

Housing Element and Fair Share Plan

Fourth Round Plan

Township of Cranbury
Middlesex County, New Jersey

June 13, 2025
Adopted June 24, 2025

Clarke Caton Hintz



**CRANBURY TOWNSHIP PLANNING BOARD
COUNTY OF MIDDLESEX
STATE OF NEW JERSEY**

RESOLUTION APPROVING AND ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN TO SATISFY THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATION

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality was to adopt a binding resolution no later than January 31, 2025, determining its present and prospective fair share obligation for the Fourth Round of Affordable Housing Obligations ("Fourth Round"); and

WHEREAS, the Township Committee of the Township of Cranbury ("Township") adopted Resolution No. R 01-25-023 on January 27, 2025, identifying its present and prospective fair share obligations for the Fourth Round as follows:

Present Need:	0
Prospective Need:	265

WHEREAS, in accordance with the FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the Township filed a Complaint for Declaratory Judgment ("DJ Action"), *In the Matter of the Declaratory Judgment Action of the Township of Cranbury, Middlesex County Pursuant to P.L. 2024, Chapter 2*, Docket No. MID-L-572-25 on January 28, 2025, identifying its present and prospective fair share obligations for the Fourth Round as set forth above, and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and

WHEREAS, on March 14, 2025, the Honorable Thomas D. McCloskey, J.S.C., issued an Order Fixing Municipal Obligations for "Present Need" and "Prospective Need" for the Fourth Round in accordance with the obligations as set forth above, and authorizing the Township to proceed with preparation and adoption of its proposed HEFSP; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(2)(a) and Directive #14-24, each municipality must adopt and file as part of its DJ Action a HEFSP, and propose drafts of the appropriate zoning and other ordinances and resolutions to implement its present and prospective obligations, no later than June 30, 2025; and

WHEREAS, Mary Beth Lonergan, AICP/PP, and Eric Harris, MCRP, of Clarke Caton Hintz, prepared a proposed HEFSP on behalf of the municipality, entitled, "Housing Element and Fair

Share Plan, Fourth Round Plan, Township of Cranbury,” dated June 13, 2025 (the “Fourth Round HEFSP”); and

WHEREAS, pursuant to N.J.S.A. 40:55D-28, the Cranbury Township Planning Board, in its capacity as a Planning Board, may prepare and adopt, or amend a master plan or component parts thereof, after a public hearing, to guide the use of lands within the municipality in a manner which protects health and safety and promotes the general welfare; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Cranbury Township Planning Board (the “Board”) held a public hearing on the 2025 Fourth Round HEFSP on June 24, 2025, during which the Fourth Round HEFSP was presented to the Board and public, and opportunity for comments and questions were provided; and

WHEREAS, upon the conclusion of the public hearing, and as required by law to assist the municipality in meeting its constitutional obligations as promulgated by the New Jersey Supreme Court, the Board determined that the proposed Fourth Round HEFSP is designed to achieve the goal of access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310; and

WHEREAS, during the hearing, Ms. Lonergan testified that the paragraph labeled "Approvable" on both pages 58 and 71 of the proposed Fourth Round HEFSP plan should be revised to state that both sites may either be rezoned or subject to the Redevelopment statute; and

WHEREAS, by the adoption of this Resolution, the Board memorializes its adoption of the proposed Fourth Round HEFSP as the Housing Element and Fair Share Plan components of the Cranbury Township Master Plan, in accordance with N.J.S.A. 40:55D-28, the FHA and Directive #14-24;

NOW, THEREFORE, BE IT RESOLVED by the Cranbury Township Planning Board, as follows:

1. The above recitals are incorporated and made a part hereof as if set forth at length herein.
2. The Board hereby approves and adopts the Fourth Round Housing Element and Fair Share Plan annexed hereto as **Exhibit A** as the 2025 Housing Element and Fair Share Plan components of the Cranbury Township Master Plan, with the amendments to pages 58 and 71 to provide that both sites may be either rezoned or subject to the Redevelopment statute, as testified to by Ms. Lonergan;
3. The Board Secretary shall forthwith cause notice of the adoption of this Resolution and the Fourth Round HEFSP to be published in the official newspaper(s) of the Township;

4. The Board Secretary is hereby authorized and directed to transmit a copy of the adopted Fourth Round HEFSP and a certified copy of this Resolution to the Township Clerk and Township Committee of the Township of Cranbury;
5. The Board recommends that the Fourth Round HEFSP be reviewed and endorsed by the Township Committee of the Township of Cranbury for submission to the Court in connection with the Township's pending DJ Action in accordance with the FHA and Directive #14-24;
6. Clarke Caton Hintz is hereby authorized and directed to provide a copy of the adopted Fourth Round HEFSP and a certified copy of this Resolution to the Middlesex County Planning Board and New Jersey Office of Planning Advocacy, in accordance with the requirements of N.J.S.A. 40:55D-13.
7. This Resolution shall take effect immediately.

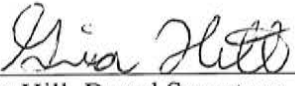
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ROLL CALL VOTE ON RESOLUTION
June 24, 2025

Moved by: Lisa Knierim
Seconded by: Eman El-Badawi
Those in Favor: Deanna Anderson, Eman El-Badawi, William Gittings, Lisa Knierim, John Muselli
and Wayne Wittman.
Those Opposed: None
Those Abstaining: None
Those Absent: Jason Mildenberg, Jason Stewart and Les Poik.

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Cranbury Township Planning Board during an advertised and noticed meeting held on June 24, 2025, at which a quorum was present.



Gina Hill, Board Secretary



Wayne Wittman, Chairperson

ATTACHMENT(S): Exhibit A, Housing Element and Fair Share Plan, Fourth Round Plan, Township of Cranbury

Housing Element and Fair Share Plan Fourth Round Plan

Township of Cranbury
Middlesex County, New Jersey

June 13, 2025
Adopted June 24, 2025

Prepared By:



Mary Beth Lonergan, PP, AICP
New Jersey Professional Planner License 4288
With the assistance of



Eric Harris, MCRP

CLARKE CATON HINTZ, PC
100 Barrack Street
Trenton, New Jersey 08608
(609) 883-8383

A signed and sealed original is on file with the Township Clerk

Township of Cranbury Committee

Lisa Knierim, Mayor
Eman El-Badawi, Deputy Mayor
Robert Christopher
Barbara F. Rogers
Matthew A. Scott

Denise Marabello, Township Administrator
Debra A. Rubin, RMC/CMR, Township Clerk/Registrar
Kevin Van Hise, Esq. Township Affordable Housing Counsel
David Hoder, PE, Township Engineer
Elizabeth Leheny, PP, Township Planner

Township of Cranbury Planning Board

Wayne Wittman, Chairperson
Jason Stewart, Vice Chairperson
Lisa Knierim, Mayor, Class I
John Muselli, Class II
Eman El-Badawi, Deputy Mayor, Class III
Les Polk, Class IV
William Gittings, Class IV
Jason Mildenberg, Class IV
Deanna Anderson, Class IV

Gina Hill, Administrative Officer/Planning Board Secretary
Sharon Dragan, Esq, Board Attorney
Elizabeth Leheny, PP, Board Planner
David Hoder, PE, PP, CME, CPWM, Board Engineer
Andrew Feranda, P.E., PTOS, CME, Board Traffic Consultant
Thomas Decker, P.E. , Conflict Board Engineer
David H. Horner, Conflict Board Traffic Engineer

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EXECUTIVE SUMMARY

This Fourth Round Housing Element and Fair Share Plan (“HEFSP”) has been prepared for Cranbury Township, Middlesex County in accordance with the New Jersey Fair Housing Act and the court-upheld rules of the New Jersey Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 et seq. There are four components to a municipality’s affordable housing obligation: the Fourth Round Present Need or Rehabilitation Share, the Prior Round obligation, the Third Round Gap/Prospective obligation, and the Fourth Round Prospective obligation. The Township’s affordable housing obligations are as follows:

- Fourth Round Present Need/Rehabilitation Obligation: 0
- Prior Round Obligation: 217
- Third Round Gap and Prospective Obligation: 260
- Fourth Round Prospective Obligation: 265

The Township has fully satisfied the Prior Round obligation of 217 (1987-1999) with transferred funds from a Regional Contribution Agreement (“RCA”) (57 of 110 units); affordable units from 100% affordable developments created by Cranbury Housing Associates (“CHA”) at Old Cranbury Road (18 of 20 family rentals), Parkside at Bennett Place (16 family rentals), Bergen Drive, Danser Drive and South Main Street (10 family rentals), Village Senior Housing (20 senior rentals), plus the Birchwood at Cranbury development (17 of 61 senior rentals); 11 bedrooms for special needs residents in two (2) SERV group homes; a Prior Round Substantial Compliance Reduction of 13; and 55 Prior Round rental bonuses.

The Third Round Gap/Prospective obligation (1999-2025) of 260 will be satisfied through the following mechanisms: surplus RCA credits (53 bal. of 110); 30 affordable family sales on Bergen Drive, Danser Drive and South Main Street; 106 units from 100% affordable developments, including CHA Old Cranbury Road (2 bal. of 20 family rentals), the Gristmill House (one family rental), CHA Applewood Court (32 family rentals), the Willows at Cranbury (24 family rentals), and Birchwood at Cranbury (44 bal. of 61 senior rentals and 3 of 5 special needs rentals); the mixed-use inclusionary redevelopment at Cranbury Commons (6 of 7 family rentals); and 65 Third Round rental bonuses.

The capped Fourth Round Prospective obligation (2025-2035) of 265 will be satisfied through the following mechanisms: 10 surplus Third Round credits from Birchwood at Cranbury (2 bal. of 5 special needs rentals), Cranbury Commons inclusionary development (1 bal. of 7 family rentals), an existing Eden/CHA group home at 23 Old Cranbury Road (3 bedrooms), and a proposed Eden/CHA group home at 19 Old

Cranbury Road (4 bedrooms); 214 units from three proposed 100% affordable housing developments at 1234 South River Road (two phases w/ 72 and 58 family rentals), 1274 South River Road (55 senior and 5 special needs rentals), and the CHA at Cranbury Commons site on South Main Street and Old Trenton Road (24 family rentals); and 66 Fourth Round bonuses. In addition to these Fourth Round mechanisms, the Township will seek Fourth Round extensions of controls on 26 of CHA's existing affordable family rentals.

NEW JERSEY AFFORDABLE HOUSING JUDICIAL & LEGISLATIVE BACKGROUND

In the 1975 Mount Laurel¹ decision, the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide diversity and choice in the housing types permitted in the municipality, including housing for low- and moderate-income households. In its 1983 Mount Laurel II decision,² the NJ Supreme Court extended to all municipalities with any “growth area” as designated in the State Development Guide Plan (now superseded by the State Development and Redevelopment Plan, or SDRP) the obligation to provide their “fair share” of a calculated regional need for affordable units. Mount Laurel II also introduced a “builder’s remedy” if a municipality was not providing its fair share of affordable housing. A builder’s remedy may permit a developer that is successful in litigation the right to develop what is typically a higher density multifamily project on land not zoned to permit such use, so long as a “substantial” percentage of the proposed units would be reserved for low- and moderate-income households.

In 1985, in response to Mount Laurel II, the NJ Legislature enacted the Fair Housing Act (“FHA”).³ The FHA created the Council on Affordable Housing (“COAH”) as an administrative body responsible for oversight of municipalities’ affordable housing efforts, rather than having oversight go through the courts. The Legislature charged COAH with promulgating regulations (i) to establish housing regions; (ii) to estimate low- and moderate-income housing needs; (iii) to set criteria and guidelines for municipalities to use in determining and addressing their fair share obligations, and (iv) to create a process for the review and approval of municipal housing elements and fair share plans.

COAH’s First and Second Rounds (1987-1999)

COAH created the criteria and regulations for municipalities to address their affordable housing obligations. COAH originally established a methodology for determining municipal affordable housing obligations for the six-year period between 1987 and 1993,⁴ which period became known as the First Round. This methodology established an existing need to address substandard housing that was being occupied

¹ Southern Burlington County NAACP v. Township of Mount Laurel, 67 N.J. 151 (1975)

² Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983)

³ N.J.S.A. 52:27D-301 et seq.

⁴ N.J.A.C. 5:92-1 et seq.

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by low- and moderate-income households (variously known as “present need” or “rehabilitation share”), and calculated future demand, to be satisfied typically, but not exclusively, with new construction (“prospective need” or “fair share”).

The First Round methodology was superseded in 1994 by COAH’s Second Round regulations.⁵ The 1994 regulations recalculated a portion of the 1987-1993 affordable housing obligations for each municipality and computed the additional municipal affordable housing need from 1993 to 1999 using 1990 census data. These regulations identified a municipality’s cumulative obligations for the First and Second Rounds. Under regulations adopted for the Third Round, a municipality’s obligation to provide affordable housing for the First and Second Rounds is referred to cumulatively as the Prior Round obligation.

COAH’s Third Round and Related Judicial and Legislative Activity, (1999-2025)

The FHA had originally required housing rounds to be for a six-year period for the First and Second Rounds, then in 2001, the time period increased to a 10-year period consistent with the Municipal Land Use Law (“MLUL”). In order to utilize 2000 census data which hadn’t yet been released, COAH delayed the start of the Third Round from 1999 to 2004, with the Third Round time period initially ending in 2014. In December 2004, COAH’s first version of the Third Round rules⁶ became effective, and the 15-year Third Round time period (1999 – 2014) was condensed into an affordable housing delivery period from January 1, 2004 through January 1, 2014.

The 2004 Third Round rules marked a significant departure from the methods utilized in COAH’s Prior Round. Previously, COAH assigned an affordable housing obligation as an absolute number to each municipality. These Third Round rules implemented a “growth share” approach that linked the production of affordable housing to residential and non-residential development in a municipality.

On January 25, 2007, a NJ Appellate Court decision⁷ invalidated key elements of the first version of the Third Round rules, including the growth share approach. The Court ordered COAH to propose and adopt amendments to its rules, with COAH issuing revised rules effective on June 2, 2008 (as well as a further rule revision effective on October 20, 2008) which largely retained the growth share approach.

Just as various parties had challenged COAH’s initial Third Round regulations, parties challenged COAH’s 2008 revised Third Round rules. On October 8, 2010, the Appellate Division issued its decision on the challenges.⁸ The Appellate Division upheld the COAH Prior Round regulations that assigned rehabilitation and Prior Round numbers to each municipality, but invalidated the regulations by which the

⁵ N.J.A.C. 5:93-1.1 et seq.

⁶ N.J.A.C. 5:94-1 and 5:95-1

⁷ *In re Adoption of N.J.A.C. 5:94 and 5:95*, 390 N.J. Super. 1 (2007)

⁸ *In re Adoption of N.J.A.C. 5:96 and 5:97*, 416 N.J. Super. 462 (2010)

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agency assigned housing obligations in the Third Round, again ruling that COAH could not allocate obligations through a growth share formula. Instead, the Appellate Division directed COAH to use methods similar to those used in the First and Second Rounds.

Third Round Judicial Activity

After various challenges were filed, on September 26, 2013, the NJ Supreme Court upheld the Appellate Court decision⁹ and ordered COAH to prepare the necessary rules. COAH failed to adopt new rules, and more challenges ensued.

On March 10, 2015, the NJ Supreme Court issued a ruling on Fair Share Housing Center's ("FSHC's") Motion in Aid of Litigant's Rights, which became known as Mount Laurel IV.¹⁰ In this 2015 decision, the Court transferred responsibility for reviewing and approving housing elements and fair share plans from COAH to designated Mount Laurel trial judges, declaring COAH "moribund." Municipalities were now to apply to the Courts, instead of COAH, if they wished to be protected from exclusionary zoning lawsuits. The Mount Laurel trial judges, with the assistance of a Court-appointed Special Adjudicator, were tasked with reviewing municipal plans much in the same manner as COAH had done previously. Those towns whose plans were approved by the Court received a Judgment of Compliance and Repose, the court equivalent of COAH's substantive certification.

While the NJ Supreme Court's decision set a process in motion for towns to address their Third Round obligation, the decision did not assign those obligations. Instead, that was to be done by the trial courts, although ultimately most towns entered into settlement agreements to set their fair share obligations. The Court stated that municipalities should rely on COAH's Second Round rules (N.J.A.C. 5:93) and those components of COAH's 2008 regulations (N.J.A.C. 5:97) that were specifically upheld, as well as the FHA, in their preparation of Third Round housing elements and fair share plans.

On January 17, 2017, the NJ Supreme Court rendered a decision¹¹ that found that the period between 1999 and 2015, now known as the "gap period," when no valid affordable housing regulations were in force, generated an affordable housing obligation. This obligation required an expanded definition of the municipal Present Need obligation to include the unaddressed housing needs of low- and moderate-income households that had formed during the gap period. This meant that the municipal affordable housing obligation would now comprise four components: Present Need (rehabilitation), Prior Round (1987-1999, new construction), Gap Need

⁹ In re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council On Affordable Housing, 215 N.J. 578 (2013)

¹⁰ In re Adoption of N.J.A.C. 5:96 & 5:97, 221 N.J. 1 (2015)

¹¹ In Re Declaratory Judgment Actions Filed by Various Municipalities, 227 N.J. 508 (2017)

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(1999-2015, new construction), and Prospective Need (Third Round, 2015 to 2025, new construction).

Third Round Legislative Activity

In addition to the judicial decisions, the New Jersey Legislature has amended the FHA several times in recent years.

On July 17, 2008, P.L. 2008 c. 46 (referred to as the “Roberts Bill” or “A500”) was enacted, which amended the FHA in a number of ways. Key provisions included the following:

- It established a statewide 2.5% nonresidential development fee instead of requiring nonresidential developers to provide affordable housing;
- It eliminated new regional contribution agreements (“RCAs”) as a compliance technique available to municipalities; previously a municipality could fund the transfer of up to 50% of its fair share to a so called “receiving” municipality;
- It added a requirement that 13% of all affordable housing units be restricted to very low-income households, which it defined as households earning 30% or less of median income; and
- It added a requirement that municipalities had to commit to spend development fees within four years of the date of collection. This was later addressed in a Superior Court decision which found the four-year period begins at the time the Court approves the municipal spending plan.¹²

In July 2020, the Legislature amended the FHA again to require, beginning in November 2020, that all affordable units that are subject to affirmative marketing requirements must also be listed on the state’s Affordable Housing Resource Center website.¹³ All affordable housing Affirmative Marketing Plans are now required to include listing on the State Affordable Housing Resource Center website.

The Fourth Round (2025-2035)

On March 20, 2024, the FHA was amended again. This amendment, P.L. 2024 c.2:

- Formally abolishes COAH;
- Requires the NJ Department of Community Affairs (“DCA”) to promulgate municipal obligations using an adjusted methodology. These obligations are to be considered advisory, not binding;

¹² In the Matter of the Adoption of the Monroe Township Housing Element and Fair Share Plan, and Implementing Ordinances (2015)

¹³ <https://njhrc.gov>

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- Establishes a timeline within which municipalities need to adopt and submit binding resolutions establishing their Fourth Round fair share obligations, in order for them to retain their immunity from exclusionary-zoning lawsuits;
- Requires the NJ Housing and Mortgage Finance Agency (“HMFA”) and DCA to update rules and standards governing affordable housing production, trust funds and administration;
- Establishes a Court-based Affordable Housing Dispute Resolution Program (“Program”) that will be responsible for challenges to municipalities’ affordable housing obligation determinations and compliance efforts;
- Establishes a longer control period – 40 years, rather than 30 years – for new affordable rental units;
- Changes the criteria for affordable housing bonuses, making various additional categories of affordable housing eligible for bonuses;
- Establishes a timeline within which municipalities need to take various steps toward adoption of a Housing Element and Fair Share Plan, in order to retain immunity from exclusionary zoning lawsuits;
- Establishes new reporting and monitoring procedures and deadlines for both affordable units and affordable housing trust funds, and assigns oversight for reporting and monitoring to DCA.

In December 2024, the Administrative Office of the Courts issued Administrative Directive #14-24, establishing procedures for implementation of the Program and for municipalities to file their Fourth Round Declaratory Judgment (“DJ”) filings, etc. As detailed under the section covering requirements of an HEFSP, the Administrative Directive also set requirements for what must be included in a compliant Fourth Round HEFSP.

This plan has been prepared to meet the requirements of the FHA as most recently amended, as well as the 2024 Administrative Directive and all applicable regulations.

CRANBURY TOWNSHIP’S AFFORDABLE HOUSING HISTORY

Cranbury Township prepared a First Round (1987-1993) HEFSP addressing an affordable housing obligation of 153 (143 new construction/10 rehabilitation) and received First Round substantive certification from COAH on April 24, 1989. Subsequently, the Township prepared a Second Round plan to address its cumulative (1987-1999) affordable housing obligation of 230 (217 new construction/13 rehabilitation) and received certification from COAH on December 4, 1996. As the Township’s Second Round certification was valid for six years and COAH had yet to adopt its Third Round regulations, the Township received an extension of its Second

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Round substantive certification on February 9, 2005 (initially approved by COAH on November 6, 2002). The Township petitioned for Third Round substantive certification on December 7, 2005 under COAH's original Third Round rules at N.J.A.C. 5:94 et seq.; however, the application had not been certified by COAH prior to the issuance of the Appellate Division's January 25, 2007 decision overturning portions of COAH's regulations.

On December 11, 2008, the Cranbury Township Planning Board adopted a Third Round HEFSP addressing its Third Round fair share pursuant to N.J.A.C. 5:97 and the Township petitioned COAH for substantive certification on December 31, 2008. On April 21, 2010, COAH approved Cranbury's Third Round plan and granted the Township Third Round substantive certification.

Pursuant to the NJ Supreme Court's March 10, 2015 decision, Cranbury Township was deemed to be a 'certified' municipality and on July 8, 2015, the Township filed its Third Round Declaratory Judgment ("DJ") action. At a status conference held by the Superior Court on February 22, 2016, the court was notified that the Township and FSHC had reached a settlement of all issues and determined that the Township should file an adopted plan with the Courts. Subsequently, the Township adopted an Amended Third Round HEFSP on April 7, 2016. Following a Fairness Hearing conducted on April 18, 2016, the Court reviewed the terms of the draft settlement agreement and conditionally approved the agreement and the Township's Amended Third Round Plan, subject to certain conditions. The Township and FSHC formally executed the settlement agreement on August 19, 2016 (included as Appendix A). Following a compliance hearing on August 22, 2016, the Court issued a Final Third Round Judgment of Compliance and Repose ("JOR") on September 29, 2016 (Appendix A).

As described in more detail below, in its October 2024 report, DCA had calculated Cranbury Township's Prospective Need obligation at 314 and, by action of the statutorily required 20% cap, DCA capped the Township's Fourth Round Prospective Need at 265. Thereafter, on January 27, 2025, Cranbury Township adopted a resolution declaring a Fourth Round Present Need of zero (0) and a Fourth Round Prospective Need of 265. Pursuant to the requirements of the amended FHA and the Administrative Directive #14-24, the Township filed a Fourth Round DJ action with the Superior Court/ Program on January 28, 2025. The Honorable Thomas Daniel McCloskey, J.S.C., approved the Township's Fourth Round obligations in an Order dated March 14, 2025 (all included as Appendix B).

AFFORDABILITY REQUIREMENTS

Affordable housing is defined under the amended FHA as a dwelling, either for sale or rent that is within the financial means of households of very low-, low- or moderate-income as income is measured within each housing region. Cranbury Township is in Region 3, which includes the counties of Hunterdon, Middlesex, and Somerset. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very low-income include those households with annual incomes of 30% or less of the regional median income.

Through the Uniform Housing Affordability Controls (“UHAC”) found at N.J.A.C. 5:80-26.1 *et seq.*, the maximum rent for a qualified unit must be affordable to households that earn no more than 60% of the median income for the region. The average rent must be affordable to households earning no more than 52% of the median income. The maximum sale prices for affordable units must be affordable to households that earn no more than 70% of the median income. The average sale price must be affordable to a household that earns no more than 55% of the median income.

The regional median income is now defined in the amended FHA and continues to utilize HUD income limits on a regional basis. In the spring of each year HUD releases updated income limits which are reallocated regionally in New Jersey. It is from these income limits that the rents and sale prices for affordable units are derived. See Table 1 for 2024 income limits for Region 3 and Tables 2 and 3 for illustrative sale prices and gross rents from 2024 (the latest figures available). The sample rents and sale prices are illustrative and are gross figures which do not account for the specified utility allowance for rentals.

Table 1. 2024 Income Limits for Region 3

Household Income Levels	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
Moderate	\$81,872	\$93,568	\$105,264	\$116,960	\$126,317
Low	\$51,170	\$58,480	\$65,790	\$73,100	\$78,948
Very Low	\$30,702	\$35,088	\$39,474	\$43,860	\$47,369

Source: Affordable Housing Professionals of New Jersey (“AHPNJ”) 2024 Affordable Housing Regional Income Limits

Table 2. Illustrative 2024 Affordable Rents for Region 3

Household Income Levels (% of Median Income)	1 Bedroom Unit Rent	2 Bedroom Unit Rent	3 Bedroom Unit Rent
Moderate (60%)	\$1,645	\$1,974	\$2,281
Low (50%)	\$1,371	\$1,645	\$1,901
Very Low (30%)	\$822	\$987	\$1,140

Source: AHPNJ Affordable Housing Regional Income Limits and Rental Calculator

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Table 3. Illustrative 2024 Affordable Sales Prices for Region 3

Household Income Levels (% of Median Income)	1 Bedroom Unit Price	2 Bedroom Unit Price	3 Bedroom Unit Price
Moderate (70%)	\$154,088	\$187,267	\$218,234
Low (50%)	\$106,689	\$130,389	\$152,508
Very Low (30%)	\$59,291	\$73,510	\$86,782

Source: AHPNJ Affordable Housing Regional Income Limits and Sales Calculator

HOUSING ELEMENT AND FAIR SHARE PLAN REQUIREMENTS

In accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 *et seq.*), a municipal master plan must include a housing plan element as the foundation for the municipal zoning ordinance (see N.J.S.A. 40:55D-28b(3)). Pursuant to the amended FHA (N.J.S.A. 52:27D-301 *et seq.*), a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. Specifically, N.J.S.A. 52:27D-310 requires that the housing element contain at least the following (*emphasis added*):

- 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;*
- 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;*
- 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 of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of 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 most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for*

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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 23 section 1 of P.L.2021, c.273 (C.52:27D-329.20); and
- 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.

In addition to FHA requirements, this Fourth Round HEFSP has been prepared in compliance with the following requirements set forth by Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024:

- 1. One of the requirements for a final HEFSP is the inclusion of detailed site suitability analyses, based on the best available data, for each of the un-built inclusionary or 100 percent affordable housing sites in the plan as well as an identification of each of the sites that were proposed for such development and rejected, along with the reasons for such rejection.
- 2. The concept plan for the development of each of the selected sites should be overlaid on the most up to date environmental constraints map for that site as part of its analysis. When the detailed analyses are completed, the municipality can see what changes will be needed (either to the selected sites or to their zoning) to ensure that all of the units required by the settlement agreement will actually be produced. If it becomes apparent that one (or more) of the sites in the plan does not have the capacity to accommodate all of the development

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proposed for it, the burden will be on the municipality either to adjust its zoning regulations (height, setbacks, etc.) so that the site will be able to yield the number of units and affordable units anticipated by the settlement agreement or to find other mechanisms or other sites as needed to address the likelihood of a shortfall.

3. *The final HEFSP must fully document the creditworthiness of all of the existing affordable housing units in its HEFSP and to demonstrate that it has followed all of the applicable requirements for extending expiring controls, including confirmation that all of the units on which the controls have been extended are code-compliant or have been rehabilitated to code-compliance, and that all extended controls cover a full 30-year period beginning with the end of the original control period. Documentation as to the start dates and lengths of affordability controls applicable to these units and applicable Affordable Housing Agreements and/or deed restrictions is also required. Additionally, the income and bedroom distributions and continued creditworthiness of all other existing affordable units in the HEFSP must be provided.*
4. *The HEFSP must include an analysis of how the HEFSP complies with or will comply with all of the terms of the executed settlement agreement. Once the HEFSP has been prepared, it must be reviewed by Fair Share Housing Center and the Program's Special Adjudicator for compliance with the terms of the executed settlement agreement, the FHA and UHAC regulations. The HEFSP must be adopted by the Planning Board and the implementation components of the HEFSP must be adopted by the governing body.*

The HEFSP must also include (in an Appendix) all adopted ordinances and resolutions needed to implement the HEFSP, including:

1. *All zoning amendments (or redevelopment plans, if applicable).*
2. *An Affordable Housing Ordinance that includes, among other required regulations, its applicability to 100 percent affordable and tax credit projects, the monitoring and any reporting requirements set forth in the settlement agreement, requirements regarding very low income housing and very low income affordability consistent with the FHA and the settlement agreement, provisions for calculating annual increases in income levels and sales prices and rent levels, and a clarification regarding the minimum length of the affordability controls (at least 30 years, until the municipality takes action to release the controls).*
3. *The adoption of the mandatory set aside ordinance, if any, and the repeal of the existing growth share provisions of the code.*

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4. *An executed and updated Development Fee Ordinance that reflects the court's jurisdiction.*
5. *An Affirmative Marketing Plan adopted by resolution that contains specific directive to be followed by the Administrative Agent in affirmatively marketing affordable housing units, with an updated COAH form appended to the Affirmative Marketing Plan, and with both documents specifically reflecting the direct notification requirements set forth in the settlement agreement.*
6. *An updated and adopted Spending Plan indicating how the municipality intends to allocate development fees and other funds, and detailing (in mini manuals) how the municipality proposes to expend funds for affordability assistance, especially those funds earmarked for very low income affordability assistance.*
7. *A resolution of intent to fund any shortfall in the costs of the municipality's municipally sponsored affordable housing developments as well as its rehabilitation program, including by bonding if necessary.*
8. *Copies of the resolution(s) and/or contract(s) appointing one or more Administrative Agent(s) and of the adopted ordinance creating the position of, and resolution appointing, the Municipal Affordable Housing Liaison.*
9. *A resolution from the Planning Board adopting the HEFSP, and, if a final Judgment is sought before all of the implementing ordinances and resolutions can be adopted, a resolution of the governing body endorsing the HEFSP.*

Consistent with N.J.A.C. 5:93-5.5, any municipally sponsored 100 percent affordable housing development will be required to be shovel-ready within two (2) years of the deadlines set forth in the settlement agreement:

1. *The municipality will be required to submit the identity of the project sponsor, a detailed pro forma of project costs, and documentation of available funding to the municipality and/or project sponsor, including any pending applications for funding, and a commitment to provide a stable alternative source, in the form of a resolution of intent to fund shortfall, including by bonding, if necessary, in the event that a pending application for outside funding has not yet been not approved.*
2. *Additionally, a construction schedule or timetable must be submitted setting forth each step in the development process, including preparation and approval of a site plan, applications for state and federal permits, selection of a contractor, and start of construction, such that construction can begin within two (2) years of the deadline set forth in the settlement agreement.*

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HOUSING CONDITIONS

Cranbury's housing stock consists predominantly of single-family detached units (84.5%) and also contains many single-family attached units (9.8%). The stock of single-family detached units makes up a much larger portion of the Township's housing stock than that of Middlesex County (53.0%) and the state as a whole (52.3%). The Township's renter population comprised only approximately 10.5% of all units, a number much lower than both State and County levels.

Table 4. Housing Units by Number of Units in Structure and Tenure, 2023

Number of Units in Structure	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1, Detached	1,143	79.0%	46	3.2%	34	2.3%	1,223	84.5%
1, Attached	107	7.4%	35	2.4%	0	0.0%	142	9.8%
2	5	0.3%	21	1.5%	0	0.0%	26	1.8%
3 or 4	6	0.4%	0	0.0%	0	0.0%	6	0.4%
5 to 9	0	0.0%	7	0.5%	0	0.0%	7	0.5%
10 or more	0	0.0%	43	3.0%	0	0.0%	43	3.0%
Other	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	1,261	87.1%	152	10.5%	34	2.3%	1,447	100%

Source: Table B25032 and Table DP04, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimate

Approximately 61.6% of Cranbury's current housing stock was constructed between 1980 and 2009. While the 1990's (22.7%) and the 1980's (17.2%) contributed the most to today's housing stock, 16.4% of Cranbury's housing was constructed prior to 1939. There are no vacant units that have been built after 1960.

Table 5. Housing Units by Year Built and Tenure, 2023

Year Built	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
2020 or later	29	2.0%	20	1.4%	0	0.0%	49	3.4%
2010 to 2019	49	3.4%	23	1.6%	0	0.0%	72	5.0%
2000 to 2009	193	13.3%	0	0.0%	0	0.0%	193	13.3%
1990 to 1999	300	20.7%	28	1.9%	0	0.0%	328	22.7%
1980 to 1989	241	16.7%	8	0.6%	0	0.0%	249	17.2%

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Year Built	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1970 to 1979	50	3.5%	23	1.6%	0	0.0%	73	5.0%
1960 to 1969	66	4.6%	0	0.0%	0	0.0%	66	4.6%
1950 to 1959	62	4.3%	12	0.8%	28	1.9%	102	7.0%
1940 to 1949	70	4.8%	7	0.5%	0	0.0%	77	5.3%
1939 or earlier	201	13.9%	31	2.1%	6	0.4%	238	16.4%
Total	1,261	87.1%	152	10.5%	34	2.3%	1,447	100%
Median Year Built	1984		1988		1987		(X)	

Sources: Table B25036, Table B25037, and Table DP04, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates

In Cranbury Township, 62.6% of all housing units contain four bedrooms or more. The breakdown of housing units by number of bedrooms trend larger than that of Middlesex County or the State as a whole.

Table 6. Number of Bedrooms per Housing Unit, 2023

Bedrooms per Unit	Units	Percent
1 Bedroom	53	3.7%
2 Bedrooms	134	9.3%
3 Bedrooms	347	24.0%
4 Bedrooms	705	48.7%
5 Bedrooms+	201	13.9%
No Bedroom	7	0.5%
Total	1,447	100%

Source: Table DP04, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates

Between 2013 and 2023, housing values have risen substantially. Accounting for inflation, the median home in 2013 was worth approximately \$665,100 (in 2023 dollars), meaning that the average home in Cranbury has increased in value by 24.8%. In 2023, a large majority of units (86.1%) were valued at \$500,000 or more. Despite the Township's median home value rising to \$830,300 in 2023, there were 29 homes valued at less than \$150,000 and 57 homes valued between \$200,000 and \$299,000.

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Table 7. Value of Owner-Occupied Housing Units, 2013 and 2023

Housing Unit Value	2013		2023	
	Units	Percent	Units	Percent
Less than \$50,000	0	0.0%	22	1.7%
\$50,000 to \$99,999	22	2.0%	0	0.0%
\$100,000 to \$149,999	10	0.9%	7	0.6%
\$150,000 to \$199,999	0	0.0%	0	0.0%
\$200,000 to \$299,999	0	0.0%	57	4.5%
\$300,000 to \$499,999	226	20.4%	89	7.1%
\$500,000 to \$999,999	731	65.9%	740	58.7%
\$1,000,000 or more	120	10.8%	346	27.4%
Total	1,109	100%	1,261	100%
Median Value	\$665,100		\$830,300	

Sources: Table Dpo4, U.S. Census Bureau, 2009-2013 American Community Survey Five-Year Estimates; Table Dpo4, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates.

The median rent in Cranbury in 2023 was \$1,651 dollars, compared to \$1,810 across Middlesex County. Approximately 19.7% of rental units in Cranbury rent for between \$1,000 and \$1,499, with 41.4% of gross rents between \$1,500 and \$1,999.

Table 8. Gross Rent by Housing Unit, 2023

Gross Rent	Cranbury Township		Middlesex County	
	Units	Percent	Units	Percent
Less than \$500	7	4.6%	4968	4.4%
\$500 to \$999	20	13.2%	4,691	4.2%
\$1,000 to \$1,499	30	19.7%	21,863	19.6%
\$1,500 to \$1,999	63	41.4%	36,441	32.6%
\$2,000 to \$2,499	16	10.5%	26,270	23.5%
\$2,500 to \$2,999	0	0.0%	9,099	8.1%
\$3,000 or More	16	10.5%	4,894	4.4%
No rent paid	0	0.0%	3,421	3.1%
Total	152	100%	111,647	100%
Median Rent	\$1,651		\$1,810	

Source: Table DPO4, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates

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Housing is generally considered to be affordable if the costs of rents, mortgages, and other essential costs consume 28% or less of an owner-household's income or 30% or less of a renter-household's income. Homeowner rates are lower to account for the additional home maintenance costs associated with ownership. In Cranbury, while only 30.8% of all households in occupied units are expending more than 30% of their income on housing, nearly 50.7% of renter households are paying more than 30%, compared to just 28.4% of homeowner households.

Table 9. Housing Affordability, 2023

Monthly Housing Costs as Percent of Income	Owner-Occupied		Renter-Occupied		All Occupied	
	Units	Percent	Units	Percent	Units	Percent
Less than 20 Percent	712	56.5%	47	30.9%	759	53.7%
20 to 29 Percent	191	15.1%	28	18.4%	219	15.5%
30 Percent or More	358	28.4%	77	50.7%	435	30.8%
Not Computed	0	0.0%	0	0.0%	0	0.0%
Total	1,261	X	152	X	1,413	100%

Source: Table DP04, 2019-2023 American Community Survey Five-Year Estimate

Though the definition of deteriorated housing has evolved over several iterations of the state's affordable housing regulations, the currently accepted criteria for determining whether a housing unit is deficient are as follows: (1) the unit is overcrowded (contains more than 1 person per room) and is more than 50 years old; (2) the unit has inadequate plumbing; or (3) the unit has inadequate kitchen facilities. Table 10, Indicators of Deficiency, 2023, demonstrates the number of units meeting each criterion. As a note, the table only shows overcrowding in units built prior to 1950 instead of 1973, due to constraints in available data tables. As of 2023, there were zero units in the Township having incomplete plumbing or kitchen facilities. A total of 471 units were built more than 50 years ago. The DCA determined that Cranbury Township does not have a rehabilitation obligation for the Fourth Round period.

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Table 10: Indicators of Housing Deficiency, Occupied Housing Units, 2023

Indicator	Units	Percent*
50+ Years Old**	471	33.3%
Incomplete Plumbing	0	0.0%
Incomplete Kitchen	0	0.0%
Crowded or Overcrowded and Built pre-1950	0	0.0%
Total Occupied Units	1,413	100%
* Indicator criteria are not mutually exclusive. Units may meet more than one indicator of housing deficiency. ** Includes all units built prior to 1973.		

Source: Tables B25050, DP04, 2019-2023 American Community Survey Five-Year Estimate

POPULATION CHARACTERISTICS

Cranbury has grown by 19.1% between 2000 and 2020, compared to just 15.1% in Middlesex County. Cranbury grew at more than double the County's pace between 2000 and 2010 (19.5% vs. 8.0%) but, Middlesex saw continued growth from 2010 to 2020 (6.6%), while Cranbury saw a very minor decline (-0.4%).

Table 11. Population Growth, 2000 to 2020

Location	2000	2010	2020	2000-2010 Change	2010-2020 Change	2000-2020 Change
Cranbury	3,227	3,857	3,842	19.5%	-0.4%	19.1%
Middlesex County	750,162	809,858	863,162	8.0%	6.6%	15.1%
New Jersey	8,414,350	8,791,894	9,288,994	4.3%	5.4%	9.4%

Source: U.S. Census 2000, 2010, 2020

Age cohorts in Cranbury have had significant change since 2013. Besides the age 15 to 19 and 25 to 34 cohorts, which grew by 38.5% and 70.35%, every age cohort under 55 saw a decrease. In addition, every age cohort 60 years and over saw an increase, leading to a 39.9% increase in the over 55+ population in Cranbury, since 2023. Due to the growing older population and declining younger population, the Township's median age increased from 46.1 years in 2013 to 50.5 years in 2023.

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Table 12. Age Distribution, 2013 and 2023

Age in Years	2013		2023		Percent Change 2013-2023
	Population	Percent	Population	Percent	
Under 5	105	2.8%	60	1.5%	-42.9%
5 to 9	342	9.3%	214	5.3%	-37.4%
10 to 14	370	10.0%	338	8.3%	-8.7%
15 to 19	244	6.6%	338	8.3%	38.5%
20 to 24	101	2.7%	84	2.1%	-16.8%
25 to 34	172	4.7%	293	7.2%	70.4%
35 to 44	436	11.8%	391	9.6%	-10.3%
45 to 54	694	18.8%	631	15.5%	-9.1%
55 to 59	380	10.3%	380	9.4%	0.0%
60 to 64	251	6.8%	450	11.1%	79.3%
65 to 74	320	8.7%	459	11.3%	43.4%
75 to 84	196	5.3%	319	7.9%	62.8%
85+	78	2.1%	106	2.6%	35.9%
Total	3,689	100%	4,063	100%	10.1%
Median Age	46.1 Years		50.5 Years		(X)

Source: Table DP05, U.S. Census Bureau, 2009-2013 American Community Survey Five-Year Estimates; Table DP05, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates

HOUSEHOLD CHARACTERISTICS

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. By comparison, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. The total number of households grew from 2013 to 2023 in Cranbury, going from 1,249 in 2023 to 1,413 in 2024. The household size distribution changed slightly, with single person households dropping from 16.3% of all households to 14.8% and two person households dropped from 36.0% to 32.1%, while three or more person households rose from 47.6% to 53.1%.

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Table 13. Household Size of Occupied Units, 2013-2023

Household Size (Persons per Household)	2013		2023	
	Households	Percent	Households	Percent
1 Person	204	16.3%	209	14.8%
2 Persons	450	36.0%	453	32.1%
3 Persons	235	18.8%	390	27.6%
4+ Persons	360	28.8%	361	25.5%
Total	1,249	100%	1,413	100%
Average Household Size	2.88		2.8	

Sources: Table S2501, 2009-2013 and 2019-2023 American Community Survey Five-Year Estimates

In 2023, there were 1,413 households in Cranbury, with an average of 2.8 persons per household and 1,141 families (80.8%) with an average of 3.09 people per family. Over 73% of all families were married couple families. Just 11% of family households were female-headed without spouse present, and 14.2% of family households were male headed without spouse present. The majority of the heads of both male and female headed households live without their own children under 18 years old, indicating that the head of household lives either with a child not their own (adopted, related) or with another family member older than age 18. Additionally, 76.8% of the 272 non-family households consist of people living alone.

Table 14. Household Composition, 2023

Household Type	Households	Percent of Total
Family households	1,141	80.8%
Married-couple household	1,036	73.3%
With Children Under 18	413	29.2%
Male householder, no spouse present	201	14.2%
With Children Under 18	13	0.9%
Female householder, no spouse present	155	11.0%
With Children Under 18	13	0.9%
Nonfamily households	272	19.2%
Householder living alone	209	14.8%
Total Households	1,413	100%

Source: Table DP02, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates

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When the number of bedrooms in a unit is considered vs. the size of households in Cranbury, there appears to be a mismatch: There are many more small households (two people or fewer; 46.9% of all households) than there are smaller units (one or two bedrooms; 13.5% of all units). This comparative shortage of smaller homes may be forcing some empty nesters and young adults without children to consider other locations when seeking smaller-sized housing, or to occupy housing that is larger than their needs. Table 15 provides more detail.

Table 15. Unit Size vs. Household Size, 2023

Unit Size	Number of Units	Percent of Total Units	Household Size	Number of Households	Percent of Total Households
0 or 1 bedroom	60	4.2%	1 Person	209	14.8%
2 bedrooms	134	9.3%	2 Persons	453	32.1%
3 bedrooms	347	24.0%	3 Persons	390	27.6%
4 or more bedrooms	906	62.6%	4+ Persons	361	25.5%
Total	1,447	100.0%	Total	1,413	100%

Source: Tables DPo4 and S2501, 2019-2023 American Community Survey Five-Year Estimate

INCOME CHARACTERISTICS

The median household income in Cranbury was \$212,250 in 2023, which was almost double that of the County median (\$109,028). As one might expect, the income distributions between the Township and the County are extreme. Over 80% of Cranbury households earn more than \$100,000, while the same is true for only 54.1% of County residents. Comparing poverty rates to those of the County, the County has families and individual poverty rates of 6.2% and 8.5% respectively, while Cranbury has poverty rates of 1.9% and 4.0%, respectively.

Table 16. Household Income by Income Bracket, 2023

Household Income	Households	Percent
Less than \$10,000	0	0.0%
\$10,000-\$14,999	30	2.1%
\$15,000-\$34,999	85	6.0%
\$35,000-\$49,999	38	2.7%
\$50,000-\$74,999	42	3.0%
\$75,000-\$99,999	83	5.9%
\$100,000-\$149,999	229	16.2%

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Household Income	Households	Percent
\$150,000 or more	906	64.1%
Total	1,413	100%
Median Household Income	\$212,250	

Source: Table S1901, U.S. Census Bureau, 2019-2023 American Community Survey Five-Year Estimates

Table 17. Poverty Rates among Individuals and Families, 2023

Location	Poverty Rate, Family	Poverty Rate, Individuals
Cranbury Township	1.9%	4.0%
Middlesex County	6.2%	8.5%
New Jersey	9.8%	7.0%

Source: Table DP03 Selected Economic Characteristics, ACS 20019-2023

EMPLOYMENT CHARACTERISTICS

The largest employment by sector in the Township by far, “Transportation/Warehousing”, employed 36.2% of the labor force in 2022. The is consistent with the large amount of industrial/warehouse uses along the New Jersey Turnpike in Cranbury. The next largest sectors were “Wholesale Trade” (15.8%), “Professional/Technical” (10.8%), and “Manufacturing” (9.1%). Table 18, Covered Employment by Sector, 2022, provides the numerical breakdown.

Table 18. Covered Employment by Sector, 2022

Private Sector Category	Count	Percent
Agriculture	8	0.1%
Construction	326	2.6%
Manufacturing	1,127	9.1%
Wholesale Trade	1,958	15.8%
Retail Trade	623	5.0%
Transportation/Warehousing	4,496	36.2%
Information	536	4.3%
Finance/Insurance	162	1.3%
Real Estate	52	0.4%
Professional/Technical	1,340	10.8%
Management of Enterprises	118	0.9%
Admin/Waste Remediation	818	6.6%
Educational Services	113	0.9%

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Private Sector Category	Count	Percent
Health Care	260	2.1%
Arts and Recreation	7	0.1%
Accommodation and Food Services	329	2.6%
Other Services	81	0.7%
Private Sector Total	12,354	99.4%
Public Administration	76	0.6%
Total Covered Employment	12,430	100%

Source: OnTheMap, Center for Economic Studies, U.S. Census Bureau, 2022.

A municipality's jobs-housing ratio is a general indicator of how well it provides sufficient housing for its workforce.¹⁴ Based on Tables 4 and 18 above, Cranbury has a jobs-housing ratio of 8.59, indicating a significant concentration of job opportunities. This high ratio reflects the Township's role as a regional employment center that draws workers from surrounding municipalities and the wider region. Cranbury's strong employment base also presents significant local job opportunities for residents of the Township's existing and proposed affordable housing units to better accommodate its workforce locally. Increasing local housing availability near its employment base supports smart growth planning by reducing traffic congestion, shortening commute times, and lowering greenhouse gas emissions associated with single-occupancy vehicle travel.

POPULATION, EMPLOYMENT, AND HOUSING PROJECTIONS

The North Jersey Transportation Planning Authority ("NJTPA"), the Metropolitan Planning Organization ("MPO") that contains Cranbury Township as well as the remainder of Middlesex County, published population and employment projections for the year 2050. The NJTPA projects that the Township's population and employment will increase by 17.7% and 28.0%, respectively, from 2015 to 2050. As Table 19, Population, and Employment Projections, 2015 to 2050 indicates, the NJTPA projection percentages for the Township are much the same as those for the County.

Table 19. Population and Employment Projections, 2020 to 2050

	Cranbury			Middlesex County		
	2015	2050	% Change	2015	2050	% Change
Population	4,042	4,756	17.7%	830,300	939,723	13.2%
Employment	7,740	9,908	28.0%	388,309	444,502	14.5%

Sources: NJTPA Regional Transportation Plan. Forecasts adopted 9/13/2021.

¹⁴ <https://enviroatlas.epa.gov/enviroatlas/datafactsheets/pdf/supplemental/employmenthousingratio.pdf>

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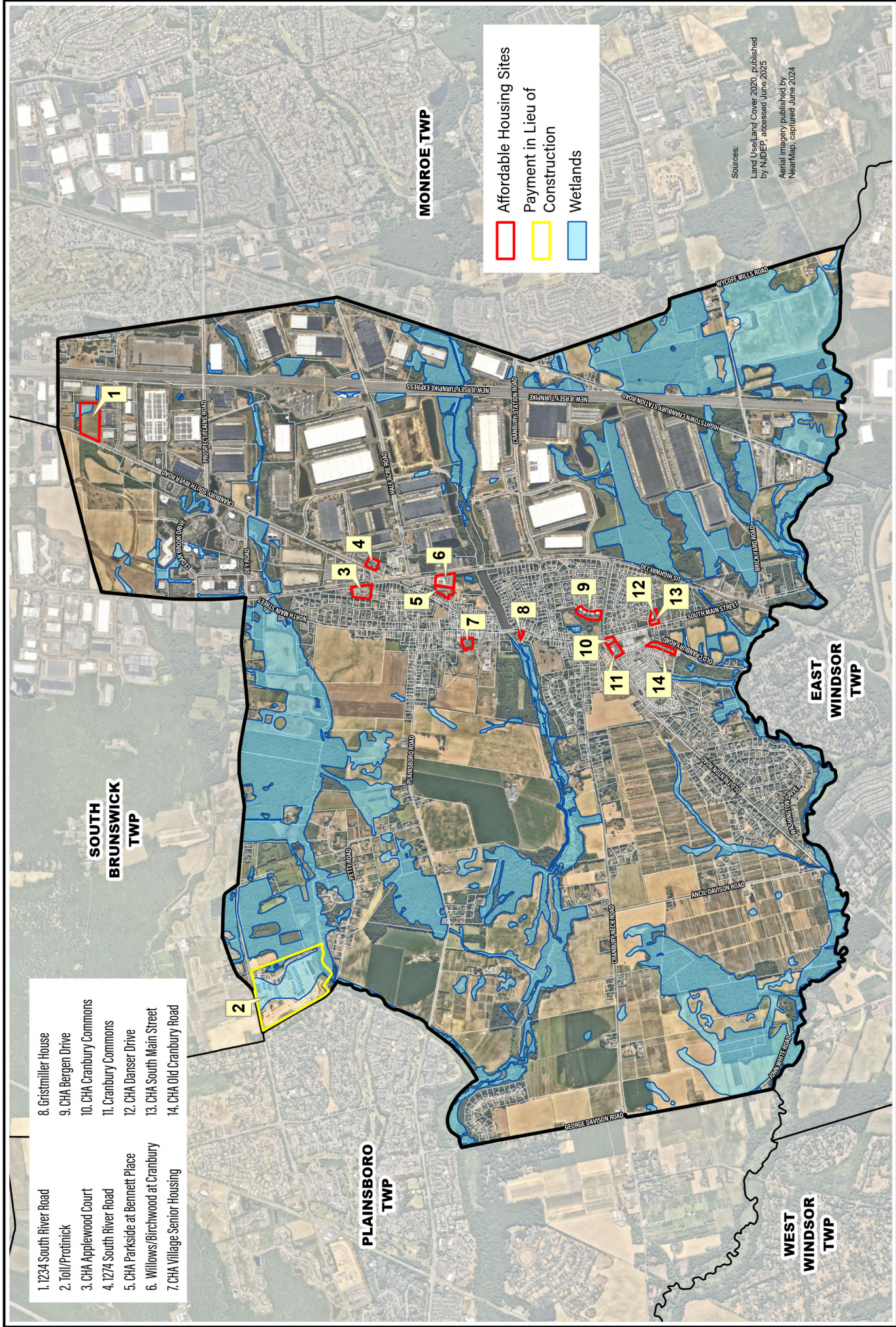
Adopted June 24, 2025

The FHA requires that housing plans include a 10-year projection of new housing units based on the number of certificates of occupancy, development applications approved, probable developments, as well as other indicators deemed appropriate (N.J.S.A. 52:27D-310.b). Annual building permit issuance for residential construction in Cranbury Township during the years 2013 through 2023 averaged approximately 29.9 units, with no demolition permits issued during this time frame. As a result, based on trends over the past 10 years, Cranbury could expect to gain approximately 299 housing units by the year 2033. See Table 20, Housing Projections to 2033.

Table 20. Residential COs and Demolition Permits Issued, 2013-2023

Year	Certificates of Occupancy	Demolitions	Net New Dwellings
2013	1	0	1
2014	2	0	2
2015	1	0	1
2016	65	0	65
2017	13	0	13
2018	112	0	112
2019	32	0	32
2020	6	0	6
2021	0	0	0
2022	11	0	11
2023	56	0	56
Total	299	0	299
Annual Average	29.9	0.0	29.9
Ten Year Projection			299

Source: NJDCA Construction Reporter, Building Permits, Yearly Summary Data



FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Affordable Housing Sites and Development Constraints I

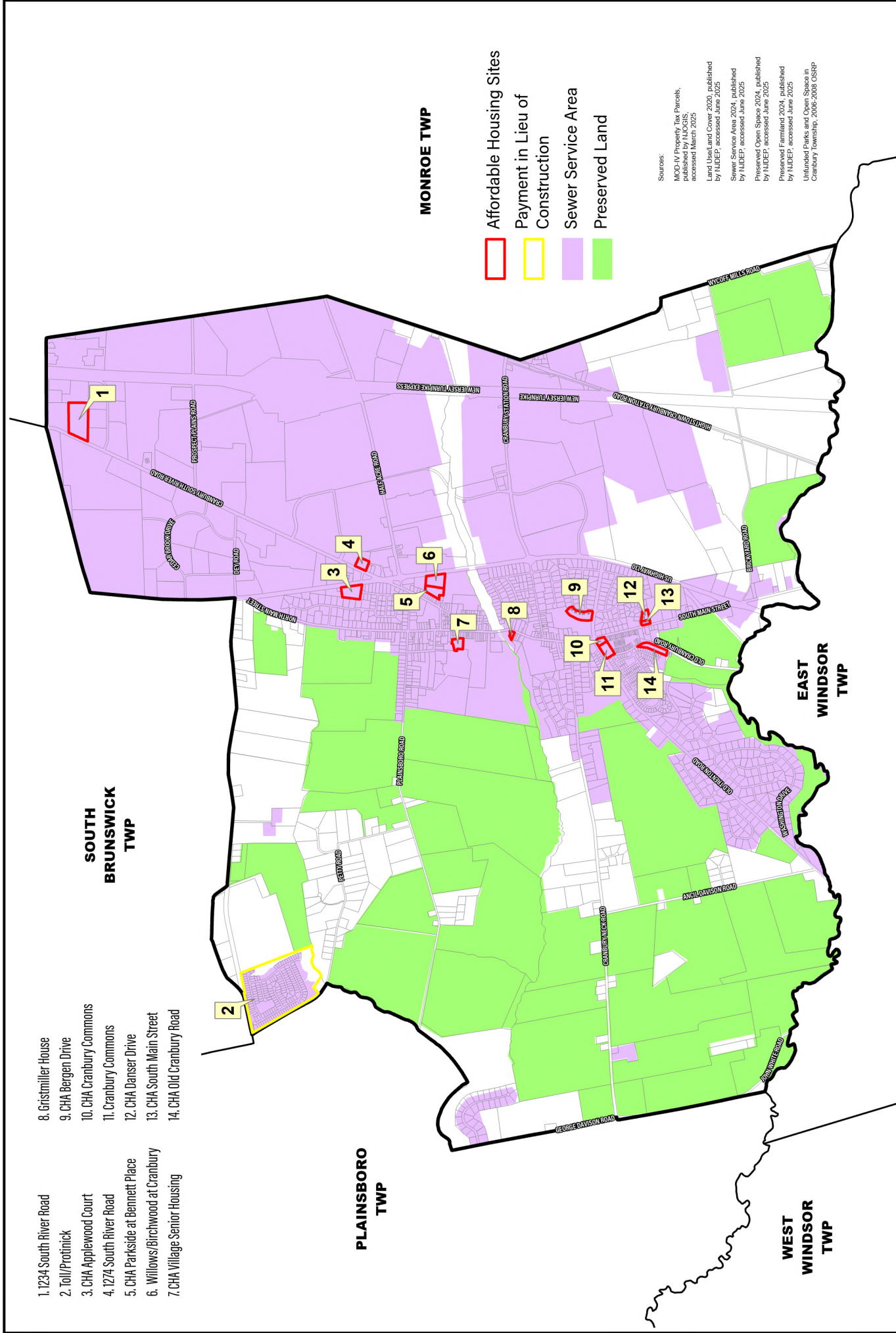
Cranbury Township, Middlesex County, NJ June 10, 2024

Clarke Catton Hintz

Architecture

Planning

Landscape Architecture



- 1. 1234 South River Road
- 2. Toll/Protinick
- 3. CHA Applewood Court
- 4. 1274 South River Road
- 5. CHA Parkside at Bennett Place
- 6. Willows/Birchwood at Cranbury
- 7. CHA Village Senior Housing
- 8. Gristmiller House
- 9. CHA Bergen Drive
- 10. CHA Cranbury Commons
- 11. Cranbury Commons
- 12. CHA Danser Drive
- 13. CHA South Main Street
- 14. CHA Old Cranbury Road

- MONROE TWP**
- Affordable Housing Sites
- Payment in Lieu of Construction
- Sewer Service Area
- Preserved Land

Sources:
MOD-IV Property Tax Parcels, published by NJDOGS, accessed March 2025
Land Use/Land Cover 2020, published by NJDEP, accessed June 2025
Sewer Service Area 2024, published by NJDEP, accessed June 2025
Preserved Open Space 2024, published by NJDEP, accessed June 2025
Preserved Farmland 2024, published by NJDEP, accessed June 2025
Unfunded Parks and Open Space in Cranbury Township, 2006-2008 CSRSP

FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Affordable Housing Sites and Development Constraints II

Cranbury Township, Middlesex County, NJ June 10, 2024

Clarke Catton Hintz

Architecture

Planning

Landscape Architecture



CONSIDERATION OF LAND FOR AFFORDABLE HOUSING

As shown in the maps above, Cranbury Township has limited developable land that is appropriate for inclusionary housing or 100% affordable housing development. Large tracts of land in the west and south of Cranbury are preserved farmland or open space. There are environmental constraints on the remaining tracts zoned residential, and there is limited development ability on parcels that are outside the sewer service area.

As part of this housing element, the Township has considered land within the Village (infill sites) and to the east of Route 130 for inclusion in the plan that is appropriate for the construction of low and moderate income housing, including properties with existing structures that could be converted or rehabilitated for use as affordable housing.

The Township evaluated dozens of sites throughout the Township but was constrained by limited remaining sewer service areas and restricted lands. The focus was on potentially available lands in Smart Growth Areas (such as in an existing sewer serve area, with transit opportunities, in appropriate State Plan areas). The Township also considered lands that could score perfectly, under the state's competitive scoring rubric for 100% affordable family or senior housing tax credit funding (HMFA's 2024-2025 Qualified Allocation Plan), which was governed by four broad components that, when combined, allowed Cranbury to achieve the highest possible score in the identified areas:

- 1) Site-specific components, such as access to transit, 'smart growth' areas, 'areas in need of redevelopment', and proximity to positive land uses;
- 2) Municipal features, such as high achieving schools, a high municipal revitalization index score, and/or a high percentage of senior citizens;
- 3) Proposed development features, such as provision of social services and substantial community amenities;
- 4) and the affordable housing developer's experience and track record.

The Township believes that the proposed developments indicated in this document represent the best options for affordable development within the Township. As documented in this HEFSP, the Township has proposed three 100% affordable housing developments located at 1234 South River Road, 1274 South River Road, and at the corner of Old Trenton Road and South Main Street (the remaining one (1) acre parcel of the existing Cranbury Commons development). The proposed South River Road sites are served by public transportation and all sites have access to significant job opportunities as well as the historical Village of Cranbury, thus permitting very-low-, low- and moderate-income households to be a part of the community with access to local schools, parks and services.

FAIR SHARE PLAN**Affordable Housing Obligations**

There are four components to a municipality's affordable housing obligation: the Fourth Round Present Need obligation, also known as the "Rehabilitation Share," the Prior Round obligation, the Third Round obligation, and the Fourth Round Prospective Need obligation. The terms "Present Need" and "Rehabilitation Share" are used interchangeably. Present Need resets with each round of affordable housing based on census data as to the number of deficient housing units existing at the beginning of that round that potentially are occupied by low- and moderate-income households. The obligation in the Prior Round, Third Round, and Fourth Round is also known as "Prospective Need" which refers to the provisions of affordable housing including through new construction necessary to address the demand for housing based on regional population growth. Lastly, given the convoluted history of the Third Round from 1999-2025, the Third Round obligation includes both the 'Gap' Need obligation (1999-2015) and the Third Round Prospective Need obligation (2015-2025).

Rehabilitation Obligation (Fourth Round Present Need)

The FHA, as amended by P.L. 2024, c.2, defines *present need* as "the number of substandard existing deficient housing units currently occupied by low- and moderate-income (LMI) households" and *deficient housing unit* as "housing that (1) is over fifty years old and overcrowded, (2) lacks complete plumbing, or (3) lacks complete kitchen facilities." The Township's Fourth Round rehabilitation obligation of zero (0) was calculated by DCA according to the methodology described in the report titled *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background* and released in October 2024. As part of its Fourth Round DJ filing, the Township adopted a resolution in January 2025 adopting the DCA rehabilitation obligation of zero (0) units. The Superior Court entered an order on March 14, 2025 which affirmed the Township's Fourth Round rehabilitation obligation of zero (0).

Prior Round Obligation

The Prior Round obligation is the cumulative prospective need obligation also known as the 'new construction' obligation for the First and Second Rounds (1987 to 1999). Cranbury Township's Prior Round Need of 217 was calculated by COAH per N.J.A.C. 5:93 and is reflected in the Township's Court-approved Third Round JOR.

Third Round Obligation

The Third Round obligation includes the "gap" portion of the Third Round (1999-2015) when no valid affordable housing regulations were in force and the Third Round Prospective Need (2015-2025), which included a projection 10 years into the future starting in July 2015. As established by the Township's Court-approved Third Round

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FSHC Agreement, Cranbury Township's Third Round obligation (1999-2025) was agreed upon at 260.

Fourth Round Prospective Obligation

As described in its October 2024 report, DCA calculated Cranbury Township's Fourth Round Prospective Need obligation at 314, and, by action of the statutorily required 20% cap, DCA capped the Township's Fourth Round Prospective Need at 265. According to the amended FHA at N.J.S.A. 52:27D-304.1.f.(2)(a), a municipality may "prevent a prospective need obligation that exceeds 20 percent of the total number of households in a municipality according to the most recent federal decennial census, not including any prior round obligation."¹⁵ Per the 2020 federal decennial census, Cranbury Township had 1,323 households, of which 265 is 20% ($1,323 \times 20\% = 264.6$, rounded up). As permitted by the amended FHA, the Township agreed to the capped Prospective Need obligation of 265 in its Fourth Round DJ filing, which was affirmed by Court Order entered on March 14, 2025.

MEANS OF ADDRESSING THE PRESENT NEED OBLIGATION

Cranbury Township does not have a present need/ rehabilitation obligation.

SATISFACTION OF THE PRIOR ROUND OBLIGATION

As noted above, Cranbury Township's Prior Round obligation is 217. COAH's rules at N.J.A.C. 5:93 permit affordable housing credits and bonuses to be applied toward affordable housing obligations for the Prior Round. The minimum number of affordable rental units¹⁶ and maximum number of age-restricted affordable units¹⁷ are established using the following formulas:

Minimum Prior Round Rental Obligation = 55 units

- $0.25(217 - 0 \text{ prior cycle credits}) = 54.25$, round up.
- A rental unit available to the general public receives one rental bonus.
- No rental bonus is granted in excess of the Prior Round rental obligation.

Maximum Prior Round Age Restricted Units = 40 units

- $0.25(217 - 0 \text{ prior cycle credits} - 57 \text{ RCAs}) = 40$. The Township has claimed 37 credits from age-restricted rental units.

¹⁵ Per the amended FHA, the term 'prior round' in this quote refers to all prior round fair share obligations including the First Round, Second Round and Third Round obligations.

¹⁶ N.J.A.C. 5:93-5.15(a)

¹⁷ N.J.A.C. 5:93-6.1(b)1 - revised per COAH Second Round policy

Township of Cranbury**Fourth Round Housing Element and Fair Share Plan****Adopted June 24, 2025**

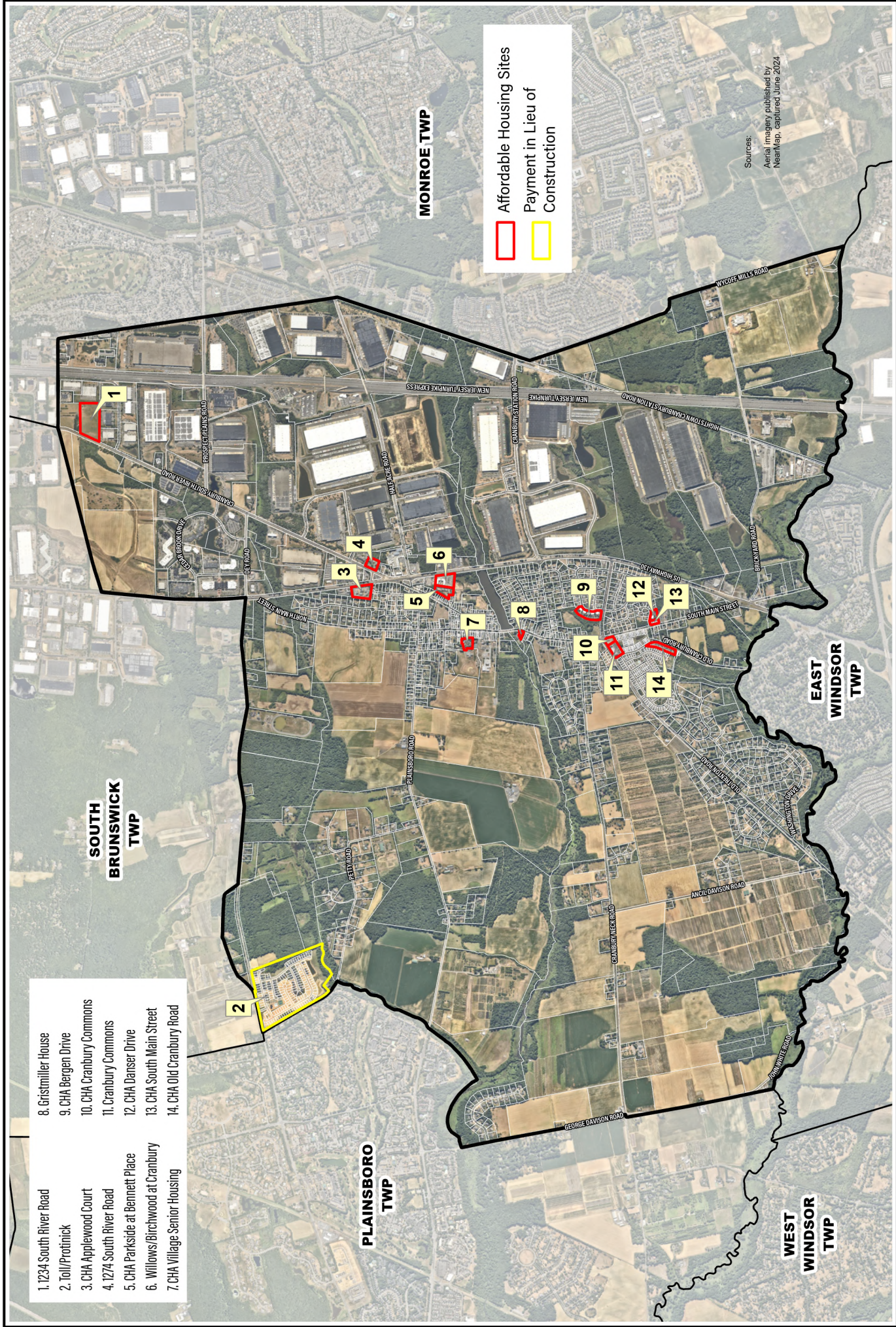
As summarized in Table 21, Summary of Prior Round Credits/Bonuses, 1987-1999, the Township has addressed its Prior Round obligation of 217 with transferred RCAs, existing family affordable rental and sale units, existing affordable age-restricted rental units, exiting alternative living arrangements, Second Round rental bonuses, and a previously granted substantial compliance reduction (see Township-wide aerial map below).

Table 21. Summary of Prior Round Credits/Bonuses, 1987-1999

Cranbury Township's 217 Prior Round Obligation - Prior Round Compliance Mechanisms	Credits	Bonus	Total
RCA - Funds Transferred (57 of 110 Total)	57	-	57
100% Affordable – Completed			
Family aff. rentals – CHA Old Cranbury Road (18 of 20)	18	18	36
Family aff. rentals – CHA Parkside at Bennett Place	16	16	32
Family aff. rentals – CHA Bergen, Danser, S. Main	10	10	20
Senior aff. rentals – CHA Village Senior Hsg., Park Place	20	-	20
Senior aff. rentals – Birchwood (17 of 61 senior, 66 units)	17	-	17
Alternative Living Arrangements – Completed			
SERV Group Home, Dey Road - 6 bedrooms	6	6	12
SERV Shared Supp. Living, Half Acre Road - 5 bedrooms	5	5, cap	10
Prior Round Substantial Compliance Reduction	13	-	13
Total	162	55	217

Regional Contribution Agreement (57 of 110) – Funds Transferred

Cranbury Township previously transferred funds for a total of 110 RCA units, including a First Round RCA to the City of Perth Amboy for 76 units and a Second Round RCA for 34 units with the Borough of Carteret. Of the units transferred to Carteret, 15 units were rental RCAs. All funds for the 110 total RCAs have been transferred. For the purposes of crediting 57 of the 110 RCA units are applied to the Township's Prior Round Obligation, and the remaining 53 are applied to the Third Round Obligation. Appendix C contains documentation from DCA regarding the completed RCA transfer.



FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Affordable Housing Sites

Cranbury Township, Middlesex County, NJ June 11, 2024



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100% Affordable – Completed

CHA Old Cranbury Road (18 of 20) – Family Affordable Rentals (Completed)

In 2007, Cranbury Township donated a 2.67-acre parcel to CHA located along Old Cranbury Road (Block 20, Lot 10.01) for the construction of a 100% affordable development of 20 family rental units within six townhouse-style buildings. As summarized in Table 22 below, the development contains ten (10) moderate-income units, six (6) low-income units, and four (4) very low-income units. The 20 units received certificates of occupancy in April and May, 2008 and have affordability controls of at least thirty years, according to Piazza & Associates (“Piazza”), the administrative agent. Pursuant to N.J.A.C. 5:93-5.15 (d), these affordable family rentals are eligible for full rental bonuses. Eighteen (18) of the units and 18 rental bonuses will be applied to the Prior Round, and the remaining two (2) completed units will be applied to the Township’s Third Round obligation. Appendix D contains copies of the 2007 deed of transfer between the Township and CHA and the certificates of occupancy.

Table 22. Old Cranbury Road – Income Bedroom Distribution

Income Distribution	Bedroom Distribution			
	One-Bedroom/ Efficiency	Two-Bedroom	Three-Bedroom	Total
Very Low-Income	1	2	1	4
Low-Income	1	4	1	6
Moderate-Income	2	6	2	10
Total	4	12	4	20



CHA Old Cranbury Road

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CHA Parkside at Bennett Place – Family Affordable Rentals (Completed)

In 2002, Cranbury Township donated a 2.8-acre parcel to CHA located near the intersection of Maplewood Avenue and Westminster Place (Block 33, Lot 13.05) for the development of 16 affordable family rental units within five buildings. As summarized in Table 23 below, the development contains eight (8) moderate-income units and eight (8) low-income units. The units received certificates of occupancy on August 15, 2002, have affordability controls of at least thirty years and are administered by Piazza on behalf of CHA. Pursuant to N.J.A.C. 5:93-5.15 (d), all 16 affordable family rentals are eligible for full rental bonuses for a total of 32 credits. Appendix E contains a copy of the deed restriction and a permit log from the Township construction office documenting the certificates of occupancy.

Table 23. CHA Parkside at Bennett – Income Bedroom Distribution

Income Distribution	Bedroom Distribution			
	One-Bedroom/ Efficiency	Two-Bedroom	Three-Bedroom	Total
Very Low-Income	-	-	-	n/a
Low-Income	3	2	3	8
Moderate-Income	3	2	3	8
Total	6	4	6	16



CHA Parkside at Bennett Place

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CHA Bergen, Danser, South Main – Family Affordable Rentals (Completed)

Cranbury Township agreed to donate municipally-owned land to CHA for the construction of a 40-unit 100% affordable residential development containing both family rental and family for-sale units. As summarized in Table 24, the 40-unit development includes 24 units located on Bergen Drive (Block 18, Lots 44.03 through 44.26) and 16 units located at the intersection of Danser Drive and South Main Street (Block 18.07, Lots 35.15 through 35.30). Ten (10) of the units are owned by CHA and rented to low- and moderate-income households, and the remaining 30 units are owner-occupied.

Table 24. Bergen, Danser, S Main – Unit Summary

Tenure	Number	Address	Block and Lots	Year Constructed*
Rental	5	101-105 Bergen Drive	Block 18, Lots 44.03 through 44.07	1997
For-Sale	19	201-505 Bergen Drive	Block 18, Lots 44.08 through 44.26	1997-2000
For-Sale	5	201-204 Danser Drive	Block 18.07, Lots 35.15 through 35.19	1998-2000
Rental	5	101-105 Danser Drive	Block 18.07, Lots 35.20 through 35.24	1998
For-Sale	6	78-88 South Main St	Block 18.07, Lots 35.25 through 35.30	1998
Total	40 Total, including 10 Rental and 30 For-Sale			

* Year constructed, per Township Property Tax Records

Piazza serves as the administrative agent for the development on behalf of CHA. All 40 units in the development are subject to affordability controls of at least thirty years, as governed by the *Master Deed* for the affordable condominiums dated January 31, 1997 and an associated *Affordable Housing Plan* for the development – both documents are included as Appendix F. For the purposes of crediting, the 10 rental units and 10 rental bonuses are applied to the Township's Prior Round obligation. The 30 for-sale units are applied to the Township's Third Round obligation. As shown in Table 25, the 10 rental units include three (3) low-income units and seven (7) moderate-income units.

Table 25. Bergen, Danser, S Main – Income Bedroom Distribution

Income Distribution	Bedroom Distribution			
	One-Bedroom/ Efficiency	Two-Bedroom	Three-Bedroom	Total
Very Low-Income	-	-	-	n/a
Low-Income	2	1	-	3
Moderate-Income	4	3	-	7
Total	6	4	0	10

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CHA Bergen Drive



CHA Danser Drive