- (d) **Supportive Living and Special Needs** (N.J.A.C. 5:97-6.10): Raritan will dedicate funds to assist in the development and renovation of supportive and special needs homes as the budget permits to add units of supportive living. The current budget is **\$264,963**.

- (e) **Excess Funds:** Any excess funds will be dedicated to emergent projects such as municipally sponsored 100% affordable housing, market to affordable program, redevelopment and other permitted affordable housing programs.

**Projected Expenditure Schedule, 2025-2035
Township of Raritan Affordable Housing Trust Fund**

Program	Units	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
\$1,471,453													
Rehabilitation Program	44	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000		\$550,000
Affordability Assistance – rental assistance, down payment programs		45,000	45,000	45,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	41,470	\$456,500
Administration (maximum 20% of total)	NA	50,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	\$250,000
Supportive Living/ Special Needs		100,000	100,000	64,963									\$264,963
Other programs *													
													\$1,521,463

*AS FUNDS BECOME AVAILABLE.

SUMMARY

Raritan intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the affordable housing programs outlined in the Township's Housing Element and Fair Share Plan dated June 11, 2025.

Spending Plan Summary Raritan Affordable Housing Trust Fund

Trust fund balance as of 12/31/2024	\$665,463
Projected Revenue (2025-2035)	
Development fees	\$856,000
Payments in lieu of construction	
Other funds	
Interest	\$11,000
Total Revenue (Rounded)	\$845,000
Expenditures	
Rehabilitation	\$550,000
Administration	\$250,000
Affordability Assistance	\$456,500
Other programs	\$*
Total Projected Expenditures	\$1,521,463
*as funds become available	

Appendix D – Marketing Plan

**TOWNSHIP OF RARITAN
COUNTY OF HUNTERDON,
STATE OF NEW JERSEY**

Affordable Housing

Affirmative Marketing Plan

Township of Raritan Municipal Building
One Municipal Drive
Flemington, NJ 08822
908-806-6100

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Overview

All affordable units are required to be affirmatively marketed using the Township of Raritan's Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

The Township of Raritan provides this Affirmative Marketing Plan for any affordable housing within the Township. Individual projects may develop their own affirmative marketing plan in compliance with this plan.

Every Affirmative Marketing Plan must include all of the following:

1. Publication of at least one advertisement in a newspaper of general circulation within the housing region;
2. Broadcast of at least one advertisement by radio or television throughout the housing region; and
3. At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious, and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

1. The address of the project and development name, if any;
2. The number of rental units;
3. The price ranges of the rental units;
4. The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager, or landlord;
5. A description of the Random Selection method that will be used to select applicants for affordable housing; and
6. Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;

5. The maximum income permitted to qualify for the housing units;
6. The locations of applications for the housing units;
7. The business hours when interested households may obtain an application for a housing unit; and
8. Application fees, if any.

Regional Preference

The Township of Raritan has provided that households that live or work in Housing Region #3 (comprised of Hunterdon, Middlesex, and Somerset Counties) shall be selected for an affordable housing unit before households from outside of this region. Units that remain unoccupied after households who live or work in the region are exhausted, may be offered to the households outside the region.

Implementation

The affirmative marketing process for affordable units shall begin at least four months prior to expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all of the strategies outlined in the Township of Raritan's Affirmative Marketing Plan. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all the units have been sold. Applications for affordable housing shall be available in several locations in accordance with the Affirmative Marketing Plan. The time period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications when units are available and there is no wait list for existing units and when any new units may be constructed in the future:

1. Courier News

The primary marketing will take the form of at least one (1) press release sent to the above publications and a paid display advertisement in each of the above newspapers. Additional advertising and publicity will be on an as-needed basis. The advertisement will include a description of the:

1. Location of the units;
2. Directions to the units;
3. Range of prices for the units;
4. Size, as measured in bedrooms, of units;
5. Maximum income permitted to qualify for the units;
6. Location of applications;
7. Business hours when interested households may obtain an application; and
8. Application fees.

All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

1. Courier News
2. The Hunterdon County Democrat

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

1. Station(s): Choose from Attachment A.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) Hunterdon, Middlesex, and Somerset Counties that will aid in the affirmative marketing program with particular emphasis on those contacts that are able to reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's Affirmative Fair Housing Marketing Plan for Affordable Housing in Region #3 (attached to and hereby made part of this Resolution) as well as the following entities:

1. Quarterly informational flyers and applications shall be sent to the Hunterdon, Middlesex, and Somerset Counties' Boards of Realtors for publication in their journals and for circulation among their members; and
2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the municipalities and counties of Hunterdon, Middlesex, and Somerset.

Applications will be mailed to prospective applicants upon request.

The following is the location of applications, brochure(s), signs and/or poster(s) used as part of the affirmative program, including specific employment centers within the region:

1. Municipal Building: One Municipal Drive, Flemington, NJ 08822
2. Municipal Library: 54 E Somerset St, Raritan, NJ 08869

The following is the community contact person who will aid the affirmative marketing program:

Municipal Housing Liaison
One Municipal Drive, Flemington, NJ 08822
908-806-6100

Additionally, quarterly informational circulars and applications for new units which may be constructed in the future will be sent to the chief administrative employees of each of the following agencies in the counties of Hunterdon, Middlesex, and Somerset:

1. Welfare or Social Service Board;
2. Rental assistance office (local office of DCA);
3. Office on Aging.
4. Housing Agency or Authority.
5. County Library.
6. Area community action agencies.

Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

1. Township of Raritan Administrative Offices;
2. Township of Raritan website;
3. Developer's Sales/Rental Offices;
4. Hunterdon, Middlesex, and Somerset Counties' Administration Buildings;
5. Hunterdon, Middlesex, and Somerset Counties' Libraries (all branches); and
6. Other public buildings and agencies as deemed appropriate by the Administrative Agent.

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, County NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association for dissemination to their respective constituents. In addition, the foregoing entities shall be notified directly whenever an affordable housing unit(s) becomes available in the Township of Raritan.

The following is a listing of community contact person(s) and/or organizations in Hunterdon, Middlesex, and Somerset Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of very low-, low-and moderate-income units:

1. Central Jersey Housing Resource Center, 92 East Main Street, Suite 407, Somerville, NJ 08876
2. Hunterdon County Department of Human Services, Division of Social Services, 6 Gauntt Place, PO Box 2900, Flemington NJ 08822-2900

3. Family Promise of Hunterdon County, 8 Bartles Corner Road, Suite 11, Flemington NJ 08822
4. State Rental Assistance Program, 520 Market Street, Camden NJ 08102
5. Freedom House, 2004 State Route 31, Suite 9, Clinton NJ 08809, 908-537-6043

A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region #3, comprised of Hunterdon, Middlesex, and Somerset Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income-eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C. 5:80-26-1, et seq.

The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services. In addition, it shall be the responsibility of the Administrative Agent to inform owners of affordable units and prospective occupants of affordable units of the Borough's affordability assistance programs and to assist with the implementation of such programs.

All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.

The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and thereafter upon the re-sale or re-rental of an affordable unit for as long as an affordable unit remains deed restricted.

The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to the Borough's adopted Affordable Housing Ordinance.

An applicant pool will be maintained by the Administrative Agent for re-rentals.

1. When a re-rental affordable unit becomes available Administrative Agent will select applicants from the applicant pool and, if necessary, the unit will be affirmatively marketed as described above. The selection of applicants from the applicant pool is described in more detail in this manual under the section **Random Selection & Applicant Pool(s)**.

Sample Advertisement for Available Rental Units

The **Town/Township/Borough** of **municipality** hereby announces that **# affordable housing units** will be available for rent in the **name of development/project**. The housing is under development by **developer** and is available for **type of income** households. **Development** is located at **address, description**.

The affordable housing available includes rents from **\$/###/month** and includes **#-bedroom units**. Utilities are included (if applicable). Interested households will be required to submit **application, documentation if applicable, and any other requirements** in order to qualify. The maximum household incomes permitted are **\$41,471 for a one person household, \$47,395 for a two person household, \$53,320 for a three person household, \$59,244 for a four person household, \$63,984 for a five person household, and \$69,723 for a six person household**. Once certified, households will be matched to affordable units through a lottery system. All successful applicants will be required to demonstrate the ability to pay a security deposit (**requirements of security deposit**).

Applications are available at **Location(s), hours of operation**. Applications can also be requested via mail by calling **Realtor** at **Phone #**. Applications will be accepted until **mm/dd/yy** and there is a **\$5 fee for the credit check**.

Visit www.njhousing.gov or call 1-877-428-8844 for more affordable housing opportunities.

Although any income eligible households may apply, workers of **[Insert counties in the COAH Housing regional preference zone]**; Hunterdon County will be selected before residents of other counties or states.

Sample Public Service Announcement

10 second slot:

Affordability priced homes available in Mayberry Borough. Income restrictions apply. Call (800) 555-1234 for information.

30-35 second slot:

Affordably priced, brand new two, three, and four-bedroom attractive homes with nice amenities are available at the Equality at Mayberry Development in desirable Mayberry Borough. Call A Home For You at (800) 555-1234 for information on sales prices and income limits and to get a pre-application. The deadline to submit a pre-application is August 1, 2020, so don't delay. These homes are in accordance with State requirements for low- and moderate-income housing.

Random Selection & Applicant Pool(s)

The following is a description of the random selection method that will be used to select occupants for low- and moderate-income housing:

There will be a period in which to complete and submit applications. Households that have completed applications in that timeframe and have been determined that they are income eligible will be randomly selected to establish an order (service list) in which they will be evaluated by the Administrative Agent for the available unit(s). A copy of the first page of the applications will be folded and placed in a container of sufficient size to allow the applications to be randomly mixed. Once mixed, all applications will be drawn one by one from the container until none are left. The first application drawn will be the first position on the service list, and so on.

At least two people will be present during a random selection and both will sign the resulting service list as having participated and/or witnessed the random selection. Once the applicant is placed on the service list, they shall remain in that position until they are served or asked to be withdrawn from the list. Applicants on the service list shall not be a part of any future random selections. If the household on the list is not of an appropriate household size, income or does not live or work in the Housing Region, that applicant will be skipped and the next applicant household with sufficient income will be evaluated for the available unit. This will continue until a properly sized household with sufficient income or purchase or rent the unit is reached.

The applicant household will be required to submit a complete application to establish their eligibility as defined by the Fair Housing Act. If the end of the service list is reached before an appropriately-sized household that lives or works in the New Jersey Housing Region is identified the Administrative Agent will review skipped households in the order of the random selection. Households that live or work in the Housing Region that are smaller than the ideal household size, as defined by the Township's Affordable Housing Ordinance, will be considered next.

Any applicants that are skipped for size, income or regional preference will remain on the list and continue to be considered for future restricted units in the order in which they were selected in the random selection.

Unless applicants ask to be removed from the list or become ineligible for assistance, or are unresponsive to our communications, they will remain on the service list. Therefore, these applicants will not need to be in future random selections. Instead, the service order created by future random selections will be placed at the end of the service list set by all prior random selections.

If there are sufficient names remaining on the service list to fill two years of resales and rentals, the applicant pool may be closed by the Administrative Agent. The Administrative Agent will notify the Township in writing if it intends to close the waiting list. Any households calling or writing to express their interest in an affordable home will be directed to call back on a future date determined by the Administrative Agent. When the applicant pool is being depleted to a point where there is not a sufficient number of people to fill two (2) years of re-sales or rentals, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The service list established by subsequent random selection shall be added to the end of the previous service list.

Initial Randomization

Applicants are selected at random before income-eligibility is determined, regardless of household size or desired number of bedrooms. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. At the end of the period, sealed applications are selected one-by-one through a lottery (unless fewer applications are received than the number of available units, then all eligible households will be placed in a unit).
3. Households are informed of the date, time and location of the lottery and invited to attend.
4. An applicant pool is created by listing applicants in the order selected.
5. Applications are reviewed for income-eligibility.
6. Ineligible households are informed that they are being removed from the applicant pool or given the opportunity to correct and/or update income and household information.
7. Eligible households are matched to available units based upon the number of bedrooms needed (and any other special requirements, such as [regional preference or] the need for an accessible unit).
8. If there are sufficient names remaining in the pool to fill future re-rental, the applicant pool shall be closed.
9. When the applicant pool is close to being depleted, the Administrative Agent will re-open the pool and conduct a new random selection process after fulfilling the affirmative marketing requirements. The new applicant pool will be added to the remaining list of applicants.

Randomization After Certification

Random selection is conducted when a unit is available, and only certified households seeking the type and bedroom size of the available unit are placed in the lottery. The process is as follows:

1. After advertising is implemented, applications are accepted for 120 days.
2. All applications are reviewed and households are either certified or informed of non-eligibility. (The certification is valid for 180 days, and may be renewed by updating income-verification information.)
3. Eligible households are placed in applicant pools based upon the number of bedrooms needed (and any other special requirements, such as regional preference or the need for an accessible unit)
4. When a unit is available, only the certified households in need of that type of unit are selected for a lottery.
5. Households are informed of the date, time, and location of the lottery and invited to attend.

6. After the lottery is conducted, the first household selected is given 3 days to express interest or disinterest in the unit. (If the first household is not interested in the unit, this process continues until a certified household selects the unit.)
7. Applications are accepted on an ongoing basis, certified households are added to the pool for the appropriate household income and size categories, and advertising and outreach is ongoing, according to the Affirmative Marketing Plan.

Matching Households to Available Units

1. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to implement the following policies:
 - a. Maximum of two person per bedroom;
 - b. Children of same sex in same bedroom;
 - c. Unrelated adults or persons of the opposite sex other than husband and wife in separate bedrooms;
 - d. Children not in same bedroom with parents;
 - e. Provide an occupant for each unit bedroom;
 - f. Provide children of different sex with separate bedrooms;
 - g. Require that all the bedrooms be used as bedrooms; and
 - h. Require that a couple requesting a two-bedroom unit provide a doctor's note justifying such request.

In no case shall a household be referred to an affordable housing unit that provides for more than one additional bedroom per household occupancy as stated in the policies above.

The Administrative Agent cannot require an applicant household to take an affordable unit with a greater number of bedrooms, as long as overcrowding is not a factor.

A household can be eligible for more than one unit category, and should be placed in the applicant pool for all categories for which it is eligible.

ATTACHMENT A

Affirmative Fair Housing Marketing Plan
For Affordable Housing in Region #3

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in **(REGION 3)**

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To	1e. State and Federal Funding Sources (if any)	
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County Hunterdon, Middlesex, Somerset		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.

III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)			
<input type="checkbox"/> White (non-Hispanic) <input checked="" type="checkbox"/> Black (non-Hispanic) <input checked="" type="checkbox"/> Hispanic <input type="checkbox"/> American Indian or Alaskan Native			
<input checked="" type="checkbox"/> Asian or Pacific Islander <input type="checkbox"/> Other group:			
3b. HOUSING RESOURCE CENTER (www.njhousing.gov) A free, online listing of affordable housing			
<input type="checkbox"/>			
3c. Commercial Media (required) (Check all that applies)			
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	
TARGETS PARTIAL COAH REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Home News Tribune	Middlesex, Somerset, Union
<input type="checkbox"/>		Courier News	Somerset and Hunterdon
Weekly Newspaper			
<input type="checkbox"/>		Beacon	Hunterdon
<input type="checkbox"/>		Delaware Valley News	Hunterdon
<input type="checkbox"/>		Hunterdon County Democrat / Hunterdon Observer	Hunterdon

<input type="checkbox"/>		Hunterdon Review	Hunterdon
<input type="checkbox"/>		Amboy Beacon	Middlesex
<input type="checkbox"/>		Colonia Corner	Middlesex
<input type="checkbox"/>		Cranbury Press	Middlesex
<input type="checkbox"/>		East Brunswick Sentinel	Middlesex
<input type="checkbox"/>		Edison Sentinel	Middlesex
<input type="checkbox"/>		South Brunswick Post	Middlesex
<input type="checkbox"/>		South Plainfield Observer	Middlesex
<input type="checkbox"/>		Suburban, The	Middlesex
<input type="checkbox"/>		Princeton Packet	Middlesex, Somerset
<input type="checkbox"/>		Sentinel, The	Middlesex, Somerset
<input type="checkbox"/>		Atom Tabloid & Citizen Gazette	Middlesex, Union
<input type="checkbox"/>		Parsippany Life	Morris
<input type="checkbox"/>		Echoes Sentinel	Morris, Somerset
<input type="checkbox"/>		Bernardsville News	Somerset
<input type="checkbox"/>		Branchburg News	Somerset
<input type="checkbox"/>		Chronicle	Somerset
<input type="checkbox"/>		Hills-Bedminster Press	Somerset
<input type="checkbox"/>		Hillsborough Beacon	Somerset
<input type="checkbox"/>		Manville News	Somerset

<input type="checkbox"/>		Messenger-Gazette	Somerset
<input type="checkbox"/>		Reporter	Somerset
<input type="checkbox"/>		Somerset Spectator	Somerset
Monthly Newspaper			
<input type="checkbox"/>		About Our Town/Community News	Middlesex, Somerset
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 3			
<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		3 KYW-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	

<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	
<input type="checkbox"/>		12 WHYI-TV Whyi, Inc.	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	
<input type="checkbox"/>		17 WPHL-TV Tribune Company	
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, Llc	
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		57 WPSG Cbs Broadcasting Inc.	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		61 WPPX	

		Paxson Communications License Company, Llc	
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcating Corporation	
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	Spanish
TARGETS PARTIAL HOUSING REGION 3			
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Hunterdon
<input type="checkbox"/>		46 W46BL Maranatha Broadcasting Company, Inc.	Hunterdon
<input type="checkbox"/>		51 WTVE Reading Broadcasting, Inc	Hunterdon (Christian)
<input type="checkbox"/>		25 W25BB New Jersey Public Broadcasting Authority	Hunterdon, Middlesex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc	Hunterdon, Somerset
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Hunterdon, Somerset
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Hunterdon, Somerset
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Hunterdon, Somerset
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Hunterdon, Somerset

<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Middlesex, Somerset
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	Middlesex, Somerset
<input type="checkbox"/>		66 WFME-TV Family Stations of New Jersey, Inc.	Middlesex, Somerset (Christian)
<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	Somerset
	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 3			
<input type="checkbox"/>		Comcast of Northwest NJ, Southeast Pennsylvania	Partial Hunterdon
<input type="checkbox"/>		Patriot Media & Communications	Partial Hunterdon, Somerset
<input type="checkbox"/>		Service Electric Cable TV of Hunterdon	Partial Hunterdon
<input type="checkbox"/>		Cablevision of Raritan Valley	Partial Middlesex, Somerset
<input type="checkbox"/>		Comcast of Central NJ, NJ (Union System)	Partial Middlesex
<input type="checkbox"/>		Comcast of Plainfield	Partial Middlesex, Somerset
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 3			
AM			

<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
<input type="checkbox"/>		WWTR 1170	
<input type="checkbox"/>		WTTM 1680	Spanish, Asian, etc.
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WPST 94.5	
<input type="checkbox"/>		WFME 94.7	
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WRKS 98.7	
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WPHI-FM 100.3	

<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WKXW-FM 101.5	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WPRB 103.3	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WDAS-FM 105.3	
<input type="checkbox"/>		WLTW 106.7	
TARGETS PARTIAL HOUSING REGION 3			
AM			
<input type="checkbox"/>		WFIL 560	Hunterdon
<input type="checkbox"/>		WIP 610	Hunterdon
<input type="checkbox"/>		WAEB 790	Hunterdon
<input type="checkbox"/>		WCHR 1040	Hunterdon
<input type="checkbox"/>		WGPA 1100	Hunterdon
<input type="checkbox"/>		WEEX 1230	Hunterdon
<input type="checkbox"/>		WKAP 1470	Hunterdon
<input type="checkbox"/>		WRNJ 1510	Hunterdon
<input type="checkbox"/>		WWJZ 640	Hunterdon, Middlesex
<input type="checkbox"/>		WPHY 920	Hunterdon, Middlesex

<input type="checkbox"/>		WPHT 1210	Hunterdon, Middlesex
<input type="checkbox"/>		WBUD 1260	Hunterdon, Middlesex
<input type="checkbox"/>		WMCA 570	Middlesex (Christian)
<input type="checkbox"/>		WIMG 1300	Middlesex
<input type="checkbox"/>		WCTC 1450	Middlesex, Somerset
FM			
<input type="checkbox"/>		WRTI 90.1	Hunterdon
<input type="checkbox"/>		WCVH 90.5	Hunterdon
<input type="checkbox"/>		WHYY-FM 90.9	Hunterdon
<input type="checkbox"/>		WXTU 92.5	Hunterdon
<input type="checkbox"/>		WAEB-FM 104.1	Hunterdon
<input type="checkbox"/>		WFKB 107.5	Hunterdon
<input type="checkbox"/>		WMMR 93.3	Hunterdon, Middlesex
<input type="checkbox"/>		WYSP 94.1	Hunterdon, Middlesex
<input type="checkbox"/>		WBEN-FM 95.7	Hunterdon, Middlesex
<input type="checkbox"/>		WRDW-FM 96.5	Hunterdon, Middlesex
<input type="checkbox"/>		WOGL 98.1	Hunterdon, Middlesex
<input type="checkbox"/>		WUSL 98.9	Hunterdon, Middlesex
<input type="checkbox"/>		WIOQ 102.1	Hunterdon, Middlesex
<input type="checkbox"/>		WMGK 102.9	Hunterdon, Middlesex
<input type="checkbox"/>		WJJZ 106.1	Hunterdon, Middlesex

<input type="checkbox"/>		WKDN 106.9	Hunterdon, Middlesex (Christian)
<input type="checkbox"/>		WAXQ 104.3	Hunterdon, Middlesex, Somerset
<input type="checkbox"/>		WNTI 91.9	Hunterdon, Somerset
<input type="checkbox"/>		WZZO 95.1	Hunterdon, Somerset
<input type="checkbox"/>		WCTO 96.1	Hunterdon, Somerset
<input type="checkbox"/>		WLEV 100.7	Hunterdon, Somerset
<input type="checkbox"/>		WNJT-FM 88.1	Middlesex
<input type="checkbox"/>		WRSU-FM 88.7	Middlesex
<input type="checkbox"/>		WWFM 89.1	Middlesex
<input type="checkbox"/>		WWPH 107.9	Middlesex
<input type="checkbox"/>		WDVR 89.7	Middlesex, Somerset
<input type="checkbox"/>		WVPH 90.3	Middlesex, Somerset
<input type="checkbox"/>		WMGQ 98.3	Middlesex, Somerset
<input type="checkbox"/>		WBLS 107.5	Middlesex, Somerset

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 3			
Weekly			
	Nuestra Comunidad	Central/South Jersey	Spanish-Language

Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 3				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		Catholic Advocate, The	Essex County area	Catholic
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Amerika Magyar Nepszava (American Hungarian Peoples' Voice)	Central/North Jersey	Hungarian-Language
<input type="checkbox"/>		New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>		Nuestra Comunidad	Central/South Jersey	Spanish-Language
<input type="checkbox"/>		Desi NJ	Central Jersey	South Asian
<input type="checkbox"/>		Ukrainian Weekly	New Jersey	Ukrainian Community
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)				
DURATION & FREQUENCY OF OUTREACH		NAME OF EMPLOYER/COMPANY		LOCATION
Hunterdon County				
<input type="checkbox"/>		Merck & Co	1 Merck Dr, Whitehouse Station	

<input type="checkbox"/>		Hunterdon Medical Center	2100 Wescott Drive Flemington, NJ 08822
<input type="checkbox"/>		Foster Wheeler	Perryville Corporate Park Clinton, NJ , 08809-4000
<input type="checkbox"/>		ChubbInsurance co.	202 Halls Mill Rd Whitehouse Station, NJ 08889
<input type="checkbox"/>		Exxonmobil Research & Engineering	1545 US Highway 22 E Annandale, NJ 08801
<input type="checkbox"/>		New York Life	110 Cokesbury Rd, Lebanon
Middlesex County			
<input type="checkbox"/>		Bristol-Myers Squibb	1 Squibb Dr, New Brunswick, nj 08901
<input type="checkbox"/>		Merrill Lynch & Company	800 Scudders Mill Rd, Plainsboro
<input type="checkbox"/>		Johnson & Johnson	1 Johnson & Johnson Plaza
<input type="checkbox"/>		Prudential Insurance Company	44 Stelton Rd # 130, Piscataway
<input type="checkbox"/>		Robert Wood Johnson University Hospital	1 Robert Wood Johnson Pl, New Brunswick, NJ 08901
<input type="checkbox"/>		Silverline Building Products	207 Pond Ave Middlesex, NJ 08846
<input type="checkbox"/>		St. Peter's University Hospital	254 Easton Ave, New Brunswick
<input type="checkbox"/>		Telcordia Technology	444 Hoes Ln, Piscataway
<input type="checkbox"/>		J.F.K. Medical Center	65 James Street Edison, NJ 08818
<input type="checkbox"/>		Raritan Bay Medical Center	530 New Brunswick Av Perth Amboy, NJ 08861
<input type="checkbox"/>		Amerada Hess Corporation	405 Main St, Woodbridge and 679 Convery Blvd, Perth Amboy
<input type="checkbox"/>		Dow Jones & Company	54 Eddington LN, Monroe Twp
<input type="checkbox"/>		Siemens AG	755 College Rd E, Princeton
<input type="checkbox"/>		AT&T	1 Highway Ter, Edison

<input type="checkbox"/>		Engelhard Corporation	101 Wood Ave S, Metuchen
Somerset County			
<input type="checkbox"/>		AT&T	1414 Campbell St Rahway
<input type="checkbox"/>		ABC Limousine	574 Ferry St Newark
<input type="checkbox"/>		Bloomberg LP	1350 Liverty Ave Hillside
<input type="checkbox"/>		Courier News	1091 Lousons Road PO Box 271 Union, NJ
<input type="checkbox"/>		Emcore Corp	800 Rahway Ave Union, NJ
<input type="checkbox"/>		Ethicon Inc	1515 West Blancke Street Bldgs 1501 and 1525 Linden, NJ
<input type="checkbox"/>		Fedders Corp	27 Commerce Drive Cranford, nj
<input type="checkbox"/>		ICI Americas Inc.	450 West First Ave Roselle,nj
<input type="checkbox"/>		ITW Electronic Componenet Packaging	600 Mountain Ave Murray Hill,NJ
<input type="checkbox"/>		Johnson & Johnson	1 Merck Drive PO Box 2000 (RY60-200E) Rahway, NJ
<input type="checkbox"/>		Tekni-Plex Inc.	865 Stone Street Rahway, NJ
		Ortho-Clinical Diagnostics Inc	1401 Park Ave South Linden
<input type="checkbox"/>		Hooper Holmes Inc	170 Mount Airy Rd. Basking Ridge, NJ 07920
3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)			
Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach

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IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:		
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)		
	BUILDING	LOCATION
<input type="checkbox"/>	Middlesex County Administration Bldg	75 Bayard, New Brunswick, NJ 08903
<input type="checkbox"/>	Somerset County Admin. Bldg	20 Grove Street, Somerville, NJ 08876
<input type="checkbox"/>	Somerset County Library Headquarters	1 Vogt Drive, Bridgewater, NJ 08807
<input type="checkbox"/>	Hunterdon County Library Headquarters	314 State Highway 12, Flemington, NJ 08822
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)		
4c. Sales/Rental Office for units (if applicable)		

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).

—

Name (Type or Print)

—

Title/Municipality

—

Signature

Date

Appendix E – RTMUA Capacity Information



October 11, 2024

Mr. Michael Sciss
Executive Director
Raritan Township Municipal Utilities Authority
365 Old York Road
Flemington, NJ 08822

RE: 3rd Quarter 2024 Capacity Evaluation
Project No.: 24-00073-100

Dear Authority Members:

Johnson, Mirmiran & Thompson (JMT) has prepared the attached NJDEP WQM-007 form for submission to NJDEP and prepared an analysis of the quarterly flows. The WQM-007 form indicates the plant was under its 3.8 MGD capacity by an average of 1.488 MGD for the quarter. This form only reports on NJDEP TWAs and does not reflect other capacity allocations previously granted by the Raritan Township Municipal Utilities Authority (RTMUA).

Attached is the "Wastewater Flow Summarization Quarterly Report", which has been prepared by JMT based on the RTMUA's allocation records. It includes all capacity allocations and bulk service contracts with the RTMUA system. For the 3rd quarter of 2024 the total allocations are 0.993 MGD, which is 72,000 GPD (0.072 MGD) more than the previous quarter's allocation of 0.921 MGD. The quarterly allocations are the sum of reserved capacity for Raritan, plus the differential in actual flow and reserved capacity for both Readington and Flemington. These allocations go up and down based on the actual flows for the quarter and vary with wet weather, typically. The change in allocations is documented as follows:

1. The service agreement between Flemington and the RTMUA limits the flow from the Flemington Service Area to 1.35 MGD; 80% of which is assigned to the Flemington Borough (1.08 MGD). The current quarterly metered flow for the Flemington Service Area is 0.497 MGD. Eighty percent (80%) of this quarterly metered flow is 0.397 MGD. Subtracting Flemington's portion of the quarterly flow for the Flemington Service Area (0.397 MGD) from their service agreement limit (1.08 MGD), yields 0.683 MGD. Therefore, there is an available capacity of 0.683 MGD for the Borough for this quarter. The previous quarter indicated an available capacity of 0.625 MGD.
2. The quarterly flow from Readington is currently 0.084 MGD. Readington's contract limit is 0.125 MGD. The contract limit minus the current quarterly flow (0.084 MGD) gives Readington an available capacity of 0.041 MGD for the quarter. The previous quarter's available capacity was 0.026 MGD.
3. Raritan's flow allocation portion is the sum of the reserved capacity less changes in allocation due to the issuance of Certificates of Compliance (COC's). There were no CoC's for this

quarter. COC's are subtracted from RTMUA's anticipated flow from their respective site to determine the flow to be connected to the system.

The change in quarterly allocation is summarized as follows:

<u>Item</u>	<u>3rd Quarter</u>	<u>2nd Quarter</u>	<u>Change</u>
Raritan Allocated Flow	0.269 MGD	0.270 MGD	(-0.001 MGD)
Flemington	0.683 MGD	0.625 MGD	(+0.058 MGD)
Readington	0.041 MGD	0.026 MGD	(+0.015 MGD)
Total Allocation	0.993 MGD	0.921 MGD	(+0.072 MGD)

The current three-month average daily effluent flow for the plant is 2.230 MGD. The previous quarter's flow was 2.713 MGD, indicating an decrease of 0.483 MGD between quarters. The total precipitation for the quarter, based on the National Weather Service data, was 11.17 inches. Precipitation was below normal for July and September, and above normal for August. July had a total of 3.09 inches of precipitation, 37.5% below normal, August had 6.99 inches of precipitation, 64.9% above normal, and September had a total of 1.09 inches of precipitation which is 75.2% below normal.

The 12-month rolling average for plant discharge flow from October 2023 through September 2024 is 2.828 MGD. This is 74.43% of the permitted capacity of 3.800 MGD. Compared to the last quarter's rolling average of 2.900 MGD or 76.31% of the permitted capacity, the 12-month rolling average has decreased.

Totaling the quarterly allocations and the average daily effluent flow for the plant for the quarter gives us theoretical total committed flow for the Quarter. The total committed flow for this quarter is 3.223 MGD. Comparing the committed flow to the treatment plant permitted capacity of 3.800 MGD indicates whether the plant is under or over its theoretical capacity. The table below summarizes the RTMUA's committed flow and the current amount over or under the plant's capacity for this quarter.

<u>Item</u>	<u>Flow</u>
Total Quarterly Allocation	0.993 MGD
3 Month Average Daily Effluent Flow	2.230 MGD
Total Committed Flow	3.223 MGD
Permitted Capacity	3.800 MGD
Total Committed Flow	3.223 MGD
Unallocated Flow	+0.577 MGD

The data for total committed flow for previous quarters is summarized in the following table. This gives us a two-year look back and tracks the average per quarter as well as a 24-month rolling average of total committed flow.

Quarterly Capacity Evaluation
Project No. 23-00073-100

October 11, 2024

Quarter	Quarterly Committed Flow (MGD)
Q4 2022	3.954
Q1 2023	3.971
Q2 2023	3.636
Q3 2023	3.597
Q4 2023	3.764
Q1 2024	4.334
Q2 2024	3.635
Q3 2024	3.223
24-Month Rolling Average	3.764
RTMUA Permitted Capacity	3.800

Historical data for this table can be found in the attached table titled “Raritan Township Municipal Utilities Authority Quarterly Flow Summary”. Additional data provided in the table includes quarterly average flow data, allocations, and monthly precipitation from 2011 to present. The data is also presented visually in the attached graphs.

We note that the permitted capacity and quarterly average flow with reserves tends to track closely over the long term. Individual quarters fluctuate based on weather and groundwater levels, so we want to be conservative in adding new commitments of flow. We recommend that the RTMUA continue its current policies concerning flow allocations, continue with efforts to reduce inflow and infiltration in its system, and continue efforts to communicate with the township and surrounding communities regarding growth.

If you have any questions or need further information, please do not hesitate to contact me at 609-512-3418 or dmadden@jmt.com.

Very truly yours,
JOHNSON, MIRMIRAN & THOMPSON, INC.



Daniel A. Madden, P.E.
Vice President

cc: Regina Nicaretta, Exec. Sec.

FORM WQM-007
revised April 2016Page 1 of 1

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATER QUALITY
MUNICIPAL FINANCE AND CONSTRUCTION ELEMENT
BUREAU OF ENVIRONMENTAL, ENGINEERING AND PERMITTING

WASTEWATER FLOW SUMMARIZATION QUARTERLY REPORT

Period from **July 1, 2024** to **September 30, 2024**

Name of Permittee **Raritan Township Municipal Utilities Authority**

Sewage Treatment Plant **Raritan Township Municipal Utilities Authority- STP**

NJPDES Discharge Permit Number **NJ0022047**

Certification by Owner **Michael Sciss, Executive Director**

NJDEP-ISSUED TREATMENT WORKS APPROVAL ('TWA') PERMITS NOT YET IN OPERATION
(Anticipated Flow Only)

Permit No.	Project Name	Date Issued		Permit Flow Allocation
04-0412	Countryside Properties, LLP	2004	Approved	0.00497
05-0531	Towncenter Professional Park	2005	Approved	0.00080
07-0554	Cedar Grove Shopping Center, LLC	2007	Approved	0.00570
06-0722	John Aldrich	2006	Approved	0.00880
08-0045	M & R Development	2008	Approved	0.00510
10-0042	Hauck Properties	2010	Approved	0.00105
11-0034	Shoppes at Raritan	2011	Approved	0.00370
16-0343	Pol Y Patel	2012	Approved	0.00989
22-0353	Royal Properties, LLC.	2022	Approved	0.00210
24-0233	Raritan Junction, LLC	2013	Approved	0.09850

(A) Permitted Capacity	3.800	MGD
(B) Present 3 month 30-Day Average Actual Flow	2.230	MGD
(C) Total Anticipated Flow	0.082	MGD
(D) Total Committed Flow [(B)+(C)]	2.312	MGD
(E) Remaining Capacity [(A)-(D)]	1.488	MGD

Permitted Capacity means the average daily volume of wastewater, which a domestic treatment works was designed to treat in accordance with a TWA permit or the maximum permissible volume of flow to a domestic treatment works as established by a NJPDES permit, which permit or approval establishes the limiting flow value.

Committed Flow means the sum of the actual flow plus the sum of all flows which are anticipated from connections which have been approved but are not yet in operation. The flow to be anticipated from any such connections shall be that flow referred to in the Department approval.

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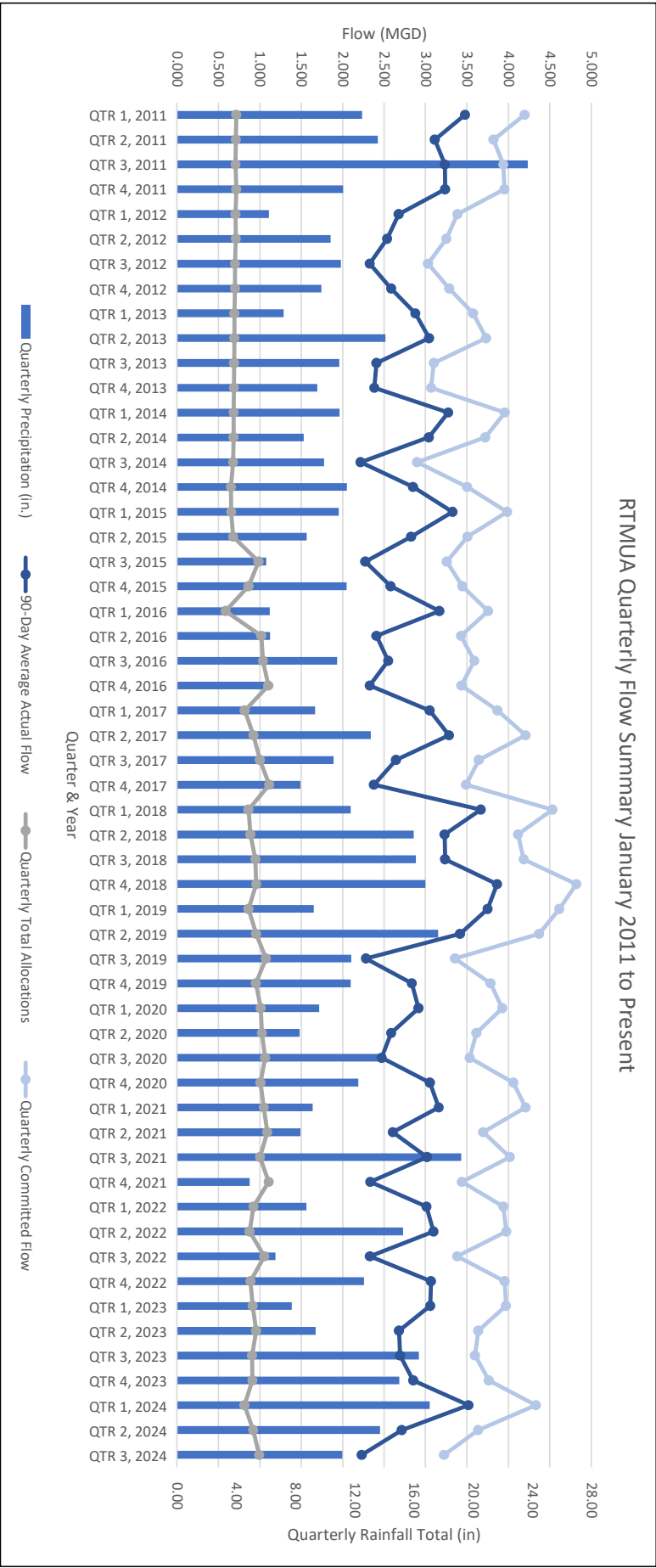
Raritan Township Municipal Utilities Authority Quarterly Flow Summary Table					
Year	Month	30-Day Avg Actual Flow (MGD)	Quarterly Total Allocations (MGD)	Quarterly Committed Flow (MGD)	Monthly Precipitation (in)
2011	JAN	2.560			5.17
2011	FEB	3.870			2.66
2011	MAR	4.000			4.68
	Quarterly Data:	3.477	0.716	4.196	12.51
2011	APR	3.670			6.15
2011	MAY	3.150			3.73
2011	JUN	2.510			3.70
	Quarterly Data:	3.110	0.710	3.820	13.58
2011	JUL	2.310			1.92
2011	AUG	3.350			14.85
2011	SEP	4.040			6.94
	Quarterly Data:	3.233	0.709	3.939	23.71
2011	OCT	3.150			3.03
2011	NOV	3.150			3.97
2011	DEC	3.410			4.22
	Quarterly Data:	3.237	0.716	3.953	11.22
2012	JAN	3.140			3.49
2012	FEB	2.390			1.58
2012	MAR	2.500			1.15
	Quarterly Data:	2.677	0.705	3.385	6.22
2012	APR	2.410			2.61
2012	MAY	2.680			5.05
2012	JUN	2.520			2.72
	Quarterly Data:	2.537	0.710	3.250	10.38
2012	JUL	2.280			4.44
2012	AUG	2.520			4.19
2012	SEP	2.180			2.45
	Quarterly Data:	2.327	0.700	3.030	11.08
2012	OCT	2.340			4.35
2012	NOV	2.330			1.17
2012	DEC	3.090			4.23
	Quarterly Data:	2.587	0.700	3.287	9.75
2013	JAN	2.930			2.82
2013	FEB	2.730			1.80
2013	MAR	2.970			2.59
	Quarterly Data:	2.877	0.694	3.574	7.21
2013	APR	2.670			0.60
2013	MAY	3.080			3.34
2013	JUN	3.380			10.16
	Quarterly Data:	3.043	0.692	3.732	14.10
2013	JUL	2.540			5.44
2013	AUG	2.400			3.93
2013	SEP	2.280			1.61
	Quarterly Data:	2.407	0.690	3.100	10.98

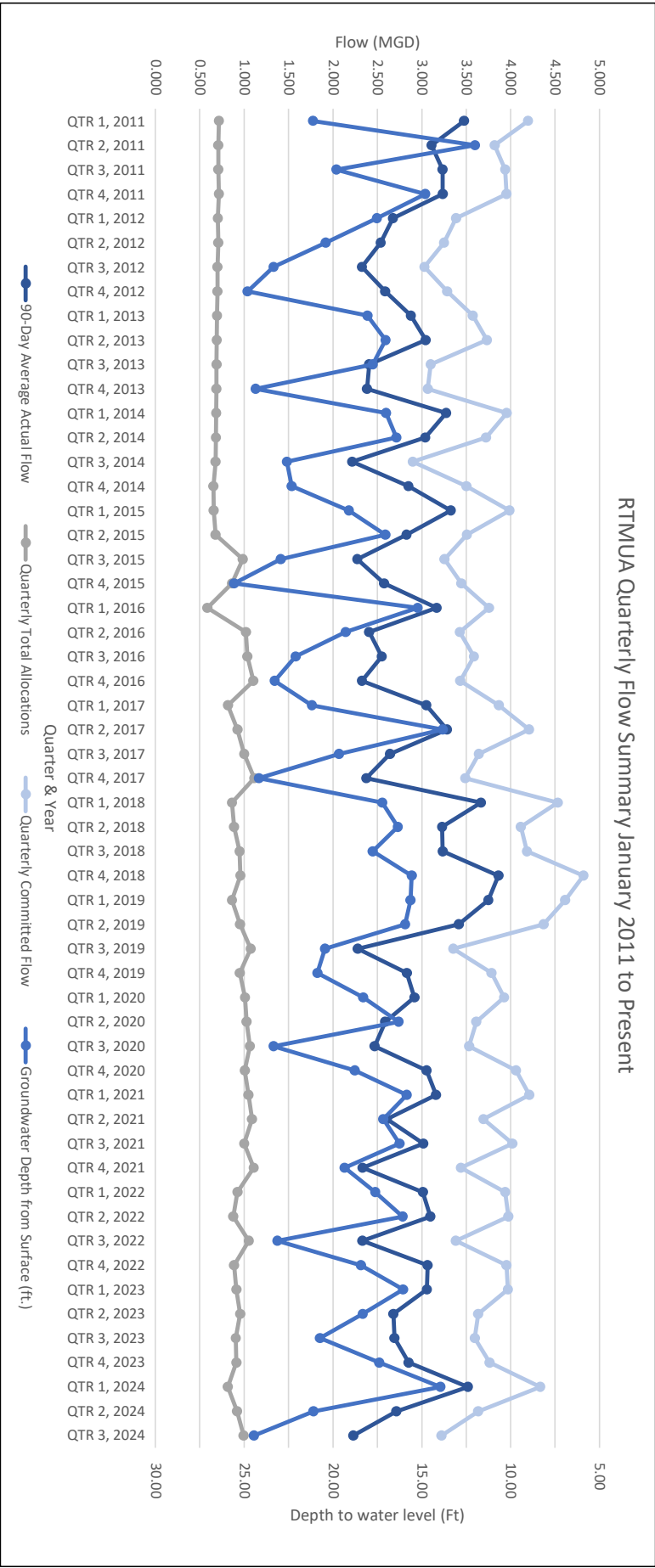
Raritan Township Municipal Utilities Authority Quarterly Flow Summary Table					
Year	Month	30-Day Avg Actual Flow (MGD)	Quarterly Total Allocations (MGD)	Quarterly Committed Flow (MGD)	Monthly Precipitation (in)
2013	OCT	1.940			1.65
2013	NOV	2.060			3.20
2013	DEC	3.150			4.64
	Quarterly Data:	2.383	0.688	3.068	9.49
2014	JAN	3.010			3.27
2014	FEB	3.550			4.39
2014	MAR	3.260			3.33
	Quarterly Data:	3.273	0.686	3.956	10.99
2014	APR	3.230			3.20
2014	MAY	3.320			3.14
2014	JUN	2.570			2.24
	Quarterly Data:	3.040	0.682	3.722	8.58
2014	JUL	2.540			5.43
2014	AUG	2.090			3.46
2014	SEP	2.020			1.05
	Quarterly Data:	2.217	0.679	2.899	9.94
2014	OCT	2.370			3.14
2014	NOV	2.720			4.20
2014	DEC	3.460			4.14
	Quarterly Data:	2.850	0.653	3.503	11.48
2015	JAN	3.030			4.34
2015	FEB	2.720			2.25
2015	MAR	4.230			4.34
	Quarterly Data:	3.327	0.656	3.986	10.93
2015	APR	2.910			1.52
2015	MAY	2.240			0.63
2015	JUN	3.330			6.63
	Quarterly Data:	2.827	0.677	3.507	8.78
2015	JUL	2.500			1.75
2015	AUG	2.210			1.96
2015	SEP	2.110			2.32
	Quarterly Data:	2.273	0.985	3.255	6.03
2015	OCT	2.510			4.19
2015	NOV	2.290			2.36
2015	DEC	2.930			4.91
	Quarterly Data:	2.577	0.864	3.444	11.46
2016	JAN	2.850			1.80
2016	FEB	3.950			3.23
2016	MAR	2.700			1.24
	Quarterly Data:	3.167	0.586	3.756	6.27
2016	APR	2.410			1.86
2016	MAY	2.580			3.34
2016	JUN	2.230			1.08
	Quarterly Data:	2.407	1.019	3.429	6.28

Raritan Township Municipal Utilities Authority Quarterly Flow Summary Table					
Year	Month	30-Day Avg Actual Flow (MGD)	Quarterly Total Allocations (MGD)	Quarterly Committed Flow (MGD)	Monthly Precipitation (in)
2016	JUL	2.620			7.08
2016	AUG	2.930			2.84
2016	SEP	2.100			0.91
	Quarterly Data:	2.550	1.038	3.588	10.83
2016	OCT	1.970			1.13
2016	NOV	1.990			2.36
2016	DEC	3.020			2.80
	Quarterly Data:	2.327	1.103	3.433	6.29
2017	JAN	3.300			3.37
2017	FEB	2.740			1.37
2017	MAR	3.110			4.61
	Quarterly Data:	3.050	0.818	3.868	9.35
2017	APR	3.520			3.16
2017	MAY	3.370			5.25
2017	JUN	2.960			4.69
	Quarterly Data:	3.283	0.924	4.207	13.10
2017	JUL	2.690			5.63
2017	AUG	2.820			3.09
2017	SEP	2.420			1.86
	Quarterly Data:	2.643	1.000	3.643	10.58
2017	OCT	2.410			5.22
2017	NOV	2.450			1.54
2017	DEC	2.270			1.59
	Quarterly Data:	2.377	1.114	3.491	8.35
2018	JAN	2.850			2.800
2018	FEB	4.220			5.520
2018	MAR	3.930			3.41
	Quarterly Data:	3.667	0.864	4.531	11.73
2018	APR	3.370			3.57
2018	MAY	3.460			7.22
2018	JUN	2.860			5.21
	Quarterly Data:	3.230	0.886	4.116	16.00
2018	JUL	2.900			5.56
2018	AUG	3.320			3.66
2018	SEP	3.490			6.93
	Quarterly Data:	3.237	0.948	4.185	16.15
2018	OCT	3.200			3.27
2018	NOV	4.610			8.24
2018	DEC	3.780			5.28
	Quarterly Data:	3.863	0.958	4.821	16.79
2019	JAN	3.860			3.61
2019	FEB	3.680			2.37
2019	MAR	3.710			3.26
	Quarterly Data:	3.750	0.864	4.614	9.24

Raritan Township Municipal Utilities Authority Quarterly Flow Summary Table					
Year	Month	30-Day Avg Actual Flow (MGD)	Quarterly Total Allocations (MGD)	Quarterly Committed Flow (MGD)	Monthly Precipitation (in)
2019	APR	3.330			4.05
2019	MAY	3.740			7.57
2019	JUN	3.180			6.03
	Quarterly Data:	3.417	0.954	4.371	17.65
2019	JUL	2.580			7.06
2019	AUG	2.250			2.54
2019	SEP	2.010			2.17
	Quarterly Data:	2.280	1.074	3.354	11.77
2019	OCT	2.450			5.24
2019	NOV	2.530			1.41
2019	DEC	3.520			5.08
	Quarterly Data:	2.833	0.951	3.784	11.73
2020	JAN	2.770			3.16
2020	FEB	3.130			2.31
2020	MAR	2.850			4.14
	Quarterly Data:	2.917	1.010	3.927	9.61
2020	APR	2.900			4.65
2020	MAY	2.560			1.62
2020	JUN	2.300			2.02
	Quarterly Data:	2.587	1.027	3.614	8.29
2020	JUL	2.510			3.07
2020	AUG	2.690			4.61
2020	SEP	2.210			5.96
	Quarterly Data:	2.470	1.064	3.534	13.64
2020	OCT	2.660			4.26
2020	NOV	2.970			4.14
2020	DEC	3.530			3.86
	Quarterly Data:	3.053	1.008	4.061	12.26
2021	JAN	2.750			1.63
2021	FEB	3.230			4.38
2021	MAR	3.500			3.17
	Quarterly Data:	3.160	1.049	4.209	9.18
2021	APR	2.790			2.41
2021	MAY	2.360			3.12
2021	JUN	2.670			2.82
	Quarterly Data:	2.607	1.089	3.696	8.35
2021	JUL	3.100			6.37
2021	AUG	2.970			5.06
2021	SEP	2.980			7.79
	Quarterly Data:	3.017	1.002	4.019	19.22
2021	OCT	2.630			3.07
2021	NOV	2.300			0.61
2021	DEC	2.070			1.24
	Quarterly Data:	2.333	1.107	3.440	4.92

Raritan Township Municipal Utilities Authority Quarterly Flow Summary Table					
Year	Month	30-Day Avg Actual Flow (MGD)	Quarterly Total Allocations (MGD)	Quarterly Committed Flow (MGD)	Monthly Precipitation (in)
2022	JAN	3.030			3.38
2022	FEB	3.100			2.70
2022	MAR	2.910			2.67
	Quarterly Data:	3.013	0.925	3.939	8.75
2022	APR	3.610			5.60
2022	MAY	3.170			6.64
2022	JUN	2.510			3.05
	Quarterly Data:	3.097	0.877	3.974	15.29
2022	JUL	2.120			1.07
2022	AUG	2.250			3.16
2022	SEP	2.620			2.43
	Quarterly Data:	2.330	1.054	3.384	6.66
2022	OCT	3.062			6.04
2022	NOV	2.637			2.71
2022	DEC	3.497			3.89
	Quarterly Data:	3.065	0.888	3.954	12.64
2023	JAN	3.647			3.60
2023	FEB	2.448			1.57
2023	MAR	3.080			2.60
	Quarterly Data:	3.058	0.913	3.971	7.77
2023	APR	2.820			4.86
2023	MAY	2.780			0.61
2023	JUN	2.440			3.90
	Quarterly Data:	2.680	0.956	3.636	9.37
2023	JUL	2.794			5.69
2023	AUG	2.391			4.01
2023	SEP	2.888			6.65
	Quarterly Data:	2.691	0.906	3.597	16.35
2023	OCT	2.482			1.44
2023	NOV	2.402			3.69
2023	DEC	3.671			9.91
	Quarterly Data:	2.852	0.912	3.764	15.04
2024	JAN	3.711			6.99
2024	FEB	2.904			2.23
2024	MAR	3.941			7.86
	Quarterly Data:	3.519	0.815	4.334	17.08
2024	APR	3.320			5.51
2024	MAY	2.500			5.17
2024	JUN	2.320			3.05
	Quarterly Data:	2.713	0.921	3.635	13.73
2024	JUL	2.200			3.09
2024	AUG	2.460			6.99
2024	SEP	2.030			1.09
	Quarterly Data:	2.230	0.993	3.223	11.17





Appendix F – Deed Restrictions

RR
 Leonard S. Needle 72.12/10
 P.O. Box 6470
 Fair Haven, N.J. 07704

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Prepared by:

21

Leonard S. Needle
 Leonard S. Needle, Esq.

OAK R. 11/10

AMENDMENT TO DEED RESTRICTIONS

This Amendment to Deed Restrictions dated July 14, 1995 made by Flemington South Estates, Inc., a corporation of the State of New Jersey, (hereinafter called "Grantor", having its principal office at 1640 Vauxhall Road, Union, New Jersey 07083.

WITNESSETH

WHEREAS, by Deed of Restrictive Covenants dated April 13, 1995, recorded in the Hunterdon County Clerk's office on May 2, 1995 in Deed Book 1121, page 382, Flemington South Estates, Inc., established certain restrictive covenants with respect to premises located in the Township of Raritan, County of Hunterdon, State of New Jersey, commonly known as Block 72.12, Lot 10; and

WRONG

WHEREAS, pursuant to said deed restrictions, certain units as therein designated were subjected to affordability, occupancy and other controls pursuant to the Raritan Township Affordable Housing Ordinance; and

WHEREAS, subsequent to the recording of said deed restrictions, the units intended to be so restricted were, in fact, built in different locations; and

WHEREAS, an amendment to the unit designations is therefore necessary so that the intended and approved number and bedroom and income mix of the restricted units can be preserved; and

091367

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WHEREAS, the Raritan Township Affordable Housing Board has approved the within Amendment.

NOW, THEREFORE, Grantor hereby declares that the schedule of low and moderate income units previously set forth on Addendum B-1 and described on the diagram set forth as Addendum B-2 are hereby redesignated as follows:

Building 1	101 Schenck Drive	1 Bedroom (M) ✓
Building 2	115 Schenck Drive	1 Bedroom (M) ✓
Building 4	306 Schenck Drive	1 Bedroom (L) ✓
Building 5	403 Runyon Court	1 Bedroom (L) ✓
Building 5	404 Runyon Court	1 Bedroom (L) ✓
Building 8	611 Schenck Drive	2 Bedroom (L) ✓
Building 8	612 Schenck Drive	2 Bedroom (L) ✓
Building 8	613 Schenck Drive	2 Bedroom (M) ✓
Building 8	614 Schenck Drive	2 Bedroom (M) ✓
Building 9	705 Schenck Drive	1 Bedroom (M) ✓
Building 10	709 Schenck Drive	1 Bedroom (M) ✓
Building 10	710 Schenck Drive	1 Bedroom (L) ✓
Building 12	511 Schenck Drive	3 Bedroom (M) ✓
Building 12	512 Schenck Drive	3 Bedroom (L) ✓
Building 12	513 Schenck Drive	2 Bedroom (L) ✓
Building 12	514 Schenck Drive	2 Bedroom (M) ✓

* (L) - Low income
(M) - Moderate income

IN WITNESS WHEREOF, this Amendment to Deed Restrictions is signed and attested by the Grantor's proper corporate officers as of the date set forth above.

CORP SEAL
FLEMINGTON SOUTH
ESTATES, INC.

ATTEST:

FLEMINGTON SOUTH ESTATES, INC.

Bernard Schanzer
Bernard Schanzer, Secretary

Meyer Gold
Meyer Gold, President

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RECORDED
JUL 14 10 00 AM '95

HUNTERDON COUNTY
DOROTHY K. TIRPOK
CLERK

STATE OF NEW JERSEY :
SS:
COUNTY OF MONMOUTH :

I CERTIFY that on *July 14*, 1995,

personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person signed, sealed and delivered the attached document as president of Flemington South Estates, Inc., the corporation named in this document;
- (b) the proper corporate seal was affixed;
- (c) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors; and
- (d) the full consideration for this deed was \$1.00.

Bernard Schanzer
Bernard Schanzer, Secretary

Sworn to before me and subscribed
in my presence this *14* day
of July, 1995.

Leonard S. Needle

Notary Public
State of New Jersey

LEONARD S. NEEDLE
Attorney-At-Law
State of New Jersey

END OF DOCUMENT