

# Housing Element and Fair Share Plan

Fourth Round Plan Amendment

Township of Cranbury  
Middlesex County, New Jersey

February 16, 2026  
Adopted March 5, 2026

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 AMENDMENT TO SATISFY THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, the New Jersey Supreme Court and the New Jersey Legislature have recognized and mandated in So. Burl. Co. NAACP v. Mount Laurel, 92 N.J. 158 (1983) (“Mount Laurel II”) and the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (the “FHA”) that every municipality in New Jersey has an affirmative obligation to facilitate the provision of low- and moderate-income housing; and

**WHEREAS**, on January 27, 2025, pursuant to P.L. 2024, c.2, which amended the FHA, and Court Directive #14-24, issued by the Acting Administrative Director of the Administrative Office of the Courts, dated December 13, 2024, the Township adopted Resolution # 01-25-023, which: committed to a “Fourth Round” Present Need obligation of zero and the Fourth Round Prospective Need obligation of 265 as established by the Department of Community Affairs (“DCA”) in DCA’s October 18, 2024 municipal obligations report; authorized the filing of a Fourth Round declaratory judgment action in the Superior Court of New Jersey; and committed the Township to adopting a Fourth Round Housing Element and Fair Share Plan (“HEFSP”) for filing with the court and the Affordable Dispute Resolution Program (“Program”) by June 30, 2025, setting forth the Township’s plan to address its present and prospective need obligations; and

**WHEREAS**, as authorized by Resolution # 01-25-023, on January 28, 2025, the Township filed a declaratory judgment action in the Superior Court of New Jersey – Middlesex County, entitled In the Matter of the Application of the Township of Cranbury in Middlesex County, bearing Docket No. MID-L-000572-25, seeking participation in the Program and a judgment granting the Township “Fourth Round” compliance certification and providing the Township with immunity and repose against “builder’s remedy” litigation and exclusionary zoning challenges for a period of ten years from the date of Final Judgment as provided for by the FHA and Administrative Directive #14-24; and

**WHEREAS**, in accordance with P.L.2024, c.2 and Administrative Directive #14-24, the Township filed its Fourth Round Housing Element and Fair Share Plan (the “Fourth Round HEFSP”) on June 26, 2025; and

**WHEREAS**, the Township received four filed challenges to its Fourth Round HEFSP pursuant to N.J.S.A. 52:27D-304.1.f(2)(b); and

**WHEREAS**, the Township participated in the settlement conference(s) held by the Program and was able to successfully resolve and settle three of the four challenges filed; and

**WHEREAS**, on February 5, 2026, the Program issued a Decision Recommendation determining that the settlement agreements are constitutionally compliant, recommending dismissal of the challenge filed by Axria, LLC and Onyx Realty, LLC (“Axria/Onyx”), and recommending the issuance of a Certification of Compliance and Repose; and

**WHEREAS**, on February 9, 2026, the Court issued an Order accepting the Program’s recommendations, dismissing the Axria/Onyx challenge, and authorized Cranbury Township to proceed with adoption of an HEFSP Amendment and implementing ordinances and resolutions by March 16, 2026; and

**WHEREAS**, Mary Beth Lonergan, AICP/PP, and Eric Harris, MCRP, of Clarke Caton Hintz, prepared a proposed HEFSP Amendment on behalf of the municipality, entitled, “Housing Element and Fair Share Plan, Fourth Round Plan Amendment, Township of Cranbury,” dated February 16, 2026 (the "Fourth Round HEFSP Amendment"); 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 2026 Fourth Round HEFSP Amendment on March 5, 2026, during which the Fourth Round HEFSP Amendment 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 Amendment 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**, by the adoption of this Resolution, the Board memorializes its adoption of the proposed Fourth Round HEFSP Amendment as the amendment to 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 HEFSP Amendment annexed hereto as Exhibit A.

3. The Board Secretary shall forthwith cause notice of the adoption of this Resolution and the Fourth Round HEFSP Amendment 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 Amendment 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 Amendment be reviewed and endorsed by the Township Committee of the Township of Cranbury for submission to the Middlesex County Superior Court in connection with the Township's DJ Action, Docket No. MID-L-000572-25 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 Amendment 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. 40:550-13.
7. The Board Secretary is hereby authorized and directed to transmit a signed copy of this Resolution to the Township's affordable housing attorney, Kevin Van Hise, for submission to the Court within forty eight (48) hours of the adoption of the Fourth Round HEFSP Amendment.
8. This Resolution shall take effect immediately.

**[Remainder of Page Intentionally Left Blank]**

**ROLL CALL VOTE ON RESOLUTION**

**March 5, 2026**

Yes: 9      No: 0      Absent: 0      Recused: 0      Not Voting: 0

Deanna Anderson:	Yes	John Muselli:	Yes
Eman El-Badawi:	Yes	Les Polk	Yes
William Gittings:	Yes	Jason Stewart:	Yes
Lisa Knierim:	Yes	Wayne Wittman:	Yes
Jason Mildenberg:	Yes		

**CERTIFICATION**

I hereby certify that the foregoing is a true copy of a resolution duly adopted by the Cranbury Township Planning Board at a meeting held on March 5, 2026.



Gina Hill, Planning Board Secretary

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

Township of Cranbury

Fourth Round Housing Element and Fair Share Plan Amendment

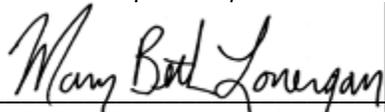
Adopted March 5, 2026

## Housing Element and Fair Share Plan Fourth Round Plan Amendment

Township of Cranbury  
Middlesex County, New Jersey

February 16, 2026  
Adopted March 5, 2026

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  
Barbara F. Rogers, Deputy Mayor  
Eman El-Badawi  
Robert Christopher  
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, Committee Representative, 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

**Township of Cranbury**

**Fourth Round Housing Element and Fair Share Plan Amendment**

**Adopted March 5, 2026**

**ATTACHMENTS**

- Attachment 1:** December 29, 2025 FSHC Fourth Round Mediation Agreement
- Attachment 2:** CHA Memorandum of Understanding - CHA at Cranbury Commons
- Attachment 3:** December 26, 2025 Letter from CHA attorney - Future Extensions of Controls program and Group Home program
- Attachment 4:** December 31, 2025 Letter from Kevin Van Hise - Removal of Henry Farm site
- Attachment 5:** February 5, 2026 Program Decision and Recommendation
- Attachment 6:** February 9, 2026 Court Decision and Order
- Attachment 7:** 1260 South River Road - Draft Condemnation Ordinance
- Attachment 8:** 1260 South River Road - Pro Forma; Water and Sewer Documentation
- Attachment 9:** 1260 South River Road - December 10, 2025 NJDEP Letter
- Attachment 10:** 1274 South River Road - December 18, 2025 Declaration of Takings
- Attachment 11:** Resolution of Intent to Bond
- Attachment 12:** Draft Affordable Housing Ordinance and Development Fee Ordinance
- Attachment 13:** Amended Fourth Round Spending Plan

## INTRODUCTION

This document has been prepared as an amendment to Cranbury Township's Fourth Round Housing Element and Fair Share Plan ("HEFSP"), which was previously adopted by the Township Planning Board on June 24, 2025, endorsed by the Township Committee on June 26, 2025 and submitted to the Superior Court and the Affordable Housing Dispute Resolution Program ("Program") on June 26, 2025 pursuant to the amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq.

Subsequently, several interested parties filed challenges to the Township's HEFSP in accordance with N.J.S.A. 52:27D-304.1.f(2)(b). The challengers included Fair Share Housing Center ("FSHC"), Henry Realty Company, LLC ("HRC"), Cranbury Housing Associates ("CHA"), and Axria, LLC and Axria's entity Onyx Realty, LLC ("Axria/Onyx"). Thereafter, two Program mediation settlement conferences and a Program session were held before the Honorable Mary C. Jacobson, A.J.S.C. (ret.) and Special Adjudicator David Banisch, PP, AICP, and the parties.

The Township, FSHC, CHA and HRC entered into various settlement discussions. Regarding the challenge from Axria/Onyx, the Township filed responses to the Program Judge and Special Adjudicator setting forth substantive reasons for the Axria/Onyx challenge to be dismissed.

During the Program mediation conferences, agreements were reached including the December 29, 2025 *Fourth Round Mediation Agreement*, between Cranbury Township and FSHC (included as Attachment 1), a 2026 *Memorandum of Understanding* executed between the Township and CHA regarding the CHA at Cranbury Commons site (Attachment 2), the terms of a pending settlement agreement between the Township and CHA regarding a proposed extensions of controls program and a group home program, as embodied in a December 26, 2025 letter prepared by Kevin J. Moore, Esq., CHA's attorney (Attachment 3) and, per a letter, dated December 31, 2025 from Township attorney Kevin Van Hise to Program Judge Jacobson outlining the terms whereby HRC agreed to dismiss its challenge pending the Court's approval of the replacement of the Henry Farm site as reflected in the December 29, 2025 executed FSHC agreement and in this 2026 HEFSP amendment (Attachment 4).

Pursuant to N.J.S.A. 52:27D-304.1.f(2)(b) and Administrative Directive #14-24, if the various agreements are approved by the Superior Court, such action will result in a judgment of repose/compliance certification for the Township for the Fourth Round through June 30, 2035.

On February 5, 2026, Program Judge Jacobson issued the Program Decision and Recommendations report, finding that the terms of the settlements reached by the Township were fair, reasonable and adequately protect the interests of low and moderate-income residents of the Township, that the settlements are constitutionally compliant and provide a fair and reasonable opportunity for the Township to meet its obligations under the FHA and the Mount Laurel doctrine, and recommending that: the terms of the settlement agreements be approved; the challenge by Onyx be dismissed; the Township adopt and file its amended

HEFSP that contains the terms of the settlements as well as the implementing ordinances and resolutions proposed within the HEFSP Amendment, in accordance with N.J.S.A. 52:27D-304.1(f)(2)(c), on or before March 15, 2026; thereafter the court schedule a Confirmation Hearing and/or a Fairness and Compliance Hearing to consider approval of the Township's HEFSP Amendment and issuance of a Certification of Compliance and Repose; and granting the Township continued immunity from exclusionary zoning litigation for the duration of the compliance period conditioned upon the Township's compliance with its order and good faith implementation of the HEFSP Amendment and good faith participation in the compliance process. The February 5, 2026 Program Decision and Recommendations report is included as Attachment 5.

Thereafter, having reviewed the record and considered the Program report and recommendations, by Decision and Order entered on February 9, 2026 by the Honorable Thomas Daniel McCloskey, J.S.C., the court found, in relevant part, that the proposed HEFSP Amendment is fair and equitable and shall provide a realistic opportunity for the construction and/or delivery of housing affordable to those of the protected class of low- and moderate-income households in the municipality, that Program Judge Jacobson's Report and Recommendations for approval of the Settlement and the Township's HEFSP Amendment be and is accepted and adopted in its entirety, that the Township's HEFSP Amendment is approved, that the challenge of the Onyx parties be dismissed, that the Township is authorized to adopt and file a HEFSP Amendment containing the terms of the Settlements and notice and adopt the necessary implementing ordinances and resolutions to ensure implementation of its Fourth Round HEFSP on or before March 16, 2026 whereupon the Court shall schedule a HEFSP Confirmation Hearing and/or a Fairness and Compliance Hearing if necessary, and granted the Township continued protection of the law and immunity from exclusionary zoning litigation for the duration of the compliance process conditioned upon the Township's compliance with the Order and good faith implementation of the HEFSP Amendment and good faith participation in the compliance process. The Court's February 9, 2026 Decision and Order are included as Attachment 6.

In accordance with the February 5, 2026 Program Recommendation and Report and the Court's February 9, 2026 Decision and Order, this plan amendment reflects the terms of the various agreements and includes the following changes to the Township's adopted/endorsed 2025 Fourth Round HEFSP:

- The Henry Farm site (portion of Block 2.01, Lot 1) located at 1234 South River Road, previously identified in the 2025 HEFSP, is hereby replaced with a new proposed 100% affordable family rental development located at 1260 South River Road. The new site and 100% development are discussed in detail below.
- Updated information has been provided regarding the proposed 100% affordable senior rental development at the 1274 South River Road site and the 100% affordable family rental development at the CHA Cranbury Commons site.

- The Township’s Fourth Round Spending Plan has been amended in accordance with P.L. 2024, c. 2 and the Department of Community Affairs (“DCA”) regulations at N.J.A.C. 5:99.
- The Fourth Round HEFSP amendment and the amended Fourth Round Spending Plan commit additional funds to the CHA at the Cranbury Commons site and commit funds toward a group home program and a program for the extension of affordability controls on the CHA family rental units located at 101-105 Bergen Drive, 101-105 Danser Drive, and 5-35 Bennett Place.
- The Township has updated and will adopt an affordable housing ordinance, development fee ordinance, and affirmative marketing plan in accordance with the new Uniform Housing Affordability Controls (“UHAC”) regulations at N.J.A.C. 5:80-26.I, effective November 6, 2025, and DCA’s new regulations at N.J.A.C. 5:99, effective December 15, 2025.

The following sections revise portions of Cranbury Township’s 2025 Fourth Round HEFSP.

**Pages 1-2 of 2025 Cranbury Fourth Round HEFSP:**

**EXECUTIVE SUMMARY**

...

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); 190 units from two proposed 100% affordable housing developments at 1260 South River Road (two phases w/ 72 and 58 family rentals) and 1274 South River Road (55 senior and 5 special needs rentals); and 66 Fourth Round bonuses. In addition to these Fourth Round mechanisms, the Township will support CHA in developing a 100% affordable 24-unit family rental development; will seek extensions of controls on 26 of CHA’s existing affordable family rentals; and will support the development of two group homes to be operated by Eden Autism Services (“EAS”).

**Page 7 Cranbury Fourth Round HEFSP:****CRANBURY TOWNSHIP'S AFFORDABLE HOUSING HISTORY**

...

The Township prepared a 2025 Fourth Round HEFSP that was adopted by the Planning Board on June 24, 2025, endorsed by the Township and submitted to the Superior Court and Program on June 26, 2025. As previously discussed, several interested parties including FSHC, CHA, Axria/Onyx and HRC subsequently filed challenges to the 2025 HEFSP by the statutory deadline. The Township and the challenging parties participated in several Program mediation settlement conferences and a Program session held before Judge Jacobson and Special Adjudicator David Banisch.

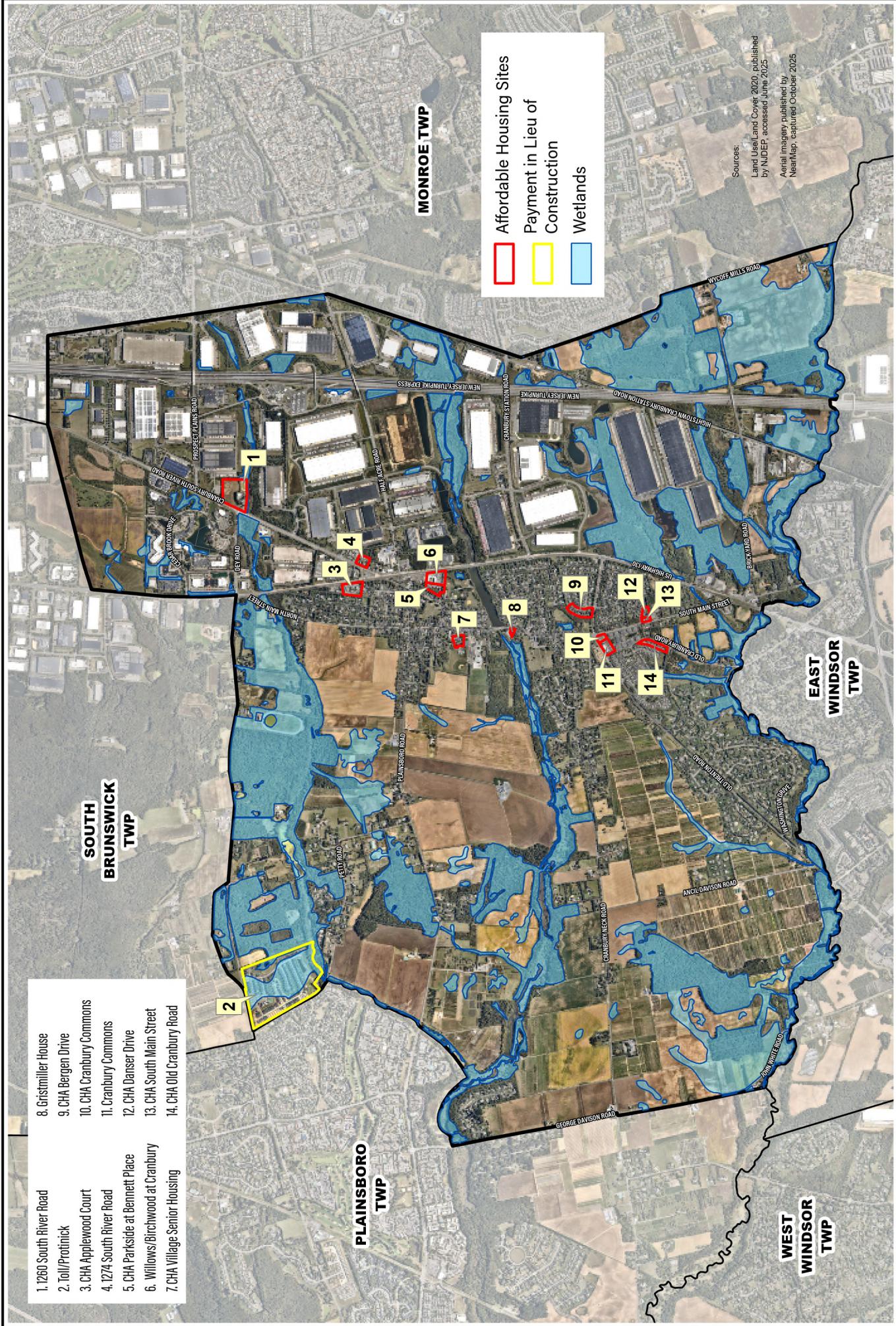
The Township has since reached agreements with three of the four parties, including a December 29, 2025 Fourth Round Mediation Agreement with FSHC (Attachment 1), a 2026 MOU executed with CHA regarding the CHA at Cranbury Commons site (Attachment 2), and a pending settlement agreement with CHA regarding a proposed extensions of controls program and a group home program (Attachment 3). HRC has also agreed to dismiss its challenge pending Court approval of the 1260 South River Road replacement site (Attachment 4)

On February 5, 2026, Program Judge Jacobson issued a Decision and Recommendation determining that the settlement agreements are constitutionally compliant, recommending dismissal of the Axria/Onyx challenge, and recommending the issuance of a Certification of Compliance and Repose (Attachment 5). On February 9, 2026, Judge McCloskey accepted the Program's recommendations, dismissed the Axria/Onyx challenge, and authorized Cranbury Township to proceed with adoption of this HEFSP Amendment and implementing ordinances and resolutions by March 16, 2026 (Attachment 6).

**Page 24-26 of 2025 Cranbury Fourth Round HEFSP:****CONSIDERATION OF LAND FOR AFFORDABLE HOUSING**

...

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 amendment, the Township has proposed three 100% affordable housing developments located at 1260 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.



- 1. 1260 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

**Legend:**

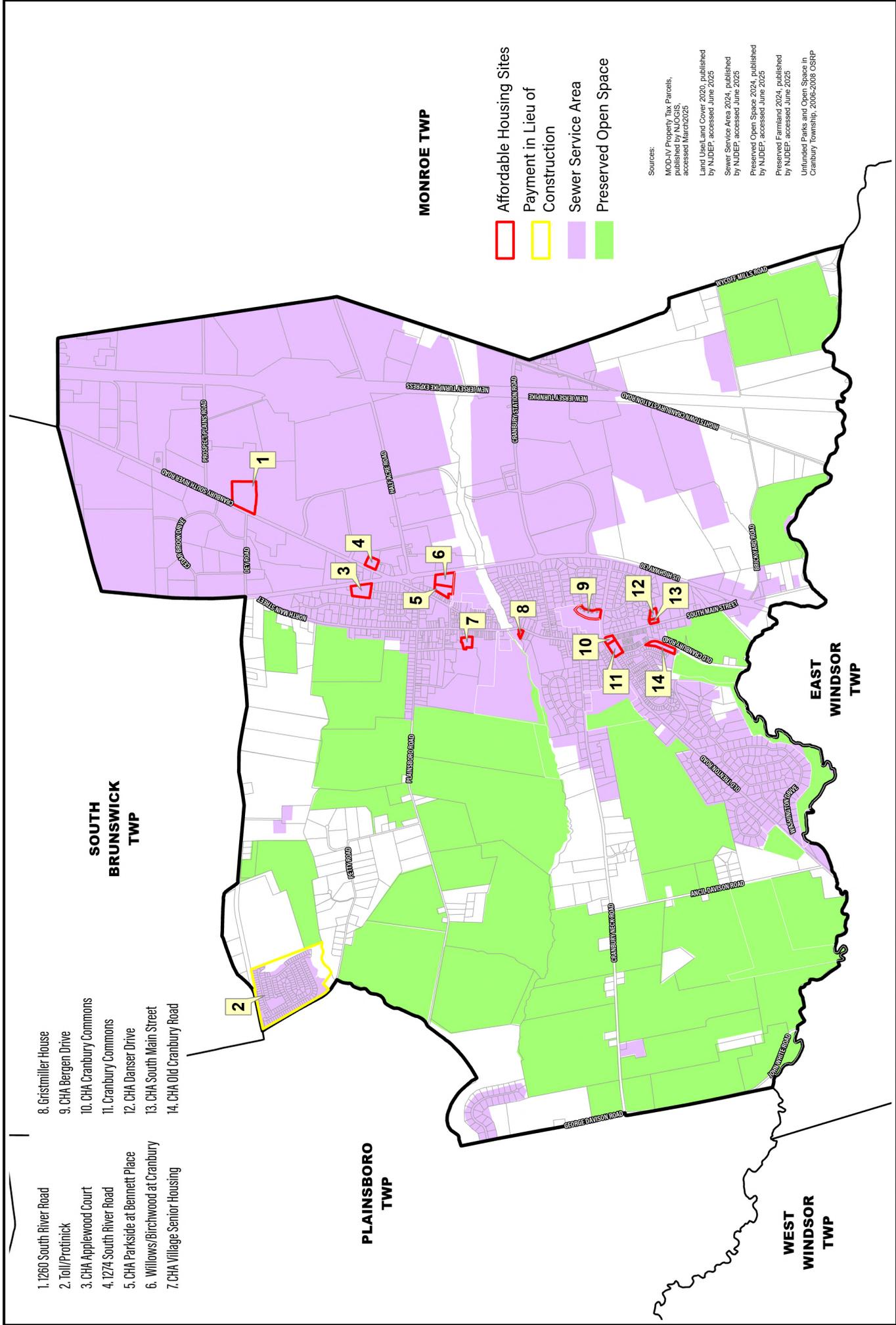
- Affordable Housing Sites
- Payment in Lieu of Construction
- Wetlands

Sources:  
 Land Use/Land Cover 2020, published by NJDEP, accessed June 2025  
 Aerial Imagery published by NearMap, captured October 2025

**Clarke Catton Hintz**  
 Architecture  
 Planning  
 Landscape Architecture



FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AMENDMENT  
**Amended Affordable Housing Sites and Development Constraints I**



- 1. 1260 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. Cristmiller 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 Open Space

Sources:  
 MDCNJ Property Tax Parcels, published by NJGIS, 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 Spaces 2024, published by NJDEP, accessed June 2025  
 Preserved Farmland 2024, published by NJDEP, accessed June 2025  
 Unfunded Parks and Open Spaces in Cranbury Township, 2006-2008 CSRFP

**Clarke Catton Hintz**  
 Architecture  
 Planning  
 Landscape Architecture



FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AMENDMENT  
**Amended Affordable Housing Sites and Development Constraints II**

## Page 51 of 2025 Cranbury Fourth Round HEFSP:

**SATISFACTION OF THE FOURTH ROUND OBLIGATION**

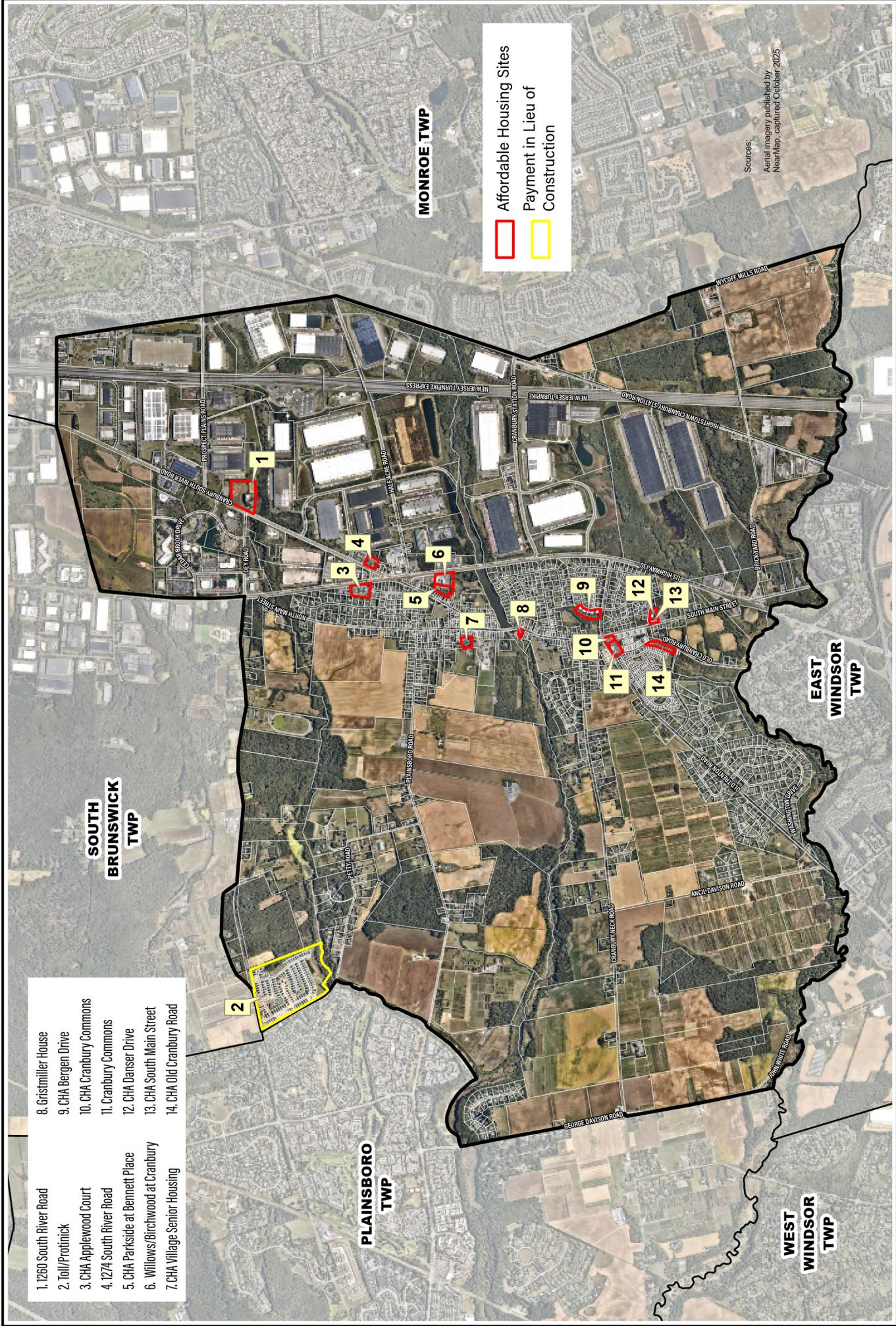
...

As summarized in Amended Table 34, Summary of Fourth Round Credits/Bonuses, 2025-2035, the Township proposes to address its Fourth Round obligation of 265 using surplus credits from the Third Round, two proposed 100% affordable developments, two group homes, and Fourth Round bonuses. The following page includes a revised Township-wide aerial map depicting the locations of all Prior Round, Third Round and Fourth Round affordable housing locations (and supersedes the Affordable Housing Sites map included in the 2025 HEFSP at pages 30 and 41, as well page 52).

**Amended Table 34, Summary of Fourth Round Credits/Bonuses**

<b>Cranbury Township's 265 Fourth Round Obligation - Fourth Round Compliance Mechanisms</b>	<b>Credits</b>	<b>Bonus</b>	<b>Total</b>
<b>Third Round Surplus Details</b>			
Special Needs (2 bal. of 5) aff. rentals – Birchwood	2	-	2
Family aff. rentals – Cranbury Commons (1 bal. of 7)	1	-	1
CHA Eden Gr. Home bedrooms, 23 Old Cran Rd – Comp.	3	-	3
CHA Eden Gr. Home bedrooms, 19 Old Cran Rd – Prop.	4	-	4
<b>100% Affordable Developments – Proposed</b>			
Family aff. rentals – 1260 S. River Rd. (2 phases - 72 and 58)	130	66, cap	196
Senior (55)/Spec. Needs (5) aff. rentals – 1274 S. River Rd	60	-	60
<b>100% Affordable Development – Pending</b>			
Family aff. rentals (24) – CHA at Cran Cm, S. Main/Old Tren.	-	-	-
<b>Extensions of Controls – Pending</b>			
Family aff. Rentals (26) – Bergen, Danser, Parkside/Bennett	-	-	-
<b>Future Group Home Program – Pending</b>			
CHA Eden Group Home bedrooms (8)	-	-	-
<b>Total*</b>	<b>200</b>	<b>66</b>	<b>266</b>

\* Min. 1 surplus towards Fifth Round



- 1. 1260 South River Road
- 2. Toi/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

Affordable Housing Sites  
 Construction

Sources:  
 Aerial imagery published by  
 NearMap, captured October 2025

● **Clarke Catton Hintz**  
 Architecture  
 Planning  
 Landscape Architecture



FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AMENDMENT

# Amended Affordable Housing Sites

Cranbury Township, Middlesex County, NJ February 3, 2026

Pages 54-61 of 2025 Cranbury Fourth Round HEFSP:

100% Affordable Developments - Proposed

~~1234 South River Road – Family Affordable Rentals (Proposed)~~ Entire Section and Site Map/Concept Plan Removed

(Replaced with New Section, Site Map and Concept Plan Below)

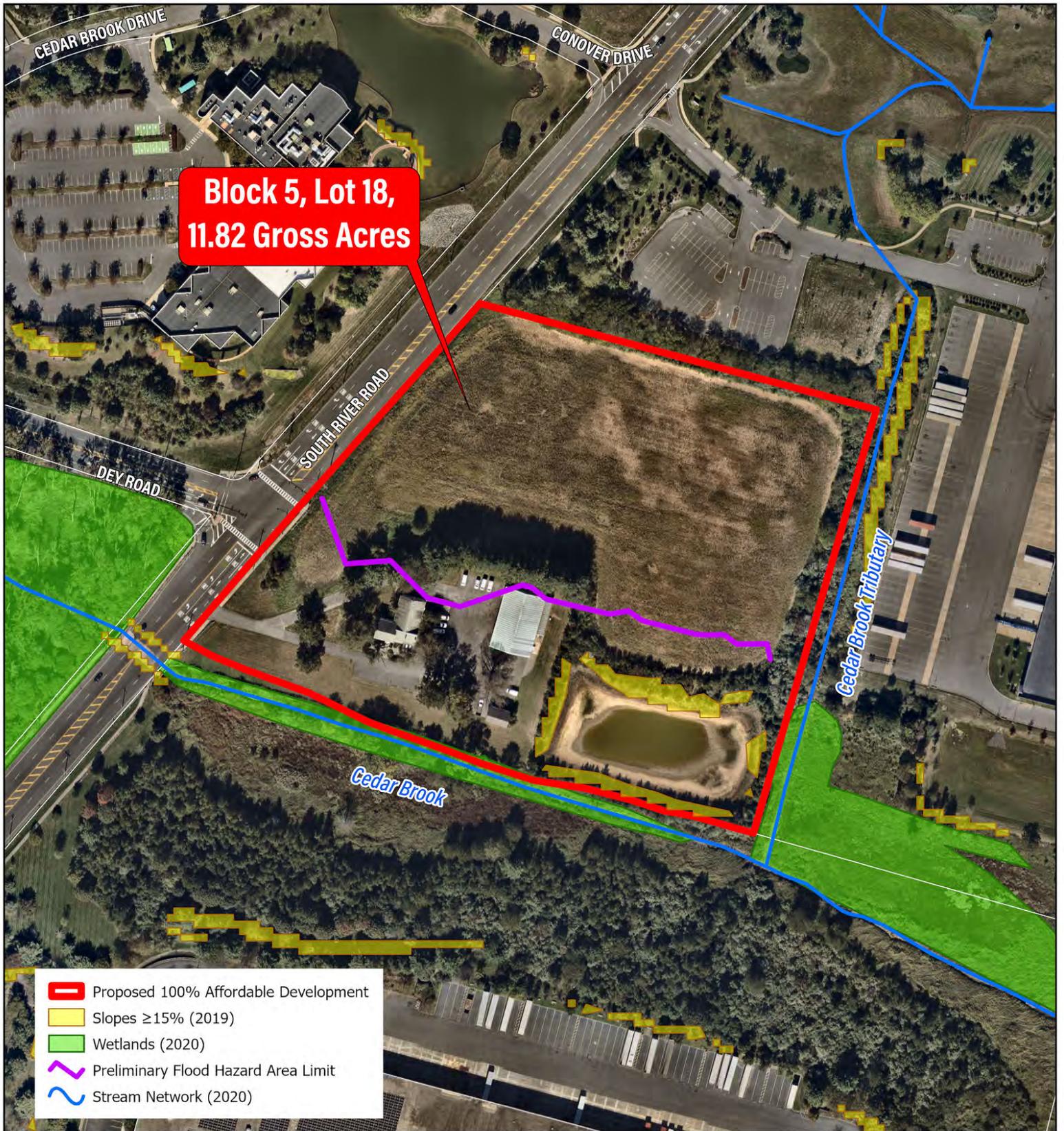
**1260 South River Road – Family Affordable Rentals (Proposed)**

The Township intends to address its Fourth Round obligation through a proposed 100% affordable family rental development in partnership with The Walters Group (“Walters Group”). The proposed affordable housing site is an 11.82-acre parcel (Block 5, Lot 18) located on the easterly side of South River Road, across from its intersection with Dey Road (see overall aerial site map below). The site is primarily agricultural land, with the southern portion developed and occupied by the PDM Group, an HVAC equipment services company. Existing improvements include a two-story residence, a detached garage, a one-story building used for equipment storage, and a stormwater management basin. There is a current site plan approval from the Cranbury Township Planning Board for a non-residential development on the site. As discussed below, the development approvals include NJ Department of Environmental Protection (“DEP”) approvals for wetlands/related buffers and flood hazard areas.

At this time, the Walters Group anticipates the site will be developed in two (2) phases with the first phase consisting of 72 affordable units and a second phase of 58 affordable units. Together, both phases will total 130 family affordable rental units located within approximately six (6) multifamily buildings plus community amenities such as a shared community building and proposed active recreation/passive open space, as shown on the preliminary December 18, 2025 concept plan (see below) provided by the Walters Group . As summarized in the table below, the development will include 18 very low-income units, 48 low-income units, and 64 moderate-income units.

**1260 South River Road – Income Bedroom Distribution**

Income Distribution	Bedroom Distribution			
	One-Bedroom/ Efficiency	Two-Bedroom	Three-Bedroom	Total
Very Low-Income	3	9	6	18
Low-Income	10	27	11	48
Moderate-Income	12	36	16	64
<b>Total</b>	<b>25</b>	<b>72</b>	<b>33</b>	<b>130</b>



- ▬ Proposed 100% Affordable Development
- ▬ Slopes  $\geq 15\%$  (2019)
- ▬ Wetlands (2020)
- ▬ Preliminary Flood Hazard Area Limit
- ▬ Stream Network (2020)



FOURTH ROUND AFFORDABLE HOUSING PLANNING

# 1260 South River Road Block 5, Lot 18

LOCATION:  
Cranbury Township, New Jersey

DATE:  
February 6, 2026

SOURCES:

- Aerial Imagery, Nearmap, captured October 5, 2025
- MOD-IV Property Tax Data, published by NJOCIS, accessed June 2025
- Land Use/Land Cover 2020, published by NJDEP, accessed June 2025
- Stream Network 2020, published by NJDEP, accessed October 2025
- New Jersey Digital Elevation Model 2014-2019, published by NJOCIS, accessed July 2024
- Preliminary flood limit based on FHA Permit 1202-07-0007.1 LUP 210001 issued 10/19/2022 as shown on Variance, Preliminary/Final Major Site Plan, prepared by Colliers Engineering & Design, Inc., dated 6/4/2021, last revised 6/21/2024. Per the NJDEP Letter dated December 10, 2025, the site is viable for housing development consistent with applicable DEP regulation.

**Clarke Caton Hintz** ● ● ■  
 Architecture  
 Planning  
 Landscape Architecture