

HOUSING ELEMENT AND FAIR SHARE HOUSING PLAN

TOWNSHIP OF PISCATAWAY



May 2025

**Rev. for formatting and grammar June 4, 2025*

Prepared by

HARBOR CONSULTANTS
ENGINEERS, SURVEYORS, AND PLANNERS
320 NORTH AVENUE EAST
CRANFORD, NJ 07016
TEL (908) 276-2715 FAX (908) 709-1738



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

Michael Mistretta, PP

#00575900



TABLE OF CONTENTS

I. INTRODUCTION

II. FOURTH ROUND HOUSING ELEMENT

- A. OVERVIEW
- B. AFFORDABLE HOUSING HISTORY PRIOR TO THE FOURTH ROUND
- C. FOURTH ROUND OF AFFORDABLE HOUSING BACKGROUND
- D. FOURTH ROUND METHODOLOGY
- E. MUNICIPAL DETERMINATION OF FOURTH ROUND PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS
- F. DISPUTE RESOLUTION PROCESS & ESTABLISHMENT OF FOURTH ROUND OBLIGATION
- G. VACANT LAND ADJUSTMENT
- H. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION
 - 1. Analysis of Population and Demographics
 - 2. Analysis of Housing Characteristics
 - 3. Analysis of Employment Characteristics
 - 4. Consideration of Lands of Developers Who Have Expressed a Commitment to Affordable Housing
 - 5. Consistency with State Plan and Redevelopment Plan
 - 6. Preserving Multigenerational Continuity

III. FOURTH ROUND FAIR SHARE PLAN

- A. SATISFACTION OF COMPLIANCE MECHANISMS PRIOR TO THE FOURTH ROUND
- B. FOURTH ROUND PLAN COMPLIANCE MECHANISMS
- C. SITES FOR INCLUSIONARY DEVELOPMENT
- D. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN
- E. SPENDING PLAN AND AFFORDABILITY ASSISTANCE MANUAL
- F. CONCLUSION

IV. APPENDICES



APPENDICES

APPENDIX A	Binding Resolution Committing to Fourth Round Present and Prospective Need Affordable Housing Obligations, Resolution No. 25-74, adopted January 23, 2025.
APPENDIX B	Township of Piscataway Declaratory Judgment Complaint, Docket No. MID-L-502-25, filed January 24, 2025.
APPENDIX C	Affordable Housing Dispute Resolution Program Report and Recommendations, filed April 14, 2025.
APPENDIX D	Order Fixing Municipal Obligations for “Present Need” and “Prospective Need” for the Fourth Round Housing Cycle, Docket No. MID-L-502-25, entered April 24, 2025.
APPENDIX E	Settlement Agreement with Fair Share Housing Center, dated March 3, 2017.
APPENDIX F	Council Resolution No. 20-180 adopting September 2017 Housing Element & Fair Share Plan, dated April 21, 2020.
APPENDIX G	Preliminary Judgment of Fairness and Compliance, filed on June 16, 2016.
APPENDIX H	Final Judgment of Fairness and Compliance and Repose with Conditions, filed on October 24, 2017.
APPENDIX I	Prior Round and Third Round Resolutions of Approval.
APPENDIX J	Regional Contribution Agreement, dated January 28, 2003.
APPENDIX K	Ordinance No. 17-23 - Development Fee Ordinance.
APPENDIX L	Ordinance No. 2017-13 – An Ordinance Amending Chapter XXI (21), Zoning of the Revised General Ordinances of the Township of Piscataway, County of Middlesex, State of New Jersey.
APPENDIX M	Ordinance No. 16-21 – Designation of AH-2 and AH-3 Zones.
APPENDIX N	Council Resolution No. 19-267 Endorsing the December 2018 Housing Element and Fair Share Plan, dated September 26, 2019.
APPENDIX O	[RESERVED] Affordability Assistance Manual.
APPENDIX P	Resolution No. 17-430: Affirmative Marketing Plan.



APPENDIX Q	2020 Midpoint Review.
APPENDIX R	Fourth Round Vacant Land Adjustment for the Township of Piscataway, dated May 2025.
APPENDIX S	Fourth Round Projects Concept Plans and Resolutions.
APPENDIX T	Affordable Housing Trust Fund Reports and Monitoring Reports.
APPENDIX U	Draft Fourth Round Spending Plan.
APPENDIX V	Draft Mandatory Set-Aside Ordinance.
APPENDIX W	Resolution No. 25-11 Appointing Municipal Housing Liaison for the Township of Piscataway.
APPENDIX X	Resolution No. 25-29 Appointing Administrative Agent for the Township of Piscataway.



TOWNSHIP OF PISCATAWAY HOUSING ELEMENT AND FAIR SHARE PLAN

I. INTRODUCTION

This document is presented in two parts; which includes (i) the Township of Piscataway Master Plan Housing Element and (ii) the Township of Piscataway Fair Share Plan. This Housing Element and Fair Share Plan (“HEFSP”) addresses the Township’s compliance with the Municipal Land Use Law (“MLUL”), relevant Uniform Housing Affordability Controls (“UHAC”) regulations, the requirements of the Uniform Housing Affordability Controls (“UHAC”) regulations, the requirements of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) as amended by the A4/S50 legislation signed into law on March 20, 2024, and other applicable law.

The Master Plan Housing Element will examine the Township’s demographic, population, and employment characteristics, along with the Township’s housing stock and development trends throughout the decades. A Housing Plan, according to the MLUL N.J.S.A. 40:55D-28b(3), must include, but is not limited to, residential standards and proposals for the construction and improvement of housing. According to N.J.S.A. 52:27D-310, the Housing Element shall contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- 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;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (N.J.S.A. 52:27D-304.1);
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (N.J.S.A. 52:27D-329.20);



- 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 (N.J.S.A. 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
- 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.

The Fourth Round Housing Element and Fair Share Plan reiterates how the Township complied with its Third Round affordable housing obligations under the Township's Court-approved Third Round Housing Element and Fair Share Plan and Third Round Final Judgment of Compliance and Repose ("JOR") with Conditions, entered on June 16, 2016 (attached hereto as *Appendix H*) and further amended on October 24, 2017. The Plan also addresses how the Township intends to meet its fair share obligation for the Fourth Round as established by the Court in its Order entered on April 24, 2025 (attached hereto as *Appendix D*). The Housing Element and Fair Share Plan is part of the Township's request via its Declaratory Judgment Complaint filed January 24, 2025 (attached hereto as *Appendix B*) to acquire compliance certification from the Affordable Housing Dispute Resolution Program ("the Program") and will include the projects and strategies addressing the Township's affordable housing obligations.

II. TOWNSHIP OF PISCATAWAY FOURTH ROUND HOUSING ELEMENT

A. OVERVIEW

This Fourth Round Housing Element and Fair Share Plan has been prepared in response to the requirements set forth in the amendments to the Fair Housing Act known as Bill A4/S50 ("FHA Amendments") signed into law on March 20, 2024. The law reformed municipal responsibilities regarding the provision of affordable housing for the Fourth Round and beyond in 10-year rounds of housing obligations beginning on July 1, 2025. The changes and regulations for the FHA Amendments are further explained in Section II.C and Section II.D below.

In accordance with the Municipal Land Use Law ("MLUL") at N.J.S.A. 40:55D-28b(3), this Fourth Round Housing Element and Fair Share Plan ("HEFSP") has been prepared pursuant to N.J.S.A. 52:27D-310, which specifies that the HEFSP must include a "determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (N.J.S.A. 52:27D-304.1). In accordance with the requirements of N.J.S.A. 52:27D-304.1, this Fourth Round Housing Element and Fair Share Plan addresses the Township's affordable housing obligations for the Prior Round, the Third Round, and the Fourth Round. The Township initially determined its Fourth Round present need obligation and prospective need obligation via a resolution adopted by Township Council on January 23, 2025 (see *Appendix A*). However, after a dispute resolution process further



detailed in Section II.G of this Plan, the Township's Fourth Round present need and prospective need obligations have been established in accordance with the recommendation by the Affordable Housing Dispute Resolution Program (see *Appendix C*) and as set forth in a final Court Order issued on April 24, 2025 (see *Appendix D*). The Fourth Round Housing Element and Fair Share Plan has also been prepared to comply with all requirements of the FHA, applicable COAH and UHAC regulations, and relevant Mount Laurel case law.

B. AFFORDABLE HOUSING HISTORY PRIOR TO THE FOURTH ROUND

New Jersey affordable housing law began with the New Jersey Supreme Court's (hereinafter the "Supreme Court") creation of the Mount Laurel doctrine in its landmark case, So. Burl. Cty. N.A.A.C.P. v. Tp. of Mt. Laurel, 67 N.J. 151 (1975) also known as "Mount Laurel I". In Mount Laurel I, the Supreme Court decided that under the State Constitution, each municipality "must, by its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there", including those of low and moderate income. Thus, the Supreme Court in its Mount Laurel I decision ruled that municipalities should not use their zoning powers to prevent the potential for the development of affordable housing.

Displeased with progress under its earlier decision, in 1983, the Supreme Court decided So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp., 92 N.J. 158 (1983) or "Mount Laurel II". Because the Legislature had not yet acted to implement the holding in Mount Laurel I, the Court in Mount Laurel II fashioned a judicial remedy, now commonly referred to as a "Builder's Remedy". That remedy created a special process by which builders could file suit against a municipality for the opportunity to construct housing at much higher densities than a municipality otherwise would allow, creating affordable housing in the process. In essence, Builder's Remedy lawsuits seek to force municipalities to meet their affordable housing obligations.

Responding to the chaos created by the implementation of the Supreme Court's Mount Laurel decisions and the many Builder's Remedy lawsuits that followed, the State Legislature passed the Fair Housing Act (hereinafter "FHA") in 1985, which the Supreme Court upheld in (Hills Dev. Co. v. Bernards Twp., 103 N.J. 1 (1986) or "Mount Laurel III").

The FHA created COAH, and required COAH to (1) enact regulations that established the statewide affordable housing need, (2) assign to each municipality an affordable housing obligation for its designated region and (3) identify the techniques available to municipalities to meet its assigned obligation. The FHA included a process for municipalities to obtain Substantive Certification, which, if granted by COAH, would protect municipalities against Builder's Remedy lawsuits, or a lawsuit from a housing advocate, for a defined period of time. The FHA also transferred pending Builder's Remedy litigation to COAH for resolution through an administrative process, and established a process for bringing municipalities into compliance.

To implement the FHA requirements, COAH adopted a series of regulations. Round One regulations were enacted in 1987, and on June 8, 1988, the Township received substantive certification from COAH for its 1987 Housing Element and Fair Share Plan. Round 2 regulations were adopted by COAH in 1994, and on July 10, 1996, the Township received substantive certification from COAH. Round 3 regulations were supposed to be adopted in 1999 when the Round 2 rules were set to expire, but the first iteration of Round 3 rules were not adopted by COAH until 2004.



In 2007, the Appellate Division affirmed portions of COAH's 2004 Round 3 rules, but invalidated other aspects of them. See In Re Adoption of N.J.A.C. 5:94 & 5:95, 390 N.J. Super. 1 (App. Div. 2007). The opinion remanded the matter to COAH for adoption of new compliant regulations, and gave the agency six months to do so. The Appellate Division granted COAH two extensions, and COAH finally adopted a second set of Round 3 rules in September of 2008. Many municipalities submitted Round 3 affordable housing plans to COAH and to courts for approval in December of 2008 in response to the new Third Round rules. On December 30, 2008, the Township petitioned COAH for substantive certification of its Third Round Housing Element and Fair Share Plan addressing its total 1987-2018 affordable housing obligation based on rules appearing at N.J.A.C. 5:97, and on August 12, 2009, the Township received substantive certification from COAH.

On October 8, 2010, the Appellate Division concluded that COAH's revised 2008 regulations suffered from many of the same deficiencies as the first set of Third Round rules, and it invalidated substantial portions of the 2008 Third Round regulations again. See In re Adoption of N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010). The Court specifically directed COAH to use a methodology for determining prospective affordable housing needs similar to the methodologies used in the prior rounds.

During this same time period, then Governor Christie initiated a series of steps to abolish or reduce the role of COAH. During this time period the Legislature introduced a Bill, which would have radically transformed the affordable housing world. The S-1 Bill in its initial form was supported by Governor Christie. By the time it went through the Assembly, however, a very different bill passed and the Governor conditionally vetoed the Bill.

Frustrated with the lack of movement by COAH to adopt updated Round 3 rules, the Supreme Court issued an order on March 14, 2014, which required COAH to adopt new Round 3 regulations by October 22, 2014. COAH proposed the third version of Round 3 regulations on April 30, 2014. However, in October of 2014, the COAH Board deadlocked 3-3 when voting to approve the regulations and the rules were not adopted.

In response, on March 10, 2015, the Supreme Court issued its decision In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), in which it (1) found that COAH had violated the March 14, 2014 Order by failing to adopt new Round 3 regulations by October 22, 2014; (2) held that, without new Round 3 regulations, COAH could not process municipalities' petitions for substantive certification; (3) directed trial courts to assume COAH's functions; (4) authorized municipalities under COAH's jurisdiction to file Declaratory Judgment Actions along with a motion for Temporary Immunity by July 8, 2015, or risk exposure to Builder's Remedy lawsuits; and (5) ruled that municipalities would have to prepare and file a Housing Element and Fair Share Plan with a trial court for review. The Supreme Court declined to determine fair share allocations, however, instead assigning this task to the trial court judges with the directive that they use a methodology similar to that used in COAH's first and second round Rules.

On July 7, 2015, in accordance with the Supreme Court's decision, the Township filed a declaratory action that is captioned In the Matter of the Application of the Township of Piscataway for Substantive Certification of its Obligations Under the Fair Housing Act, Docket No. MID-L-3929-15. On March 3, 2016, the Township entered into a Settlement Agreement with Fair Share Housing and the Court subsequently held a Fairness Hearing on March 16, 2016 and April 27, 2016. In response to the aforementioned Fairness Hearings, a Housing Element and Fair Share Plan ("HEFSP") was



prepared for the Township by Art Bernard & Associates, LLC, dated January 6, 2016. The Township was issued a Preliminary Judgment of Fairness and Compliance (“JOR”) on June 16, 2016 (see Appendix G).

The Township’s Housing Element and Fair Share Plan was subsequently amended in response to the Preliminary JOR and recommendations from the Special Master. Based on these revisions, the Township was issued a Final JOR with Conditions, filed on October 24, 2017 (see Appendix H), and the 2017 Housing Element and Fair Share Plan was adopted by Township Council on April 21, 2020 (see Appendix F). Additionally, in compliance with the Court, the Township completed a Midpoint Review Report, dated July 1, 2020 (see Appendix Q).

In accordance with the FHA Amendments, the Township adopted Resolution No. 25-74 on January 23, 2025, committing to its Fourth Round present need and prospective need obligations, beginning on July 1, 2025 (see Appendix A). On January 24, 2025, pursuant to the Administrative Office of the Courts’ Directive No. 14-24, the Township filed a Declaratory Judgment Action in Superior Court, Docket No. UNN-L-359-25, requesting that the Program: (1) approve its Round 4 obligations set forth in its January 23, 2025 binding resolution; (2) approve its Round 4 HEFSP; and (3) continue the City’s immunity from Mount Laurel related lawsuits, as granted by the Court in Round 3 (see Appendix B).

As explained further in Section II.F of this HEFSP, the Township participated in a settlement and dispute resolution process due to an objection to the Township’s adopted Round 4 obligations filed by the New Jersey Builders Association (“NJBA”) prior to the statutory deadline of February 28, 2025. At the recommendation of the Affordable Housing Dispute Resolution Program, the Court released an Order dated March 27, 2025, which therefore set the Township’s prospective need at 539 and its present need (also known as rehabilitation obligation) at 150 for the Fourth Round housing cycle (see Appendix C).

C. FOURTH ROUND OF AFFORDABLE HOUSING BACKGROUND

On March 20, 2024, Governor Murphy signed the Amendments to the FHA into law. The amended FHA established new guidelines for determining and regulating the affordable housing obligations of New Jersey municipalities for the Fourth Round and subsequent 10-year rounds as mandated by the Mount Laurel Doctrine and the FHA. This section outlines the key provisions instituted by the FHA Amendments.

Major Items of the FHA Amendments

- The Council on Affordable Housing (“COAH”) is abolished, and its regulatory powers and functions are transferred to the Department of Community Affairs (“DCA”) and the Administrative Office of Courts (“AOC”).
- The DCA is responsible for calculating the regional need and municipal present and prospective fair share obligation for each municipality using the methodology established in sections 6 and 7 of P.L.2024, c.2. The March 8, 2018 Superior Court, Law Division, Mercer County, In re Application of Municipality of Princeton (also known as the “Jacobson opinion”) serves as the basis for any datasets or methodologies not directly addressed in the FHA Amendments. This Fourth Round methodology is further explained in Section II.D below.
- Per N.J.S.A. 52:27D-302, as amended, “the changes made to affordable housing methodologies, obligations, and fair share plans, as determined to be a necessity by the



Legislature, through the enactment of [P.L.2024, c.2] are made with the intention of furthering consistency with the State Development and Redevelopment Plan.”

- A municipality will still be permitted to seek a Vacant Land Adjustment (“VLA”).
- A municipality may take into consideration the DCA calculations in determining its present and prospective need obligations, but the DCA calculations are not binding on any municipality. Each municipality establishes its own obligation number, and a municipality may deviate from DCA’s calculations in determining its obligation, provided that it adheres to the methodology established by the FHA Amendments.
- The Affordable Housing Dispute Resolution Program (“Program”) is established within the AOC and is responsible for handling any dispute regarding a municipality’s determination of and/or compliance with its fair share obligation. The Administrative Director of the Courts makes appointments to the Program, which consists of 3-7 retired Mount Laurel judges. The initial judges appointed were the Hon. Thomas C. Miller (chair), the Hon. Ronald E. Bookbinder, the Hon. Thomas F. Brogan, the Hon. Stephan C. Hansbury, the Hon. Mary C. Jacobson, the Hon. Julio L. Mendez, and the Hon. Paulette M. Sapp-Peterson.
- The availability of bonus credits has been expanded but credits remain capped. Notable credit provisions include:
 - More than one type of bonus credit may not be received for the same unit.
 - A maximum of 25% of a municipality’s prospective need obligation may be satisfied by bonus credits.
 - A summary of the types of bonus credits is provided in the table below:

Table A: Fourth Round Bonus Credits	
Description	Bonus
Special Needs or Supportive Housing Units	1.0 bonus credit for each bedroom unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing.
100% Affordable Developments with Municipal Contribution of Land or Funds	1.0 bonus credit for each unit of low- or moderate-income housing in a 100% affordable housing project for which the municipality contributes to the cost of the project. This contribution can either be real property or contributions from the municipal Affordable Housing Trust Fund that covers no less than 3% of the project costs.
Market-to-Affordable	1.0 bonus credit for each unit of low- or moderate-income housing created by transforming an existing rental or ownership unit from market rate to affordable. A municipality may only rely on this bonus credit as part of its fair share plan and housing element if the municipality demonstrates that a commitment to follow through with this market to affordable agreement has been made and: (a) this agreement has been signed by the property owner; or (b) the municipality has obtained ownership of the property.
Non-Profit Partnership for For-Sale Housing	0.5 bonus credit for each unit of low- or moderate-income ownership unit created in partnership with a non-profit housing developer.
Proximity to Transit	0.5 bonus credit for each unit of low- or moderate-income housing located within a 0.5 mile radius (or 1 mile radius if located in a Garden State Growth Zone) surrounding a NJ Transit Corporation, Port Authority



	Transit Corporation, or Port Authority Trans-Hudson Corporation rail, bus, or ferry station, including all light rail stations.
Redevelopment	0.5 bonus credit for each unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.
Age-Restricted Units (with 10% Cap)	0.5 bonus credit for a unit of age-restricted housing (Bonus credit only applicable to 10% of all age-restricted housing built that count towards the municipality's affordable housing obligation).
Family Housing	0.5 bonus credit for each unit of low- or moderate-income family housing with at least three bedrooms above the minimum number required by the bedroom distribution. This bonus credit shall be calculated by taking into account the full municipal fair share plan and housing element, and the number of units with at least three bedrooms required for projects satisfying the minimum 50 percent family housing requirements.
Very Low-Income Units Beyond Minimum	0.5 bonus credit for each unit of very low-income housing for families above the 13% of units required to be preserved for very low-income housing.
Extension of Affordability Controls	0.5 bonus credit for each existing low- or moderate-income rental housing unit for which affordability controls are extended for a new term, and the municipality contributes funding towards the costs necessary for this preservation.

- A municipality must adopt and file with the Program and the Court a Housing Element and Fair Share Plan, along with drafts of the appropriate zoning and other ordinances and resolutions implementing its present and prospective obligation by June 30, 2025. The Housing Element and Fair Share Plan must assess the degree to which the municipality has complied with its obligations for the prior three rounds and determine whether the municipality has credits in excess of its prior round obligations. If any units are determined to be unfulfilled from prior rounds, the Plan must address how this unmet obligation will be fulfilled, as well as explain how it plans to meet its Fourth Round obligation. The Plan must also include a spending plan for current funds in the municipal affordable housing trust fund and projected funds towards the round.
- The law establishes several limitations to how units may be counted towards fulfilling a municipality's fair share obligation:
 - A maximum of 30% of the units counted toward the prospective need obligation may be age-restricted units, exclusive of bonus credits.
 - A minimum of 50% of the units used toward the prospective need obligation, exclusive of bonus credits, must be available to families with children.
 - A minimum of 25% of the units used toward the prospective need obligation, exclusive of bonus credits, must be rental units and at least half of that number must be available to families with children.
 - A minimum of 13% of affordable housing units must be available to very low-income households and at least half of that number must be available to families with children.
 - A maximum of 10% of a municipality's fair share obligation may be counted by transitional housing credits.
 - A municipality may lower its prospective need obligation to prevent an obligation



of more than 1,000 housing units or a number exceeding 20% of the total number of households in the municipality.

- The law increases the minimum period requiring affordability controls to 40 years for rental units and maintains a 30-year period for for-sale units. The minimum requirement for affordability controls cannot be reduced.
- The law establishes new development fee collection, expenditure and monitoring rules.
- The amended FHA also establishes many deadlines, including but not limited to, the submission of a Fourth Round Housing Element and Fair Share Plan by June 30, 2025, and any objections being filed by August 31, 2025.

D. FOURTH ROUND METHODOLOGY

Per N.J.S.A. 52:27D-304.1.d, “For the fourth round of affordable housing obligations, the [Department of Community Affairs] shall prepare and submit a report to the Governor, and, pursuant to [N.J.S.A. 52:14-19.1], to the Legislature providing a report on the calculations of regional need and municipal obligations for each region of the State within the earlier of seven months following the effective date of P.L.2024, c.2 (N.J.S.A. 52:27D-304.1 et al.) or December 1, 2024.” On October 18, 2024, the Department of Community Affairs (DCA) released a report titled “Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background,” inclusive of a calculation spreadsheet, which detailed the datasets and calculations used to generate the affordable housing obligation for each municipality within New Jersey for the Fourth Round. Per this report, the Township of Piscataway was calculated to have a present need of 150 units and a prospective need of 539 units for the Fourth Round. The subsections below outline the methodology for calculating the Township’s Fourth Round affordable housing obligation per the DCA report and in accordance with the FHA Amendments.

Present Need

Per the amended FHA, “A municipality’s present need obligation shall be determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof” (N.J.S.A. 52:27D-304.2). P.L.2024, c.2 further defines “deficient housing units” as “housing that: (1) is over fifty years old and overcrowded; (2) lacks complete plumbing; or (3) lacks complete kitchen facilities” (N.J.S.A. 52:27D-304).

In the Third Round, municipal present need calculations were based on the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. The present need calculations for the Fourth Round conducted by the DCA similarly use datasets measuring these three factors, but as explained in their report, “The US Department of Housing and Urban Development (HUD) and the US Census Bureau publish separate tables on housing age, lack of plumbing facilities, lack of kitchen facilities, and overcrowding. However, there is no data source that reports the number of units that meet any one of those three conditions. Therefore, this number must be estimated using data from existing tables, with measures taken to account for overlap and to narrow the scope to deficient housing units occupied by low- and moderate-income [(LMI)] households.” The DCA therefore used a combination of the latest data from HUD’s Comprehensive Housing Affordability Strategy (CHAS) LMI dataset corresponding to the latest Census Bureau American Community Survey (ACS) data (which was 2017-2021 5 Year



Estimates at the time of the report’s release), data from the IPUMS Center for Data Integration, and the ACS Public Data Microdata Sample (PUMS) at the Public Use Microdata Area (PUMA) level to estimate the number of substandard/deficient low- and moderate-income occupied units (“present need”) for each municipality in New Jersey.

Per the methodology outlined above and described in further detail in the DCA report, the Fourth Round present need obligation for the Township of Piscataway was calculated as 150.

Prospective Need

The statewide obligation for the Fourth Round has been calculated as 84,698. This obligation is distributed among the State’s municipalities, excluding Qualified Urban Aid municipalities.

As described in the FHA Amendments and summarized in the DCA report, a municipality’s Fourth Round prospective need obligation is calculated by multiplying its average allocation factor to the total prospective need of its corresponding Housing Region.

Per the FHA Amendments, the State is broken into six regions as follows:

Housing Region	Counties
1	Bergen, Hudson, Passaic, and Sussex
2	Essex, Morris, Union, and Warren
3	Hunterdon, Middlesex, and Somerset
4	Mercer, Monmouth, and Ocean
5	Burlington, Camden, and Gloucester
6	Atlantic, Cape May, Cumberland, and Salem

A municipality’s Fourth Round prospective need obligation is calculated by multiplying its average allocation factor to the total prospective need of its corresponding Housing Region.

The average allocation factor is the average of three measures indicative of a municipality’s capacity/potential to address the regional prospective need: the equalized nonresidential valuation factor, the income capacity factor, and the land capacity factor.

The Fourth Round prospective need for each Housing Region is determined by calculating the change in the number of households within each Housing Region between the 2010 Census and 2020 Census. Per the FHA Amendments, “this household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and to determine the regional prospective need for a 10-year round of low- and moderate-income housing obligations. If household change is zero or negative, the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and the regional prospective need shall be zero” (N.J.S.A. 52:27D-304.2).

The Township of Piscataway is in Housing Region 3, which consists of Hunterdon County, Middlesex County, and Somerset County. The regional prospective need for Housing Region 3 was calculated as 11,604, and the Township’s average allocation factor was calculated as 4.649%. The regional need of 11,604 multiplied by the Township’s average allocation factor of 4.649% therefore resulted in a Fourth Round prospective need obligation calculation of 539.



Equalized Nonresidential Valuation Factor

The equalized nonresidential valuation factor is one of the three components of the average allocation factor for each municipality. The equalized nonresidential valuation factor is representative of a municipality's share of the change in nonresidential property value within its Housing Region.

This factor was calculated as follows:

1. The valuations of commercial properties and industrial properties in each municipality in 2023, per data from the NJ Division of Local Government Services, were summed and then divided by the 2023 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 2023.
2. The valuations of commercial properties and industrial properties in each municipality in 1999, per data from the NJ Division of Local Government Services, were summed and then divided by the 1999 State Equalization Table Average Ratio corresponding with the municipality to obtain a total equalized nonresidential valuation for 1999.
3. The difference in total equalized nonresidential valuation from 1999-2023 was calculated for each municipality.
4. The difference in total nonresidential valuation from 1999-2023 was summed for all municipalities (excluding Qualified Urban Aid municipalities) within each Housing Region.
5. The difference in total nonresidential valuation from 1999-2023 for each municipality was divided by the sum of differences in total nonresidential valuation from 1999-2023 for its corresponding Housing Region to compute the municipality's share of the regional nonresidential valuation change from 1999-2023.

The Township's equalized nonresidential valuation factor was calculated as 9.71% per the DCA report.

Income Capacity Factor

The second component of the average allocation factor for each municipality is the income capacity factor. The income capacity factor measures the degree to which a municipality's median household income differs from an income floor of \$100 below the lowest median household income in its Housing Region.

Per the FHA Amendments, a municipality's income capacity factor shall be "determined by calculating the average of the following measures:

- (a) The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and
- (b) The municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality" (N.J.S.A. 52:27D-304.3).



At the time of the release of the DCA report on October 18, 2024, the most recent American Community Survey Five-Year Estimates data for median household income and number of households were found in Table S1903 of the Census Bureau's American Community Survey 2018-22 5-Year Estimates.

The Township's income capacity factor was calculated as 2.73% per the DCA report.

Land Capacity Factor

The third component of the average allocation factor for each municipality is the land capacity factor. The land capacity factor indicates the percentage share of total "developable" land in a Housing Region accounted for by each municipality within that Region, excluding land area corresponding to Qualified Urban Aid municipalities. The DCA conducted a GIS analysis to identify the "developable" land within the state using several publicly-available datasets, including but not limited to 2020 land use/land cover (LULC) data, New Jersey State Plan Planning Areas weighted by area type, statewide parcel data, open space and preserved farmland, category 1 waterways and wetlands, steep slopes, and open waters.

The steps below provide a summary of the methodology used to identify the vacant land in the state, and consequently identify each municipality's share of developable land within its corresponding Housing Region.

1. Weights were applied to all New Jersey State Plan Planning Areas as specified in the Fourth Round Law.
2. The layer of weighted Planning Areas was merged with land use/land cover (LULC) data for the entire state sourced from 2020 aerial imagery. 18 different types of LULC, such as cropland and pastureland, deciduous forest, and coniferous forest, were identified and extracted as "vacant, developable land" from this merged dataset.
3. Of these areas identified as "developable" from the merged dataset, areas without underlying parcel data and areas with MOD-IV Property Tax data with property class codes for residential, commercial, industrial, apartment, railroad, and school uses were removed to prevent rights-of-way, tree-covered rear yards on residential properties and buffer areas on non-residential development from being included in the "developable" land calculation.
4. Municipally-reported construction permit data to the DCA was used to remove properties otherwise identified as vacant through the LULC analysis.
5. Areas mapped as open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special resource area restrictions) were removed from the "developable" land dataset.
6. Using 10 foot digital elevation LiDAR data, steep slope areas exceeding 15% and steep slope areas consisting of 5,000 square feet or less were removed from the "developable" land dataset.
7. DCA reviewed an unspecified 22,000 vacant parcels to further remove homeowner association common areas, detention basins, and road and utility rights of way.
8. After the removal of all the aforementioned layers from the "developable" land dataset, remaining "slivers" of land with an area of 2,500 square feet or less were also removed due to their inability to support any kind of development.
9. The remaining land was identified as "developable" land and was summed based on the



limits of each Housing Region and its corresponding municipalities.

10. The municipality's percentage of total identified "developable" land within its Housing Region constitutes its land capacity factor.

Through this analysis, the DCA reported 155.493 acres of "developable" land in the Township of Piscataway and 10,323.500 acres of "developable" land in Housing Region 3 (excluding Qualified Urban Aid municipalities), therefore computing a land capacity factor of 1.51% for the Township.

DCA Calculated Fourth Round Prospective Need Obligation

Given the calculations of the Township's equalized nonresidential valuation factor as 9.71%, income capacity factor as 2.73%, and land capacity factor as 1.51%, the average allocation factor for the Township was computed to 4.649%. The average allocation factor of 4.649% multiplied by the Housing Region 3 regional prospective need of 11,604 totaled to a Fourth Round prospective need obligation of 539 for the Township per the DCA report.

E. MUNICIPAL DETERMINATION OF FOURTH ROUND PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS

As per N.J.S.A. 52:27D-304.1, "[e]ach municipality shall determine its municipal present and prospective obligations in accordance with the formulas established in [N.J.S.A. 52:27D-304.2 - 304.3] and may take into consideration the calculations in the report published by the department." Furthermore, "For the fourth round of affordable housing obligations, this determination of present and prospective fair share obligation shall be made by binding resolution no later than January 31, 2025" (N.J.S.A. 52:27D-304.1). The Township reviewed and evaluated the DCA's non-binding calculations of the City's Fourth Round present need and prospective need, and while the Township concurred with the DCA's calculation of the Township's Fourth Round present need obligation of 150, the Township calculated its Fourth Round prospective need obligation to be 504 rather than the DCA calculation of 539 due to adjustments to the Township's income capacity factor calculation and land capacity factor calculation.

Per the FHA Amendments, the income capacity factor shall be calculated "according to the most recent American Community Survey Five-Year Estimates." On December 12, 2024, the United States Census Bureau released American Community Survey 2019-23 5-Year Estimates data. The Township therefore calculated its income capacity factor calculation based on the most recent American Community Survey 2019-23 5-Year Estimates data for the municipalities in Housing Region 2 instead of the American Community Survey 2018- 22 5-Year Estimates used in the DCA report. Using updated data for the entirety of Housing Region 3, the Township's income capacity factor was calculated as 2.69% rather than 2.73% as calculated by the DCA.

Additionally, the Township reviewed and evaluated the accuracy of the 155.493 acres of "developable" land identified in the Township used to calculate the Township's land capacity factor of 1.51% in the DCA report. Under further analysis, the Township found that several areas identified as "developable" in the Township by the DCA's geoprocessing model are in fact not "developable." The Township removed +/- 92.699 acres of the 155.493 acres of "developable" land identified in the DCA report from the Township's land capacity factor calculation, resulting in a recalculation of the land capacity factor based on +/- 62.835 total acres of "developable" land



within the Township. This adjustment to the Township's developable land acreage resulted in a calculation of the Township's land capacity factor as 0.61% rather than 1.51% as identified in the DCA report.

The Township's adjusted calculations for the income capacity factor and land capacity factor therefore computed an average allocation factor of 4.340% compared to 4.649% as calculated in the DCA report, which when applied to the regional prospective need of 11,604 generated a Fourth Round prospective need obligation of 504 for the Township.

Based on these calculations, and in accordance with the requirements of the FHA Amendments, the Township Council adopted Resolution No. 2025-74 on January 23, 2025, which committed the Township to a Fourth Round present need obligation of 150 and Fourth Round prospective need obligation of 504. An in-depth explanation of the calculations used to determine the Township's Fourth Round present need obligation and prospective need obligation was provided in a planning report attached as an exhibit to the adopted January 23, 2025 resolution.

On January 24, 2025, pursuant to the Administrative Office of the Courts' Directive No. 14-24, the Township filed a Declaratory Judgment Action in Superior Court.

F. DISPUTE RESOLUTION PROCESS AND ESTABLISHMENT OF FOURTH ROUND OBLIGATION

Per N.J.S.A. 52:27D-304.1, "An interested party may file a challenge with the program, after adoption of the binding resolution and prior to March 1, 2025, alleging that the municipality's determination of its present and prospective obligation does not comply with the requirements of [N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3]."

On February 27, 2025, New Jersey Builders Association ("NJBA") filed an objection with the Court of the Township's Fourth Round prospective need obligation adopted by Resolution No. 2025-74, declaring that the Court establish the Township's Fourth Round prospective need obligation as 539 as calculated by the Department of Community Affairs ("DCA").

In response to the challenge filed to the Township's calculation of its Fourth Round prospective need obligation, pursuant to the Program, the Administrative Office of the Courts ("AOC") appointed and assigned the case to Program member, the Hon. Mary C. Jacobson, J.S.C. (Ret.) ("Program Member") to manage the proceedings, host settlement conferences, and make recommendations to the Court in accordance with the FHA and the AOC's Directive #14- 24 ("Directive #14-24"), and the Program Member appointed Jennifer C. Beahm, P.P., as special adjudicator ("Special Adjudicator") in this case to work with, make recommendations to and assist the Program.

A settlement conference was conducted on March 25, 2025, followed by a session on that same date, on notice to all parties with the participation of local officials, attorneys for the Municipality and NJBA, and the Special Adjudicator, with the session following the settlement conference when efforts at resolution through mediation failed. The Program Member issued her written Report and Program Recommendation on April 14, 2025, wherein she found the prospective need calculation of the DCA of 539 units of affordable housing to be the most reasonable result based on the Act and recommended to the Court that this obligation be endorsed and effectuated, thereby establishing the prospective need for Piscataway at 539 units. In an Order filed April 24, 2025 by Hon. Thomas Daniel McCloskey, J.S.C. on behalf of the Court, the Township's present need obligation



was fixed as 150 affordable units for the Fourth Round housing cycle and the Township's prospective need obligation was fixed as 539 units for the Fourth Round housing cycle.

G. VACANT LAND ADJUSTMENT

Given municipal constraints on the amount of vacant land available for the development of affordable housing, the amended FHA, similarly to the Third Round, permits municipalities to adjust their prospective need obligations for the Fourth Round based on a lack of vacant land. The process for preparing a vacant land adjustment ("VLA") for the Fourth Round follows the methodology established in the Municipal Adjustments Subchapter of COAH's Prior Round Substantive Rules (N.J.A.C. 5:93-4.2), with some minor differences as specified in the Amended FHA. The application of the methodology for vacant land adjustments from COAH's Prior Round Substantive Rules in the Fourth Round is affirmed by language in N.J.S.A. 52:27D-311.m.: "All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L.2024, c.2 (C.52:27D-304.1 et al.), or binding court decisions."

Most notably, the FHA Amendments added an additional requirement to the vacant land adjustment process: "Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall, as part of the process of adopting and implementing its housing element and fair share plan, identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so" (N.J.S.A. 52:27D-310.1).

The Township has conducted a VLA for the Fourth Round, which is attached hereto as *Appendix R*. The Fourth Round VLA calculates a Realistic Development Potential ("RDP") of 134 units for the Township for the Fourth Round.

Furthermore, as detailed in the VLA and clarified in Section III below, 25% percent of the Township's Fourth Round unmet need obligation of 223 (which is calculated by subtracting the 316 units and credits satisfying the Township's RDP generated from vacant properties (134) and developed properties/properties pending approval (182 units) from the Fourth Round prospective need obligation of 539) will be satisfied utilizing redevelopment for two projects: 44 Stelton Road (Block 1901, Lot 64.01) and the Riya project (Block 5701, Lot 11). These projects will generate a minimum of 71 total units towards the Township's unmet need, or 31.8%.

H. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION

The following section analyzes housing, demographic, and employment data for Piscataway to create an inventory of characteristics in the Township that directly apply to current and future housing demand in the Township and region.



1. Analysis of Population and Demographics

The following tables look to analyze the population trends in Piscataway from the Decennial Census and American Community Survey data. An analysis of population demographics in a target area can help a community to understand and plan for the range of people that live and work within its borders. Also, local population demographics understood in the context of and compared to the larger regional area provides a unique opportunity to understand larger geographic implications of present conditions and future local and regional opportunities. This demographic profile was broken down into functional areas including analyses of community demographics, housing stock, and employment data.

Population

Table 1, which depicts the population change since 1930, shows that from 1930 to 2020, the Township saw a significant increase in population. The numbers demonstrate that the population peaked mostly between the 1950s and 1970s. Since the 1980s, the Township of Piscataway has experienced continued gradual population increases.

Piscataway's largest increase in growth occurred from the 1950s to the 1970's. The Township's population saw an increase of over 95% during the 1950s, and then more than over 80% during the 1970s. The population continued to steadily increase with a 15% increase during the 1980s. In recent years, the Township's population has shown signs of stabilization, with increases about 11% in decades since the 1990s, and then a decline between 1990 and 2000 with 7.2%.

When compared to Middlesex County as a whole, the Township has experienced similar modest and steady increases from 1990 through 2020. Both the County and the Township saw minor increases in population from the 1990s to the 2020s (Table 2).

Table 1: Population 1930-2020, Township of Piscataway		
Year	Total Population	% Change
1930	5,865	-
1940	7,243	23.5%
1950	10,180	40.5%
1960	19,890	95.4%
1970	36,418	83.1%
1980	42,223	15.9%
1990	47,089	11.5%
2000	50,482	7.2%
2010	56,044	11.0%
2020	60,804	8.5%
Source: U.S. Bureau of the Census, 1930-2020 Decennial Censuses		



Table 2: Population 1990-2020				
Township of Piscataway and Middlesex County				
Year	Piscataway	% Change	Middlesex County	% Change
1980	42,223	15.9%	595,893	2.1%
1990	47,089	11.5%	671,780	12.7%
2000	50,482	7.2%	750,162	11.7%
2010	56,044	11.0%	809,858	8.0%
2020	60,804	8.5%	863,162	6.6%
Source: U.S. Bureau of the Census, 1980-2020 Decennial Censuses				

Age Characteristics

Understanding the age make up of a community is important when planning for new housing, resources, and the future of the township. Looking at a further breakdown of population data by age and sex, it shows that the townships population is concentrated in specific age cohorts. Table 3 to the right depicts approximately 16.9% of the population is 40-54 years old, while another 25.2% is 0-19 years old. These age cohorts generally suggest that Piscataway consists largely of families with middle-aged parents and children. Also, Rutgers University has a campus in Piscataway, which explains why the second largest population group is 20- to 24-year-olds.

Table 4 complements the data and compares it to that of Middlesex County as a whole. Age dispersion in Piscataway has remained consistent for the past three decades, with roughly a little more than one fourth of residents under the age of 19, roughly 55% of the population between the ages of 20-64, and around 10% of the population in the 65+ cohort for 2000, 2010, and 2020. Similarly, Essex County has seen stable age dispersion from 2000-2020.

Table 3: Population by Sex and Age, 2020			
Township of Piscataway			
	All	Male	Female
Total 2020 Census Population			
Under 5	2,784	1,437	1,347
5 to 9 years	2,939	1,553	1,386
10 to 14 years	2,910	1,483	1,427
15 to 19 years	6,659	3,557	3,102
20 to 24 years	7,708	3,986	3,722
25 to 29 years	4,440	2,228	2,212
30 to 34 years	4,183	2,079	2,104
35 to 39 years	3,945	1,943	2,002
40 to 44 years	3,349	1,659	1,690
45 to 49 years	3,275	1,561	1,714
50 to 54 years	3,625	1,718	1,907
55 to 59 years	3,699	1,746	1,953
60 to 64 years	3,473	1,571	1,902
65+	7,815	3,521	4,294
Median age (years)	33.5	31.8	35.2
Source: U.S. Bureau of the Census, 2020 Decennial Census			



Looking more minutely, both Middlesex County and Piscataway have seen a decrease in the 25 to 44 age cohort with numbers in 2000 recorded at 32.9 and 33.3 percent, respectively, which decreased to 26.9 and 26.2 percent in 2020, respectively. Increases in the 45 to 64 age cohort, as well as increases in the 65 & over age cohort signifies that the Township has been able to retain established families and older residents while failing to attract younger families and adults.

Table 4: Population by Age, 2000-2020
Township of Piscataway and Middlesex County

Age	2000				2010				2020			
	Piscataway		Middlesex County		Piscataway		Middlesex County		Piscataway		Middlesex County	
	#	%	#	%	#	%	#	%	#	%	#	%
Under 5	3,127	6.2	48,753	6.5	3,311	5.9	50,006	6.2	2,784	4.6	44,476	5.2
5 to 17	7,925	15.7	124,354	16.6	7,958	14.2	135,451	16.8	7,778	12.8	138,677	16.0
18 to 24	7,116	14.1	75,177	10.1	10,002	17.8	82,886	10.2	12,438	20.5	92,267	10.7
25 to 44	16,796	33.3	246,837	32.9	15,839	28.3	229,092	28.3	15,917	26.2	232,121	26.9
45 to 64	11,144	22.1	162,309	21.6	13,499	24.1	212,961	26.3	14,072	23.1	227,206	26.4
65 & over	4,374	8.7	92,406	12.3	5,435	9.7	99,462	12.3	7,815	12.9	131,558	15.2
Total	50,482	100	750,162	100	56,044	100	809,858	100	60,804	100	863,162	100

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

Race

Table 5 shows the racial breakdown of the population according to responses from 2020 Decennial Census. Over 90% of the population responded as “One Race,” with 39.6% identifying as Asian, 25.7% responding as White, 20.1% identifying as Black or African American, and 0.4% identifying as American Indian/Alaska Native.

The other 7.0% of respondents identified as “Two or More Races”.

Table 5: Race, 2020
Township of Piscataway

	#	%
One race	56,522	93.0%
White	15,637	25.7%
Black or African American	12,208	20.1%
American Indian/Alaska Native	252	0.4%
Asian	24,048	39.6%
Native Hawaiian/Other Pacific Islander	28	0.0%
Some Other Race	4,349	7.2%
Two or More Races	4,282	7.0%
White; American Indian and Alaska Native	104	
White; Asian	372	
White; Black or African American	448	
White; Some Other Race	2,125	
Hispanic or Latino (any race)	8,276	13.6%
Total population	60,804	100%

Source: U.S. Bureau of the Census, 2020 Decennial Census



Household Size and Characteristics

In addition to population demographics, household size in relation to the population helps to characterize the Township. Using Decennial Census data from 2000-2020, Table 6 below shows that the Average Household Size in Piscataway increased negligibly from 2.84 to 2.91 from 2000 to 2010 and then experienced a marginal increase to 3.23 in 2020, in conjunction with an increase in population and number of occupied housing units from 2000 through 2020. From 2000 to 2010 the number of households in Piscataway increased by 5.7%, while the number of occupied housing units increased 3.3%. This trend increased in 2010 to 2020 when total households increased by 6.2% while the number of occupied housing units also increased 6%, implying the household growth is outpacing the growth in available housing. Middlesex County as similar moderate increase in the average household size from 2.74 in 2000 to 2.77 in 2020.

Table 6: Households And Population 2000-2020, Township of Piscataway and Middlesex County									
	2000			2010			2020		
	HH Population	Occupied Housing Units	Avg HH Size	HH Population	Occupied Housing Units	Avg HH Size	HH Population	Occupied Housing Units	Avg HH Size
Piscataway	46,858	16,500	2.84	49,540	17,050	2.91	52,630	18,071	3.23
Middlesex County	729,342	265,815	2.74	786,023	281,186	2.89	840,187	300,547	2.77
Source: U.S. Census, 2000, 2010, and 2020									

Table 7 shows that the most common household size in Piscataway was four people or more, accounting for 31.9% of households, followed by households with two people, accounting for 29.2% of households. Three person households make up 21.4% of households and the least common form of households is single person households, at 17.6% of households.

Table 7: Household Size, 2023 ACS, 5- Year Estimates, Township of Piscataway		
Household Size	Number of Households	Percent
1 Person	3,058	17.6%
2 Persons	5,078	29.2%
3 Persons	3,715	21.4%
4 Persons or More	5,548	31.9%
Total Occupied Housing Units	17,399	100%
Note: Figures may not add due to rounding Source: Occupancy Characteristics, 2023 American Community Survey 5- Year Estimates		

The American Community Survey was utilized to evaluate Piscataway income characteristics compared to Middlesex County as a whole. Table 8 demonstrates that the per capita income is lower and the median household income is higher in Piscataway, \$43,660 and \$126,308, than the County, \$49,417 and \$109,028.

In addition to a higher per capita income, fewer Piscataway residents are living below the poverty level. Based on the 2023 5 Year Estimates from the American Community Survey (Table 8) 5.5% of Piscataway residents compared to 8.5% Middlesex County residents are living below the poverty level.



Table 8: Income Characteristics – 2023 ACS, 5- Year Estimates, Township of Piscataway and Middlesex County			
	Township Of Piscataway	Middlesex County	State of New Jersey
Median Household Income	126,308	109,028	101,050
Median Family Income	139,877	126,671	123,892
Per Capita Income	43,660	49,417	53,118
Percent of Persons Below Poverty Level	5.5%	8.5%	9.7%
<i>Source: Selected Economic Characteristics, 2023 American Community Survey 5- Year Estimates</i>			

The regional income limits in Table 9 were produced by the Affordable Housing Professionals of New Jersey in 2025 in accordance with UHAC. The table below shows the very low income, low income, and moderate-income thresholds for Middlesex County for each household size. Specific rows are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a).

Table 9: Affordable Housing Professionals of New Jersey 2025, UHAC Affordable Housing Regional Income Limits Region 3 - Middlesex County, New Jersey			
Household Size	Moderate Income	Low Income	Very Low Income
1 Person	\$85,920	\$53,700	\$32,220
1.5 Persons*	\$92,080	\$57,550	\$34,530
2 Persons	\$98,240	\$61,400	\$36,840
3 Persons	\$110,480	\$69,050	\$41,430
4 Persons	\$122,720	\$76,700	\$46,020
4.5 Persons*	\$127,640	\$79,775	\$47,865
5 Persons	\$132,560	\$82,850	\$49,710
6 Persons	\$142,400	\$89,000	\$53,400
7 Persons	\$152,240	\$95,150	\$57,090
8 Persons	\$162,000	\$101,250	\$60,750
<i>Source: Affordable Housing Professionals of New Jersey</i>			
<i>* These are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4</i>			



2. Analysis of Housing Characteristics

Age of Housing

Piscataway is a substantially developed community. Population spikes from the 1960s to 1970s were caused by a large increase in the number of houses being built during the same period. From 1960 to 1979, 6,297 houses were built. From 1960 to 1970 there was an increase of over 16,000 people, which correlates to the spike in residential construction. The Township continued to experience construction to a lesser extent through 2019. The population continued to grow throughout the years without dipping. This population growth from 1980 through 2009 occurred in conjunction with the construction of 5,960 homes during that same period. After the Great Recession, housing production was significantly curtailed in Piscataway, with only 1,036 homes being constructed from 2010-2019. Despite the low growth in housing production, the population still grew by over 4,760 residents from 2010-2020, an 8.5% growth rate over the previous decade's population. This trend suggests that as the total population, as well as the total number of households increases, the production of housing has lagged this growth.

**Table 10: Age of Housing – 2023 ACS, 5- Year Estimates
Township of Piscataway**

Year Housing Unit Built	Township of Piscataway	
	Number of Units	Percent
2020 or later	273	1.6%
2010 – 2019	1,063	6.1%
2000 – 2009	1,343	7.7%
1980 – 1999	4,617	26.5%
1960 – 1979	6,297	36.2%
1940 – 1959	2,868	16.5%
1939 or earlier	938	5.4%
Total	17,399	100%
<i>Note: Figures may not add due to rounding</i>		
<i>Source: Selected Housing Characteristics, 2023 American Community Survey 5-Year Estimates</i>		

The number of residential building permits since the decade of 1990-1999 construction has slowed. The number of residential building permits more than halved over the next decade, falling from 2,095 to 884. Despite the impacts of the great recession the number of residential building permits increased during 2010-2019 to 1,366. In 2017, the Township hits its highest number of residential permits issued in a year during 2010-2019. The year after 2018, it hits its lowest number of 8 permits. From 2019, the number of permits increases each year. While it has been previously suggested that the scarcity of developable land was the primary reason for the decrease of residential building permits in the past decade, the sharp increase in 2022 suggests that economic and political factors, may have been limiting the construction of new housing.

**Table 11: Residential Building Permits, 1990-2017
Township of Piscataway**

Year	Residential Building Permits
1990-1999	2,095
2000-2009	884
2010	230
2011	220
2012	192
2013	150
2014	19
2015	13
2016	10
2017	378
2018	8
2019	146
2020	113
2021	336
2022	480
Total	5,274
<i>Source: New Jersey Department of Labor and Workforce Development</i>	
<i>As of 2022</i>	



Table 12 shows the housing size by the number of rooms and compares Piscataway and Middlesex County as a whole. In general, Piscataway has a larger number of housing units with five or more rooms, with 69.7% of housing having 5 or more rooms. In comparison, Middlesex County has a similar distribution of housing sizes, with 67.6% of the housing having 5 or more rooms.

Table 12: Housing Size by Number of Rooms - 2023 ACS, 5- Year Estimates Township of Piscataway and Middlesex County				
Number Of Rooms	Township of Piscataway		Middlesex County	
	Number Of Units	Percent	Number Of Units	Percent
1 Room	172	0.9	6,645	2.1
2 Rooms	284	1.6	11,038	3.5
3 Rooms	2,069	11.4	35,878	11.2
4 Rooms	2,984	16.4	49,984	15.7
5 Rooms or More	12,638	69.7	215,566	67.6
Total	18,147	100	319,111	100
<i>Source: Selected Housing Characteristics, 2023 American Community Survey 5-Year Estimates</i>				
<i>Note: Percentages May Not Add Due To Rounding</i>				

Most of the housing in Piscataway is owner-occupied, as approximately 64.6% of housing is owner-occupied in comparison to 35.4% being occupied by renters.

The total vacancy rate in the Township is 4.1%, based on the 2020 census which reported that 875 units were vacant out of 16,774 total units. While both renter and owner-occupied housing in Piscataway have low vacancies, owner occupied vacancy is incredibly low, and most of the rate being from renter-occupied vacancies.

Table 13: Tenure and Housing Vacancy Rates, 2020 Township of Piscataway			
	Total	Owner Occupied	Renter Occupied
Total Housing Units	16,774	10,620	5,279
Vacant Units	875	-	-
Vacancy Rate	4.1%	0.2%	3.9%
<i>Source: U.S. Bureau of the Census, 2020 Decennial Census</i>			
<i>(1) Includes all vacant units, including those rented or sold but not occupied, seasonal recreational and occasional use units, and "other" vacant units.</i>			
<i>(2) Includes units available for sale only</i>			
<i>(3) Includes units available for rent.</i>			

Table 14 shows the value of owner-occupied housing reported by the 2023 5 Year American Community Survey. Based on the data provided, most of the housing in Piscataway, 55.1%, is valued between \$300,000 and \$499,999. The next most common bracket for housing value is \$500,000 to \$999,999, with 31% of houses in this category. Owner-occupied housing across Middlesex County has similar or higher values. Middlesex County's most common brackets are between the \$500,000 to \$999,999 and the \$1,000,000 or more categories.



Table 14: Value of Owner-Occupied Housing, 2023 ACS 5- Year Estimates Township of Piscataway and Middlesex County				
Housing Value	Township of Piscataway		Middlesex County	
	Number of Units	Percent	Number Of Units	Percent
Under \$50,000	78	0.7%	5,211	2.7%
\$50,000 to \$99,999	64	0.6%	2,177	1.1%
\$100,000 to \$149,999	80	0.7%	2,398	1.2%
\$150,000 to \$199,999	95	0.8%	3,197	1.6%
\$200,000 to \$299,999	1,114	9.9%	12,727	6.5%
\$300,000 to \$499,999	6,204	55.2%	84,502	43.0%
\$500,000 to \$999,999	3,489	31.0%	79,369	40.4%
\$1,000,000 or more	120	1.1%	6,772	3.4%
Total	11,244	100%	196,353	100%
<i>Note: Figures may not add due to rounding.</i>				
<i>Source: Selected Housing Characteristics, 2023 American Community Survey 5-Year Estimates</i>				

As of 2023, most rental units in Piscataway cost between \$1,500 and \$1,999 a month, with 37.5% reported in this range. The next most common rent level was between \$2,000 and \$2,499, with 26.3% of rental units falling into this category. While 1.5% responded with “less than \$500”, this reporting may be family contributions or informal rent situations, considering that most of the rental housing was estimated to be \$1,000 or more.

Table 15: Rent Levels, 2023 ACS, 5- Year Estimates Township of Piscataway		
Rent	Number of Units	Percent
Less than \$500	93	1.5%
\$500 to \$999	130	2.1%
\$1,000 to \$1,499	841	13.8%
\$1,500 to \$1,999	2,282	37.5%
\$2,000 to \$2,499	1,605	26.3%
\$2,500 to 2,999	839	13.8%
\$3,000 or more	302	5.0%
No cash rent	63	(x)
Total	6,092	100%
<i>Source: Selected Housing Characteristics, 2023 American Community Survey 5-Year Estimates</i>		



3. Analysis of Employment Characteristics

Economic data regarding Piscataway, retrieved from various census tables, reports that the estimated Median Household Income in 2023 was \$126,308, an increase of 38.6% from 2013 (Table 16). However, based on the CPI Inflation Calculator from the Bureau of Labor Statistics, an income of \$91,110 would have the buying power of \$118,366 in 2023, which demonstrates that while incomes have experienced real growth. During the same period the median home value increased 31.1%, indicating that income growth in Piscataway has outpaced the increase in home values.

Table 16: Economic Data Township of Piscataway	
Description	Amount
Estimated Median Household Income in 2023	\$126,308
Estimated Median Household Income in 2013	\$91,110
Estimated Median Home Value (Owner Occupied) in 2023	\$429,900
Estimated Median Home in 2013	\$327,800
Mean Price of All Housing Units in 2022	\$271,222
Mean Price of Detached Houses in 2022	\$397,127
Mean Price of Townhouses/Other Attached Units in 2022	\$277,959
Mean Price of Two Unit Structures in 2022	\$42,684
Mean Price of 3-4 Unit Structures in 2022	\$37,950
Mean Price of 5 or more Unit Structures in 2022	\$56,242
Median Gross Rent in 2023	\$1,934
<i>Source: Units in Structure, 2022 American Community Survey 5- Year Estimates. Aggregate Value (Dollars) by Units in Structure, 2022 American Community Survey 5- Year Estimates. Median Gross Rent, 2023 American Community Survey 5- Year Estimates. Selected Housing Characteristics – 2013 and 2023 5-Year American Community Survey. Selected Economic Characteristics 2013 and 2023, 5-Year American Community Survey.</i>	

4. A Consideration of Lands of Developers Who Have Expressed a Commitment to Provide Affordable Housing

Pursuant to N.J.S.A. 52:27D-310.f and the N.J.S.A. 40:55D-28b(3), a Housing Element must include “a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.” Thus, it is the Township’s responsibility to consider sites offered for affordable housing. However, the Township does not have an obligation to include every parcel a developer has proposed. In this case, all developers who expressed interest in the provision of affordable housing in the Township for the Fourth Round have been included in the Plan.

5. Consistency with State Plan and Redevelopment Plan

Pursuant to N.J.S.A. 52:27D-310.i and N.J.S.A. 40:55D-28b(3), a Housing Element must include “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.” Per the existing State Development and Redevelopment Plan (SDRP), which was adopted in 2001, the Township of Piscataway is located in the Metropolitan Planning Area (PA1). As stated in the 2001 SDRP, the State Plan’s intention in PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the



character of existing stable communities.” The SDRP further elaborates that “these goals will be met by strategies to upgrade or replace aging infrastructure; retain and expand employment opportunities; upgrade and expand housing to attract a balanced residential population; restore or stabilize a threatened environmental base through brownfields redevelopment and metropolitan park and greenway enhancement; and manage traffic effectively and create greater opportunities for public transportation connections within the Metropolitan Planning Area and between the Metropolitan Planning Area, suburban employment centers, and the Philadelphia and New York areas.”

On December 4, 2024, the State Planning Commission approved the updated Preliminary State Development and Redevelopment Plan. Per the Preliminary SDRP, Piscataway remains in Metropolitan Planning Area (PA1). The Preliminary SDRP provides that the intent of the Metropolitan Planning Area is to "provide for much of the state's future growth in compact development and redevelopment; revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods; address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems; prevent displacement and gentrification; promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms; rebalance urbanization with natural systems; promote increased biodiversity and habitat restoration; stabilize and enhance older inner ring suburbs; redesign and revitalize auto oriented areas; protect and enhance the character of existing stable communities.” Given that the final updated SDRP is not expected to be adopted until late Fall 2025, the consistency of the Township's Fourth Round Housing Element with the State Development and Redevelopment Plan is evaluated based on the 2001 SDRP.

Redevelopment has been used as a primary tool for housing development in Piscataway over the last decade, which is reflected in the inclusionary projects completed and/or approved during the Third Round and is a core objective of the existing SDRP and Preliminary SDRP for PA1. During the Third Round period, 1,141 residential units were completed through the implementation inclusionary redevelopment projects stimulated by the Township's Third Round HEFSP. These redevelopment efforts have brought an influx of residential development to the Township's urban core, improved walkability and infrastructure, and leveraged access to the Township's rail station, which is consistent with providing “future growth in compact development and redevelopment” as envisioned by the SDRP. The Township is continuing to promote redevelopment as a tool for the provision of affordable housing units as part of its compliance with its Fourth Round affordable housing obligations. The Township evaluates the viability of all planned and prospective affordable housing sites with respect to utility access, environmental impacts, and traffic/circulation. The projects contemplated for compliance towards the Township's Fourth Round affordable housing obligation are further evaluated in this Housing Element and Fair Share Plan.

6. Preserving Multigenerational Continuity

As required by N.J.S.A 52:27D-310, a municipality's housing element shall contain an "analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20)." The Multigenerational Family Housing Commission was established in 2021 and is responsible for preparing and adopting "recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens



to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas." The Commission also must "report annually to the Governor and to each house of the Legislature pursuant to section 2 of P.L.1991, c.164 (C.52:14-19.1), its activities, as well as its findings and recommendations, if any, for State and local government."

The Township will consider additional mechanisms to advance the goal of preserving multigenerational family continuity and will evaluate any report issued by the Commission when released.

III. FOURTH ROUND FAIR SHARE PLAN

A. SATISFACTION OF COMPLIANCE MECHANISMS PRIOR TO THE FOURTH ROUND

Compliance with Fourth Round Deadlines

The amended FHA establishes several deadlines prior to the commencement of the Fourth Round on July 1, 2025, as well as deadlines after the plan is filed with the Program for approval. This section details the Township's compliance with the deadlines mandated by the amended FHA leading up to the preparation of this Housing Element and Fair Share Plan.

- **October 20, 2024:** Deadline for DCA to prepare and submit a report on the calculation of regional need and municipal obligations for each region. The DCA released a report titled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" on October 18, 2024.
- **January 31, 2025:** Deadline for a municipality to adopt its fair share obligation numbers via binding resolution, which will either accept the DCA numbers, or describe why the numbers should be adjusted and what those adjusted numbers should be. The Township adopted Resolution No. 25-74 on January 23, 2025 accepting DCA's numbers of a Fourth Round present need of 150 units and providing an adjusted calculation of its Fourth Round prospective need as 504 units (see *Appendix A*).
- **48 hours following adoption of the resolution:** Deadline for a municipality to file an action with the Program regarding the adopted resolution and committing to its fair share numbers. The resolution must be published on the municipal website. The Township filed a Fourth Round Declaratory Judgment Complaint on January 24, 2025 (see *Appendix B*). Piscataway has a dedicated page on the Township's website for affordable housing information and documentation which includes access to Resolution No. 25-74.
- **February 15, 2025:** Deadline for the municipality to submit to the DCA a detailed accounting of all nonresidential and residential development fees collected and expended from the previous year and a municipal status report of unit and program monitoring data from the previous year. The Township formally submitted and confirmed all affordable housing trust fund activity and project and unit monitoring data through December 31, 2024 on the AHMS prior to February 15, 2025 (see *Appendix T*).



- February 28, 2025:** Deadline for an interested party to challenge a municipality's adopted numbers. There were no challenges from an interested party on the Township's adopted Fourth Round present need obligation and prospective need obligation prior to the February 28, 2025 deadline. On February 27, 2025, New Jersey Builders Association ("NJBA") filed an objection with the Court of the Township's Fourth Round prospective need obligation adopted by Resolution No. 25-74, declaring that the Court establish the Township's Fourth Round prospective need obligation as 539 as calculated by the Department of Community Affairs ("DCA").
- March 1, 2025:** If no challenges, the Township's numbers are established by default and immunity from exclusionary zoning litigation remains in effect.
- March 31, 2025:** Deadline for the Program to settle challenges to a municipality's fair share obligation numbers. The Program must issue a decision on any challenges to the municipality's fair share obligation by (i) making a finding that the municipality's determination of its present and prospective need obligation did not facially comply with the law and revoking the municipality's immunity, (ii) making an adjustment to the municipality's determination to comply with the law without revoking immunity or (iii) rejecting the challenge and affirming the municipality's determination of its fair share obligation. After participating in the dispute resolution process with NJBA and the Program as detailed in Section II of this Plan, the Township was determined to have a Fourth Round Present Need Obligation of 150 and Prospective Need Obligation of 539 via an Order entered on April 4, 2025.
- June 30, 2025:** Deadline to adopt and endorse a Housing Element and Fair Share Plan and propose drafts of the appropriate zoning and other ordinances and resolutions implementing the municipality's present and prospective obligation. This Fourth Round Housing Element and Fair Share Plan, inclusive of all ensuing attachments and appendices, has been prepared for review and adoption by the Township Planning Board, endorsement by the Township Council, and submission to the Program and the Court for review and approval prior to the June 30, 2025 deadline.
- June 30, 2025 or 48 hours following the Plan's adoption (whichever is sooner):** Deadline for the municipality to file the Housing Element and Fair Share Plan and drafts of resolutions and ordinances to implement its present and prospective obligation with the Program. The Plan and appropriate resolutions and ordinances must be posted on the municipal website. This Plan will be filed with the Program and the Court by June 30, 2025.

Fair Share Obligations Prior to the Fourth Round

The Township's satisfaction of its Prior Round obligation, Third Round Rehabilitation Obligation, and Third Round Prospective Need obligation is summarized below. All approvals and certifications granted to the Township from the Third Round and prior rounds shall remain valid, subject to any outlying conditions established by the Court or Special Adjudicator.



Satisfaction of Third Round Rehabilitation Obligation

The Township satisfied its 314-unit present need (rehabilitation) obligation from the Third Round through continued participation in its municipal rehabilitation program administered by the Township's Administrative Agent.

Satisfaction of Prior Round (1987-1999) Obligation

Obligation: 736

Status: Fully Satisfied

- **556 completed units**
- **180 rental bonus credits**

a) Inclusionary Projects (Family)

- 1) **Society Hill (550 Chesterfield Drive, 555 Chesterfield Drive, and 500 Buckingham Drive / Block 10003, Lot 2; Block 10002, Lot 2; Block 10004, Lot 2) – 109 AH credits**
(109 affordable family for-sale units)
 - i. Units: 545 total units; 109 affordable family for-sale units
 - ii. 55 low, 54 moderate
 - iii. Status: Completed (Final CO issued 11/1/1986).
- 2) **Starpoint (1 Smalley Street / Block 8801, Lot 427) – 74 AH credits** (74 affordable family for-sale units)
 - i. Units: 368 total units; 74 affordable family for-sale units
 - ii. 37 low, 37 moderate
 - iii. Status: Completed (Final CO issued 6/25/1995).
- 3) **Ridgedale Gardens (300 N Randolphville Rd / Block 2406, Lot 27.02) – 24 AH credits**
(12 affordable family rental units; 12 rental bonus credits)
 - i. Units: 252 total units; 12 affordable family rental units
 - ii. 6 low, 6 moderate
 - iii. Status: Completed (Final CO issued 12/30/1990).
- 4) **The Commons (1701 Stelton Road / Block 8901, Lot 8.01) – 42 AH credits** (42 affordable family for-sale units)
 - i. Units: 217 total units; 42 affordable family for-sale units
 - ii. 21 low, 21 moderate
 - iii. Status: Completed (Final CO issued 7/25/2001).
- 5) **Aspen Court (101 Aspen Court and 2800 New Brunswick Ave and 101 Aspen Court / Block 1301, Lot 1.04 and Block 1301, Lot 1.05) – 164 AH credits** (82 affordable family rental units; 82 rental bonus credits)
 - i. Units: 412 total units; 82 affordable family rental units
 - ii. 41 low, 41 moderate
 - iii. Status: Completed (Final CO issued 8/19/2008).



- 6) **JSM at Fairways (“Villas at Fairway”) (1640 Stelton Road / Block 9001, Lot 44.14) – 168 AH credits (84 affordable family rental units; 84 rental bonus credits)**
 - i. Units: 368 total units; 84 affordable family rental units
 - ii. 11 very low, 31 low, 42 moderate
 - iii. Status: Completed (Final CO issued 1/17/2014).
- b) 100% Affordable Projects (Age-Restricted): 152 AH completed credits (150 units, 2 rental bonus credits)
 - 1) **Sterling Village (1 Sterling Dr / Block 10402, Lot 1.02) – 152 AH credits (150 affordable age-restricted/senior rental units; 2 bonus credits)**
 - i. Units: 150 total units (100% affordable); 150 affordable age-restricted/senior rental units
 - ii. 12 very low, 63 low, 75 moderate
 - iii. Status: Completed (Final CO issued 9/23/1992).
- c) Group Homes: 3 completed AH credits (3 units)
 - 1) **Winan Group Home – 3 AH credits (3 affordable special/supportive needs rental units)**
 - i. Units: 5 bedroom group home; 3 units credited to Prior Round and 2 units credited to Third Round
 - ii. 3 very low
 - iii. Status: Completed.

Satisfaction of Third Round Prospective Need Obligation

Obligation: 975

Status: Fully Satisfied. 1,032 credits (57 credit surplus)

- **284 credits from completed inclusionary family rental projects (142 units + 142 rental bonus credits)**
- **24 credits from completed inclusionary family sale projects (24 units)**
- **158 credits from proposed inclusionary family rental projects (158 units)**
- **30 credits from completed inclusionary age-restricted projects (30 units)**
- **126 credits from completed group homes (63 units + 63 rental bonus credits (total Round 3 bonus credits capped at 243))**
- **205 credits from extension of controls**
- **167 credits from RCA with New Brunswick**
- **38 bonus credits to be received once all rental units are completed to reach bonus credit cap**

a) Inclusionary Projects (Family):

- 1) **Cedar Estates (“Cedar Woods”)/1 Possumtown Road/ Block 3301, Lot 3.06) – 24 AH credits (24 family for-sale units)**
 - i. Units: 120 total units; 24 affordable family for-sale units.
 - ii. 3 very low, 9 low, 12 moderate
 - iii. Status: Completed. Final CO issued 9/2/2016.



- 2) **Lackland ("Avalon"/ 47 Old New Brunswick Road/ Block 2101, Lot 11.06) – 82 AH credits (41 family rental units; 41 bonus credits)**
 - i. Units: 360 total; 41 affordable family rental units
 - ii. 5 very low, 18 low, 18 moderate
 - iii. Status: Completed. Site plan approval was granted on 10/19/2016. Final CO issued 9/30/2019.

 - 3) **Rivendell ("Rivendell Meadows"/ Zanzalari Way/ Block 9201, Block 46.20) – 96 AH credits (48 affordable family rental units; 48 rental bonus credits)**
 - i. Units: 240 total units; 48 affordable family rental units
 - ii. 6 very low, 18 low, 24 moderate
 - iii. Status: Completed. Site Plan approval was granted on 2/12/2020. Final CO issued 1/3/2025.

 - 4) **Intervenor Site (Valencia/"The Grove"/ 73 Old New Brunswick Road/ Block 2101, Lot 11.03) – 44 AH credits (22 affordable family rental units; 22 bonus credits)**
 - i. Units: 110 total units; 22 affordable family rental units
 - ii. 3 very low, 9 low, 10 moderate.
 - iii. Status: Completed. Site Plan approval was granted on 8/9/2017. Final CO issued 11/19/2019.

 - 5) **DiLeo site (Fresh Air Ventures/ "Enclave 37"/ 37 Old New Brunswick Road and 37 Old New Brunswick Road R/ Block 2101, Lots 9.05 and 9.06) – 62 AH credits (31 affordable family rental units; 31 rental bonus credits)**
 - i. Units: 161 total units; 31 affordable family rental units.
 - ii. 5 very low, 11 low, 15 moderate
 - iii. Status: Completed. Site Plan approval was granted on 12/13/2018. 31 units have COs – Last TCO issued on 4/22/2025.

 - 6) **Timothy Christian School Rezoning – (2008 Ethel Road/Block 8901, Lot 1.05) 74 AH credits (37 family rental units)**
 - i. 5 very low, 14 low, 18 moderate
 - ii. Status: Developer has expressed continued interest to maintain included in Township's Plan. Currently seeking site relocation.

 - 7) **Ericsson Property ("M&M at Hoes Lane Phase II" / 2 Skiles Avenue and 50 Knightsbridge Road / Block 7401, Lot 2.02 and Block 6201, Lot 6.02) – 83 AH credits (83 for-sale units) in Round 3 Plan → adjusted to 121 family rental AH units by 9/11/2024 General Development Plan (GDP) Approval. Eligible for 121 rental bonus credits**
 - i. Units: 1,101 total units; 121 affordable family rental units as approved by GDP which may be increased to 138 based on future plans
 - ii. Status: Approval for a GDP. Revised conceptual plan.
- b) Inclusionary Projects (Age-Restricted)
- 1) **Greenhouse Estates ("Heritage at Piscataway"/ Begonia Court / Block 2707, Lot 16) – 60 AH credits (30 age-restricted rental units; 30 rental bonus credits)**



- i. Units: 150 total units; 30 affordable, age-restricted rental units. Other 120 units are market for-sale, single family units.
- ii. 4 very low, 11 low, 15 moderate
- iii. Status: Completed. Final CO issued 5/14/2013.

c) Group Homes

- 1) **2008 Group Homes** – 92 AH credits (46 affordable special/supportive needs rental units; 46 rental bonus credits)
 - i. 46 very low
 - ii. Status: Completed.
- 2) **Lutheran Social Ministries** – 14 AH credits (7 affordable special/supportive needs rental units; 7 rental bonus credits)
 - i. 7 very low
 - ii. Status: Completed.
- 3) **Winan Group Home** – 2 AH credits (2 affordable special/supportive needs rental units)
 - i. Units: 5 bedroom group home; 3 units credited to Prior Round and 2 units credited to Third Round
 - ii. 2 very low
 - iii. Status: Completed.
- 4) **Dungarvin Group Home** – 4 AH credits (4 affordable special/supportive needs rental units)
 - i. 4 very low
 - ii. Status: Completed.
- 5) **NJ Association of Deaf/Blind** – 4 AH credits (4 affordable special/supportive needs rental units)
 - i. 4 very low
 - ii. Status: Completed.

d) Extension of Controls:

- 1) **Extend Controls on Sales** – 55 AH credits (55 extended controls on affordable for-sale units)
 - i. Status: Remains Valid.
- 2) **Extend Controls on Sterling Village** – 150 AH credits (Extended controls on 150 affordable family rental units)
 - i. 12 very low, 63 low, 75 moderate
 - ii. Status: Remains Valid.

e) RCA: 167 completed AH credits (167 affordable units completed via RCA with New Brunswick)

- 1) **RCA with New Brunswick** – 167 AH credits
 - i. 84 low, 83 moderate
 - ii. Status: Remains Valid.



Table B: Existing and Proposed Projects Addressing the Third Round RDP
Township of Piscataway, Middlesex County, NJ

Third Round RDP	975						
Mechanism	Completed Units	Proposed Units	VL	L	M	Rental Bonus Credits from Completed Projects	TOTAL CREDITS (w/ BONUS CREDITS)
Inclusionary (Family)	166	158	27	79	97	142	466
Cedar Estates ("Cedar Woods") 1 Possumtown Road Block 3301, Lot 3.06	24	-	3	9	12	-	24 (F)(S)
Lackland ("Avalon") 47 Old New Brunswick Road Block 2101, Lot 11.06	41	-	5	18	18	41	82 (F)(R)
Rivendell ("Rivendell Meadows") Zanzalari Way Block 9201, Block 46.20	48	-	6	18	24	48	96 (F)(R)
Intervenor Site ("Valencia"/"The Grove") 73 Old New Brunswick Road Block 2101, Lot 11.03	22	-	3	9	10	22	44 (F)(R)
DiLeo Site ("Fresh Air Ventures"/ "Enclave 37") 37 Old New Brunswick Rd and 37 Old New Brunswick Road R Block 2101, Lots 9.05 and 9.06	31	-	5	11	15	31	62 (F)(R)
Timothy Christian School Rezoning 2008 Ethel Road Block 8901, Lot 1.05	-	37	5	14	18	-	37 (F)(R)
Ericsson Property ("M&M at Hoes Lane Phase II") * 2 Skiles Avenue and 50 Knightsbridge Road Block 7401, Lot 2.02 and Block 6201, Lot 6.02	-	121	TBD	TBD	TBD	-	121 (F)(R)
Inclusionary (Age-Restricted)	30	-	4	15	15	-	30
Greenhouse Estates ("Heritage at Piscataway") Begonia Ct Block 2707, Lot 16	30	-	4	15	15	-	30 (AR)(R)
Group Homes	63	-	63	-	-	63	126



2008 Group Homes	46	-	46	-	-	46	92 (SN)(R)
Lutheran Social Ministries	7	-	7	-	-	7	14 (SN)(R)
Winan Group Home **	2	-	2	-	-	2	4 (SN)(R)
Dungarvin Group Home	4	-	4	-	-	4	8 (SN)(R)
NJ Association of Deaf/Blind	4	-	4	-	-	4	8 (SN)(R)
Extension of Controls	-	205	12	63	75	-	205
Extend Controls on Sales	-	55	-	-	-	-	55
Extend Controls on Sterling Village	-	150	12	63	75	-	150
RCA	167	-	-	84	83	-	167
Future Rental Bonus Credits from Completed Units to Meet 25% Cap (243 Total Bonus Credits)	243 BC max – 205 BC from existing completed units = <u>38</u>						
TOTAL CREDITS AND UNITS	994 + 38 future bonus credits = 1,032 (57 credit surplus)***						
* 121 affordable family rental units as approved by GDP <u>which may be increased to 138 based on future plans.</u>							
** 5 bedroom group home; 3 units credited to Prior Round and 2 units credited to Third Round .							
*** Any approved credit surplus may be applied towards a unit deficit in any of the Township's present or future affordable housing obligations.							
(F) = Family (AR) = Age-Restricted Rental							
(SN) = Special Needs (BC) = Bonus Credit							
(R) = Rental (S) = For-Sale							



B. FOURTH ROUND PLAN COMPLIANCE MECHANISMS

Fourth Round Present Need (Rehabilitation) Obligation

The Township will satisfy its Fourth Round present need obligation of 150 through continued participation in its municipal rehabilitation program, which is administered by the Township's Administrative Agent, until the rehabilitation obligation has been fully met. The Township shall amend the Spending Plan to fund the balance of its present need if the municipal program is ever abandoned or loses its funding. In the event that the rehab program sufficiently addresses the Township's rehabilitation obligation for owner-occupied units, the Township reserves the right to amend the Spending Plan to allocate funds to other affordable housing activities.

Fourth Round Prospective Need Obligation

As explained in detail in Section II.E and Section II.F of this Fourth Round Housing Element and Fair Share Plan, the Township's Fourth Round prospective need obligation is 539. The subsections below address how the Township intends to satisfy this 539-unit Fourth Round prospective need obligation.

1. Vacant Land Adjustment

As discussed in Section II of this HEFSP, the Township has conducted a Vacant Land Adjustment as part of addressing its Fourth Round prospective need obligation (see *Appendix R*). As a result of the VLA, the Township calculated an RDP of 134 based solely on vacant land. This RDP of 134 is added to an RDP of 182 generated by developed properties/properties pending approval, therefore producing a combined Fourth Round RDP of 316.

2. Percentage Requirements

- Minimum Rental: Per N.J.S.A. 52:27D-311, "A municipality shall satisfy a minimum of 25 percent of the actual affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation, through rental housing, including at least half of that number available to families with children."
- Minimum Family Housing: Per N.J.S.A. 52:27D-311, "A municipality shall satisfy a minimum of 50 percent of the actual affordable housing units, exclusive of any bonus credits, created to address its prospective need affordable housing obligation through the creation of housing available to families with children and otherwise in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321)."
- Age-Restricted Cap: Per N.J.S.A. 52:27D-311, "A municipality may not satisfy more than 30 percent of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation through the creation of age-restricted housing."
- Minimum Very-Low Income: Per N.J.S.A. 52:27D-329.1, "Housing elements and fair share plans adopted pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) shall ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate-income households to address a municipality's prospective need obligation will be reserved for occupancy by very low income households, as that term is defined pursuant



to section 4 of P.L.1985, c.222 (C.52:27D-304), with at least half of such units made available for families with children. The 13 percent shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation."

- **Bonus Credit Cap:** Per N.J.S.A. 52:27D-311, "A municipality shall not receive more than one type of bonus credit for any unit and a municipality shall not be permitted to satisfy more than 25 percent of its prospective need obligation in the fourth round or any subsequent round through the use of bonus credits."

The Township will comply with all of the percentage requirements per the amended FHA listed above, as well as any other additional requirements of the amended FHA and UHAC, throughout the build out of the Township's housing plan during the Fourth Round.

3. Satisfaction of Fourth Round RDP

The Township's Fourth Round RDP of 316 units shall be satisfied through the following projects:

- a) **Michael Murray Project ("William Street Townhomes" / 616 William Street/Block 3101, Lot 26.02) – 2 AH units (2 rental family townhouse units)**
 - a) Units: 6 total units; 2 affordable family rental townhouse units
 - b) 1 low, 1 moderate
 - c) Status: Completed. Piazza processing final applications. Site Plan approval was granted 4/14/2022. No CO issued as of May 2025.
- b) **Fox & Foxx I ("Fox & Foxx Crossings" / 19 Stelton Road / Block 1401, Lot 5) – 3 AH units (3 affordable family rental townhome units)**
 - a) Units: 20 total units; 3 affordable family rental townhome units
 - b) 2 low, 1 moderate
 - c) Status: Completed. Site Plan approval was granted 10/11/2018. Final CO was issued on 5/6/2021.
- c) **Fox & Foxx II (9 Stelton Road / Block 1401, Lot 2) – 2 AH family for-sale units (2 affordable for-sale townhome units)**
 - i. Units: 12 total units; 2 affordable for-sale townhome units.
 - ii. 1 low, 1 moderate
 - iii. Status: Zoning Board approval; construction has not started. Under resolution compliance.
- d) **Stelton Apartments (300-328 Stelton Road/ Block 2101, Lot 8) – 32 AH family units (8 family townhouse units – rental or for sale TBD and 24 family rental units)**
 - i. Units: 120 multi-family rental units + 40 townhouse units = 160 total units; 8 affordable family townhouse units – rental or for sale TBD and 24 affordable family rental units.
 - ii. Very low, low and moderate units in development TBD.
 - iii. Status: Concept plan stage.



- e) **Brudner Property (1791 South Second Street / Block 201, Lot 1.01) and 1776 South Second Street (Block 202 Lot 42.02) – 36 AH family townhome units**
 - i. Units: 176 total townhome units; 36 affordable family townhome units — rental or for sale TBD.
 - ii. Very low, low and moderate units in development TBD.
 - iii. Status: Concept plan stage. Amended Redevelopment Study to be presented to Planning Board on 6/11/2025.

- f) **Rivercrest Cabana Club (450 Rivercrest Drive, 5160 Orchard Street, and 5170 Orchard Street/ Block 7305, Lots 19.01, 20 and 21) – 3 AH age-restricted for-sale townhome units**
 - i. Units: 16 total townhome units; 3 affordable age-restricted for-sale townhome units.
 - ii. Very low, low and moderate units in development TBD.
 - iii. Status: Redevelopment Plan adopted by Ord. No. 2025-05 adopted by Council on 4/15/2025.

- g) **DiLeo Project at Sylvan Avenue/South Washington Avenue (120 Sylvan Avenue / Block 5701, Lot 12) – 18 AH units (to be confirmed)**
 - i. Units: Total units TBD; 18 affordable units
 - ii. Very low, low and moderate units in development TBD.
 - iii. Status: Concept plan stage.

- h) **60 Lakeview Avenue (Block 1301, Lot 1.03) – 84 AH family rental units**
 - i. Units: 420 total family rental units; 84 family rental units (at 20% set-aside, subject to change)
 - ii. Very low, low and moderate units in development TBD.
 - iii. Status: Concept plan stage.

- i) **LaPorta Builders Project (15-17 Stelton Road / Block 1401, Lot 15.11) – 2 AH family rental units**
 - i. Units: 9 single family units + 15 multi-family units = 24 total units; 2 affordable family rental units
 - ii. 1 low, 1 moderate
 - iii. Status: Site Plan approval by Zoning Board on 10/11/2028. No construction as of May 2025.



Table C: Existing and Proposed Projects Addressing the Fourth Round RDP
Township of Piscataway, Middlesex County, NJ

Fourth Round RDP	134 units from vacant developable land identified via VLA 182 units from developed properties/properties pending approval <u>TOTAL RDP: 316</u>						
Mechanism	Completed Units	Proposed Units	VL	L	M	Bonus Credits from Completed Projects	TOTAL CREDITS (w/ BONUS CREDITS)
Inclusionary (Family)	5	174	TBD	5	4	1.5	180.5
Michael Murray Project ("William Street Townhomes") 616 William Street Block 3101, Lot 26.02	2	-	-	1	1	-	2 (F)(R)
Fox & Foxx I ("Fox & Foxx Crossings") 19 Stelton Road Block 1401, Lot 5	3	-	-	2	1	1.5	4.5 (F)(R)
Fox & Foxx II 9 Stelton Road Block 1401, Lot 2	-	2	-	1	1	-	2 (F)(S)
Stelton Apartments 300-328 Stelton Road Block 2101, Lot 8	-	32	TBD	TBD	TBD	-	24 (F)(R) 8 (F)*
Brudner Property 1791 South Second Street and 1776 South Second Street Block 201, Lot 1.01 and Block 202 Lot 42.02	-	36	TBD	TBD	TBD	-	36 (F)*
DiLeo Project at Sylvan Avenue/South Washington Avenue 120 Sylvan Avenue Block 5701, Lot 12	-	18	TBD	TBD	TBD	-	18 (F)*
60 Lakeview Avenue Block 1301, Lot 1.03	-	84**	TBD	TBD	TBD	-	84 (F)(R)
LaPorta Builders Project 15-17 Stelton Rd Block 1401, Lot 15.11	-	2	-	1	1	-	2 (F)(R)
Inclusionary (Age-Restricted)	-	3	TBD	TBD	TBD	-	3



Rivercrest Cabana Club 450 Rivercrest Drive, 5160 Orchard Street, and 5170 Orchard Street Block 7305, Lots 19.01, 20 and 21	-	3	TBD	TBD	TBD	-	3 (AR)(S)
Future Bonus Credits from Completed Units to Meet 25% Cap of Fourth Round Obligation (25% x 539 = 134)	134 Bonus Credit max – 1.5 Bonus Credits currently credited from completed units = <u>132.5</u>						
TOTAL CREDITS AND UNITS	316						
<p>* TBD if units are rental or for-sale.</p> <p>** Affordable unit count based on an assumed 20% set-aside for the total number of proposed units. The affordable unit count has not been finalized by the Developer.</p> <p>(F) = Family (AR) = Age-Restricted Rental</p> <p>(SN) = Special Needs (BC) = Bonus Credit</p> <p>(R) = Rental (S) = For-Sale</p>							

4. Other Mechanisms

- a. **Extension of Expiring Controls.** Piscataway may receive credits by extending controls on affordability that are scheduled to expire during the period of repose (July 1, 2025 through June 30, 2035). The extended controls must be consistent with the applicable State and UHAC regulations. To obtain this credit, the municipality must obtain a certified statement from its building inspector stating that the affordable unit complies with all code standards. The Township will evaluate the expiring controls of the affordable units within the Fourth Round and may use available affordable housing trust fund dollars to update and secure extension of controls of existing affordable housing units in the Fourth Round provided the units are creditworthy.

Fourth Round Unmet Need Obligation

The Township's Fourth Round unmet need obligation of 223 shall be satisfied as follows:

- a) **Riya (1700 South Washington Avenue / Block 5701, Lot 11)** – 39 AH age-restricted units (17 age-restricted for-sale units; 22 age-restricted rental units)
- Units: 29 single family homes (Site A) + 189 apartment units (Site B) = 218 total units; 17 affordable age-restricted for-sale apartment units and 22 affordable age-restricted rental units all located on Site B.
 - Very low, low and moderate units in development TBD.
 - Status: Concept Plan provided and Redevelopment Plan recommended for adoption by Planning Board on 5/14/2025. Scheduled for adoption by Council on 6/5/2025.



- b) **44 Stelton Road (Block 1901, Lot 64.01)** – 32 AH age-restricted units based on 20% set-aside
- Units: 157 total units (11 staff units, 54 assisted living units, 92 independent living units); ? affordable age restricted units
 - Very low, low and moderate units in development TBD.
 - Status: Concept plan stage.
- c) **Mandatory Set Aside Ordinance.** The Township will adopt a Mandatory Set Aside Ordinance (“MSO”) to provide that all developments will provide a 20% set aside for both rental and for-sale developments. A draft of the amended MSO is provided in Appendix V.

Table D: Proposed Projects Addressing the Fourth Round Unmet Need			
Fourth Round Unmet Need	539 Fourth Round Prospective Need – 316 RDP = 223		
Mechanisms	Completed Units	Proposed Units	Total
Riya 1700 South Washington Avenue Block 5701, Lot 11	-	17 (AR)(S) 22 (AR)(R)	39
44 Stelton Rd Block 1901, Lot 64.01	-	32 (AR)*	32**
Mandatory Set-Aside Ordinance (MSO)	-	152	152
TOTAL CREDITS FOR UNMET NEED	223		
* TBD if units are rental or for-sale.			
** Affordable unit count based on an assumed 20% set-aside for the total number of proposed units. The affordable unit count has not been finalized by the Developer.			
(AR) = Age-Restricted Rental (R) = Rental (S) = For-Sale			



C. SITES FOR INCLUSIONARY DEVELOPMENT

As required by the FHA, several proposals for inclusionary affordable residential development have been considered during the preparation of this Housing Element and Fair Share Plan and were ultimately included in this Plan. These sites are outlined below. These sites also comply with N.J.A.C. 5:93-1.1, 5.3 and 5.6, which require all new construction sites to be available, approvable, developable and suitable.

1. 616 William Street (Block 3101, Lot 26.02) – “William Street Townhomes”

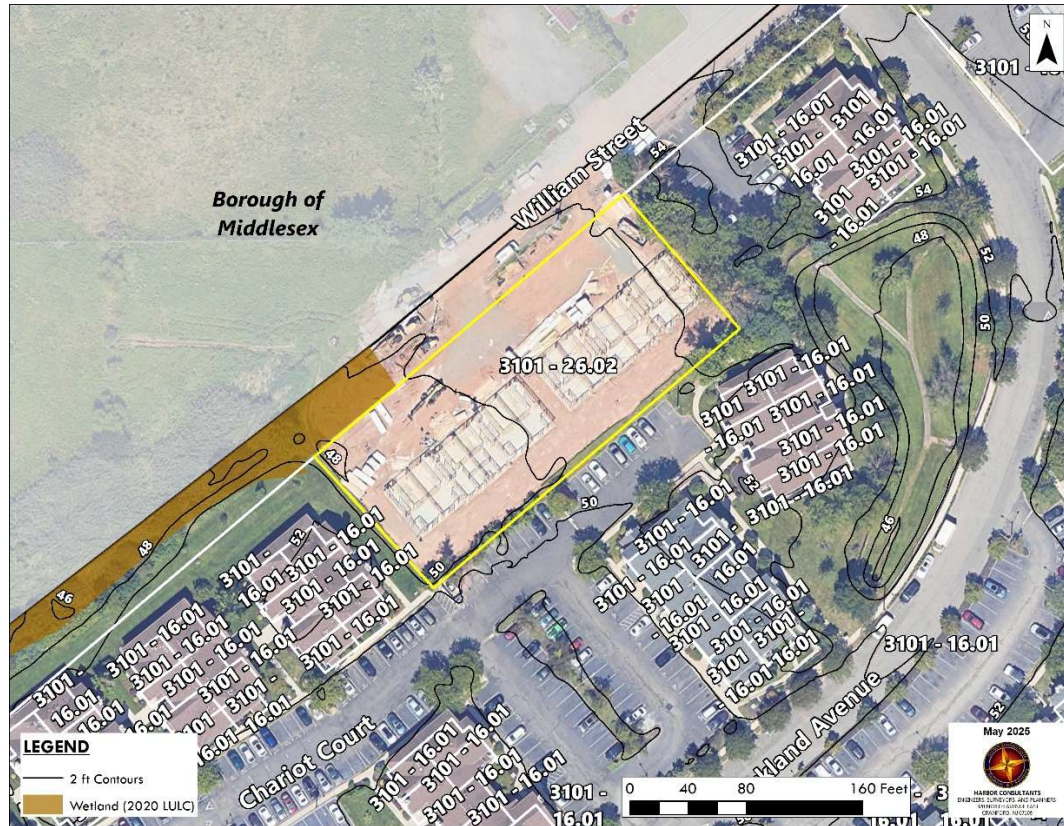


Figure A – Aerial Map of 616 William Street

a. Site Description and Project History

- i. The site associated with 616 William Street is located at Block 3101, Lot 26.02 on the Piscataway Tax Map. Lot 26.02 has an area of approximately 0.77 AC. Lot 26.02 has approximately 200 feet of street frontage at 616 William Street, along the municipal border of the Township and the Township of Middlesex. Lot 26.02 currently has townhomes occupying most of the lot.
- ii. The townhomes at 616 William Street have been completed and received site plan approval on April 14, 2022; however, as of May 2025, no certificate of occupancy has been issued.



- iii. There are 6 total units on the site, with 2 units set-aside for affordable family rentals; 1 low-income unit, and 1 moderate-income unit. The Township's Administrative Agent, Piazza & Associates, is processing final applications.
- iv. Site Control. Block 26.02 is under contract and owned by Murray Piscataway, LLC.
- v. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 616 William Street complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's R-10A single family residential zone, which allows planned unit developments with a maximum density of 10 units/acre as a conditional use, with the condition requiring an affordable housing set-aside of 20% for low and moderate-income housing. Surrounding the property are other townhomes and a warehouse use to the northeast. There is bus service of Line 114 a short distance away on Bound Brook Road in the Township of Middlesex with service between Bridgewater and New York City.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site, but there is a wetlands area directly adjacent to the northwestern edge of the site. The Developer will work with NJDEP and the Township to obtain any necessary flood hazard permits, freshwater wetlands permit(s), transition area waiver(s), and letter of interpretation to accommodate the proposed development.



- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.

2. 19 Stelton Road (Block 1401, Lot 5) – “Fox & Foxx Crossings”

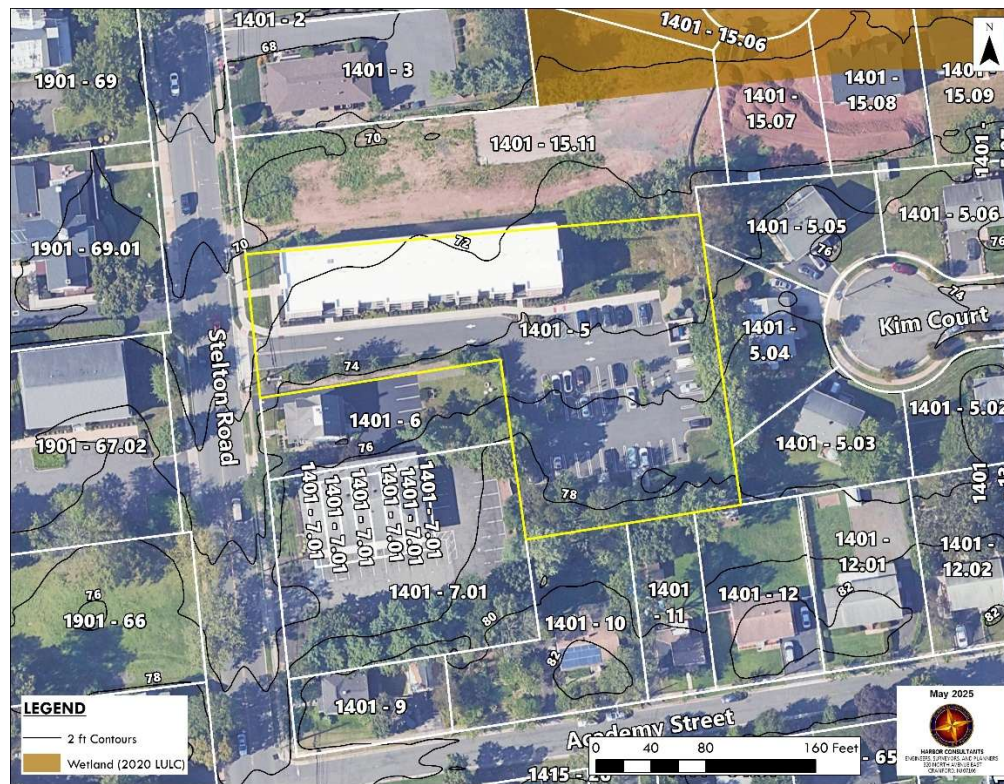


Figure B – Aerial Map of 19 Stelton Road

a. Site Description and Project History

- i. The site associated with 19 Stelton Road is located at Block 1401, Lot 5 on the Piscataway Tax Map. Lot 5 has an area of approximately 0.686 AC. Lot 5 has approximately 100 feet of street frontage at 19 Stelton Road. Lot 5 currently has a three-story multi-family residential building, which is occupied, and an associated parking lot on the site.



- ii. This townhome project has been completed and received site plan approval on October 11, 2018. A certificate of occupancy was issued on May 6, 2021 and the townhomes are currently fully occupied.
- iii. The site has a total of 20 townhome units, with 3 set-aside as affordable family rentals; 2 units reserved for low-income residents, and 1 unit reserved for moderate-income residents.
- iv. Site Control. Block 1401, Lot 5 is under contract and owned by 1880 Woodbridge Ave & 946 Amboy Ave.
- v. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 19 Stelton Road complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's BP-2 Business Professional zone, which does not permit residential uses. The developer received variance approval to permit the proposed residences by the Township Zoning Board of Adjustment on October 11, 2018. Surrounding the property are low-rise office and professional uses, as well as some retail businesses. There is bus service from Line 114 a short distance away on Vail Ave and West 7th Street, which provides service between Bridgewater and New York City.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.



- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.

3. 9 Stelton Road (Block 1401, Lot 2) – “Fox & Foxx II”



Figure C – Aerial Map of 9 Stelton Road

a. Site Description and Project History

- i. The site associated with 9 Stelton Road is located at Block 1401, Lot 2 on the Piscataway Tax Map. Lot 2 has an area of approximately 0.68 AC. Lot 2 has approximately 130 feet of street frontage at 9 Stelton Road. Lot 2 is currently vacant and was the former site of a daycare. The existing building on the site has been demolished to prepare for the upcoming development.



- ii. The project received Zoning Board approval on September 26, 2024. Construction on the site has not yet started; the Developer is currently undergoing resolution compliance.
- iii. There are 12 total units proposed for this project, with 2 set-aside as affordable for-sale townhome units. One unit is reserved for low-income sales, and the other is reserved for moderate-income sales. The bedroom distribution counts are yet to be finalized for this project; however, as the project moves forward, it shall comply with all UHAC requirements applicable to the Fourth Round period, inclusive of any bedroom and income distribution requirements.
- iv. Site Control. Block 1401, Lot 2 is under contract and owned by Fox & Foxx Development LLC.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 9 Stelton Road complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's BPII Business Professional zone, which does not permit residential uses. The developer received variance approval to permit the proposed residences by the Township Zoning Board of Adjustment on September 26, 2024. Surrounding the property are low-rise office and professional uses, as well as some retail businesses. There is bus service from Line 114 a short distance away on Vail Ave and West 7th Street, which provides service between Bridgewater and New York City.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq."



- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act (“CAFRA”) planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site. However, there is a wetlands area adjacent to the rear edge of the site. The Developer will work with NJDEP and the Township to obtain any necessary flood hazard permits, freshwater wetland permit(s), transition area waiver(s), and letter of interpretation to accommodate the proposed development.
- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.

4. 300-328 Stelton Road (Block 2101, Lot 8) – “Stelton Apartments”



Figure D – Aerial Map of 300-328 Stelton Road



a. Site Description and Project History

- i. The site associated with 300-328 Stelton Road is located at Block 2101, Lot 8 on the Piscataway Tax Map. Lot 8 has an area of approximately 2.7 AC. Lot 8 has approximately 700 feet of street frontage at 300-328 Stelton Road, and approximately 470 feet of street frontage along Marisa Court. Lot 8 currently has what appears to be a single-family structure and associated sheds and/or garages present on the site, which appear to be vacant. These existing buildings will be demolished to accommodate the proposed multi-family building.
- ii. This project is currently in the concept plan stage and has not yet received any approvals or construction permits.
- iii. The Developer is proposing a total of 160 total units: 120 multi-family rental units and 40 townhouse units. Of the 120 family rental units, 24 units will be set-aside as affordable family rentals. Of the 40 townhouse units, 8 will be set-aside as affordable townhouse units. It is not clear at this point whether these affordable townhouse units will be for rental and for sale. Together, there will be a total of 32 affordable family units. The bedroom distribution and unit counts for very-low, low, and moderate income households are not yet finalized for this project; however, as the project moves forward, it shall comply with all UHAC requirements applicable to the Fourth Round period, inclusive of any bedroom and income distribution requirements.
- iv. Site Control. Block 2101, Lot 8 is currently owned by Michael Murray.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 300-328 Stelton Road complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's R-20 residential zone, which primarily permits single-family homes, with a maximum density of 1.803 dwelling units per acre. The Developer will need to receive variance approval from the Township Zoning Board to proceed with this proposed project. Surrounding



the property are mainly single-family residences with some townhomes nearby. Also nearby the property is Dwight D. Eisenhower Elementary School. There is bus service from Line 819 a short distance away on Stelton Road and Hamilton Boulevard, with service between Metuchen/South Plainfield and Plainfield/Piscataway.

- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.



5. 1791 and 1776 South Second Street (Block 201, Lot 1.01 and Block 202, Lot 42.02) – “Brudner Property”

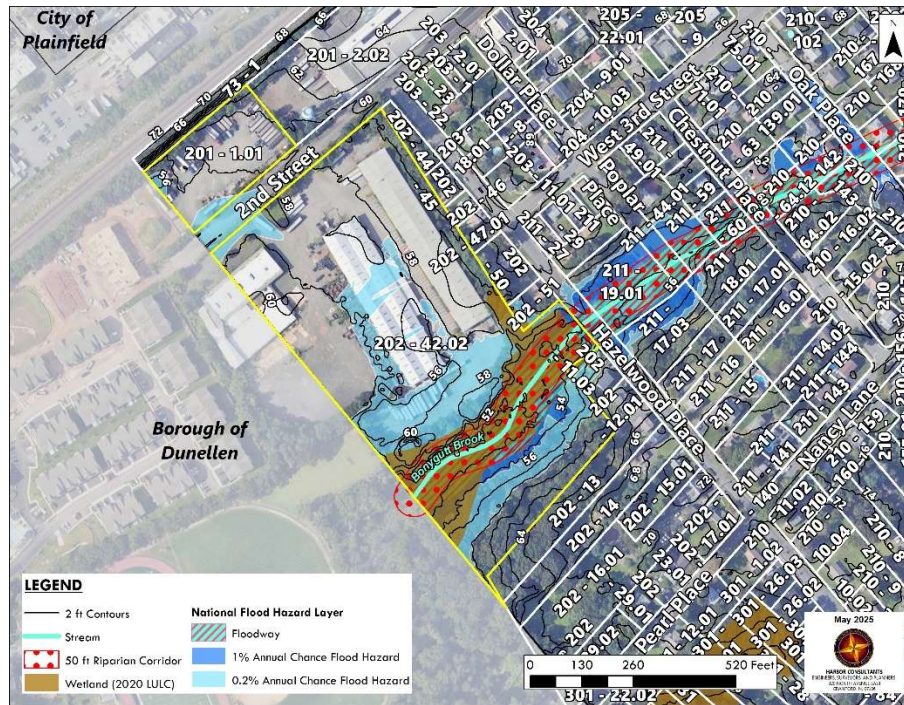


Figure E – Aerial Map of 1791 and 1776 South Second Street

a. Site Description and Project History

- i. The site associated with 1791 and 1776 South Second Street is located at Block 201, Lot 1.01 and Block 202, Lot 42.02, respectively, on the Piscataway Tax Map. Lot 1.01 has an area of approximately 1.65 AC, and Lot 42.02 has an area of approximately 13.27 AC, totaling to an area of approximately 14.92 AC for the site. Lot 1.01 has approximately 350 feet of street frontage at 1791 South Second Street, and Lot 42.02, a much larger lot, is located across South Second Street and has a frontage of approximately 560 feet along South Second Street. The two properties are located along the municipal border with the Township of Dunellen. Lot 1.01 has no structures currently on the site and is used as a parking lot for trucks, although there is no striping for parking spaces. Lot 42.02 has various warehouse buildings and storage structures. These existing buildings will be demolished to accommodate the proposed multi-family building.
- ii. This project is currently in the concept plan stage. The Developer is scheduled to present an Amended Redevelopment Study to the Township Planning Board on June 11, 2025.
- iii. The Developer is proposing 176 total townhome units, with a set-aside of 36 affordable family townhome units. It is not clear at this point whether these affordable townhome units will be for rental and for sale. The bedroom distribution and unit counts for very-low, low, and moderate income



households are yet to be finalized for this project; however, as the project moves forward, it shall comply with all UHAC requirements applicable to the Fourth Round period, inclusive of any bedroom and income distribution requirements.

- iv. Site Control. Block 202, Lot 42.02 is owned by Real Pro Piscataway LLC and Block 201, Lot 1.01 is owned by Brudner Road LLC.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 1791 and 1776 South Second Street complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. Block 201, Lot 1.01 is in the Township's M-1 industrial zone, while Block 202, Lot 42.02 is within the Township's LI-1 light industrial zone. Both zones permit a variety of industrial and manufacturing uses, and do not permit residential uses. The Developer will need to receive variance approval from the Township Zoning Board to proceed with the project. Surrounding the properties are a mix of industrial uses and single-family homes. There is bus service from Line 59 a short distance away on North Avenue in the City of Plainfield, with service between Plainfield and Newark. Also nearby is bus service from Line 819 on Rock Avenue in Piscataway, providing service between Metuchen/South Plainfield and Piscataway/Plainfield.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established in the Redevelopment Plan.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Costal Area Facilities Review Act ("CAFRA") planning areas.

- 6. 120 Sylvan Avenue (Block 5701, Lot 12) – “DiLeo Project at Sylvan Avenue/South Washington Avenue”**





a. Site Description and Project History

- i. The site associated with 120 Sylvan Avenue is located at Block 5701, Lot 12 on the Piscataway Tax Map. Lot 12 has an area of approximately 15.3 AC. Lot 12 has approximately 220 feet of street frontage at 120 Sylvan Avenue, and approximately 500 feet of street frontage along South Washington Avenue. Lot 12 currently has a single-family structure that will be demolished to accommodate the proposed multi-family building.
- ii. This project is currently in the concept plan stage. The Developer has not yet received any site plan approvals or construction permits.
- iii. The total number of units has not yet been confirmed by the developer; however, it is stated that they are proposing 18 affordable units. The bedroom distribution and unit counts for very-low, low, and moderate income households have yet to be finalized for this project; however, as the project moves forward, it shall comply with all UHAC requirements applicable to the Fourth Round period, inclusive of any bedroom and income distribution requirements.
- iv. Site Control. Block 5701, Lot 12 is currently owned by DiLeo-Haszu, J, Dileo, R, and Ferman, S-Trs.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 120 Sylvan Avenue complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's SCH Senior Citizen Housing zone, which permits senior citizen housing for individuals aged 62 and older, with a maximum density of 20 units/acre. Surrounding the property are single-family homes and parks. There is bus service from Line 819 located a short distance away on Rock Avenue in Piscataway, providing service between Metuchen/South Plainfield and Piscataway/Plainfield.



- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.”
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Costal Area Facilities Review Act (“CAFRA”) planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are freshwater wetlands located on the site. The Developer will work with NJDEP and Township to obtain any necessary flood hazard permits, freshwater wetlands permit(s), transition area waiver(s), and letter of interpretation to accommodate the proposed development.
- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.



-



- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 60 Lakeview Avenue complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's LI-5 light industrial zone. The LI-5 zone permits a variety of industrial and manufacturing uses, and does not permit residential uses. The Developer will need to receive variance approval from the Township Zoning Board to proceed with the project. Surrounding the property are a variety of industrial uses, such as the nearby PepsiCo warehouse, as well as a mix of single family and multifamily residences. There is bus service from Line 819 located a short distance away on South Clinton Avenue in South Plainfield, providing service between Metuchen/South Plainfield and Piscataway/Plainfield.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are freshwater wetlands located on the site. The Developer will work with NJDEP and Township to obtain any necessary flood hazard permits, freshwater wetlands permit(s), transition area waiver(s), and letter of interpretation to accommodate the proposed development.
- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.



- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.

8. 15-17 Stelton Road (Block 1401, Lot 15.11) – “LaPorta Builders Project”



Figure H – Aerial Map of 15-17 Stelton Road

a. Site Description and Project History

- i. The site associated with 15-17 Stelton Road is located at Block 1401, Lot 15.11 on the Piscataway Tax Map. Lot 15.11 has an area of approximately 0.88 AC. Lot 15.11 has approximately 80 feet of street frontage along Stelton Road. Lot 15.11 is currently vacant and has evidence of construction ongoing on the site.
- ii. This project received Zoning Board approval on October 11, 2018. However, as of May 2025, the construction process has not yet started.
- iii. On this site, the Developer is proposing 9 single family units and 15 multifamily units, for a total of 24 units. Of these 24 units, 2 units will be set-aside for affordable family rentals; 1 unit reserved for low income households, and 1 unit reserved for moderate income households.



- iv. Site Control. Block 1401, Lot 15.11 is currently owned by LaPorta Builders, Inc.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 15-17 Stelton Road complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's BP-2 Business Professional zone. The developer received variance approval to permit the proposed residences by the Township Zoning Board of Adjustment on October 11, 2018. Surrounding the property are low-rise office and professional uses, as well as some retail businesses. There is bus service from Line 114 a short distance away on Vail Ave and West 7th Street, which provides service between Bridgewater and New York City.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Costal Area Facilities Review Act ("CAFRA") planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are freshwater wetlands located in the northeastern corner of the site. The Developer will work with NJDEP and Township to obtain any necessary flood hazard permits, freshwater wetlands permit(s), transition area waiver(s), and letter of interpretation to accommodate the proposed development.



- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.

9. 1700 South Washington Avenue (Block 5701, Lot 11) – “Riya”

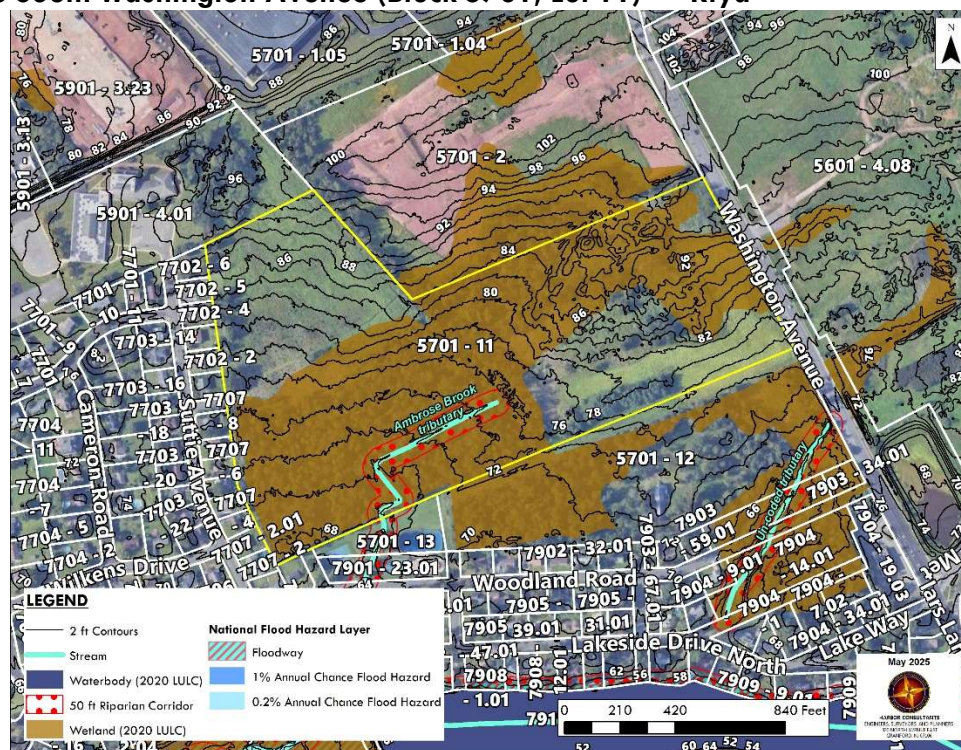


Figure I – Aerial Map of 1700 South Washington Avenue

a. Site Description and Project History

- i. The site associated with 1700 South Washington Avenue is located at Block 5701, Lot 11 on the Piscataway Tax Map. Lot 11 has an area of approximately 39.18 AC. Lot 11 has approximately 725 feet of street frontage along South Washington Avenue. Lot 11 is currently vacant.
- ii. The Concept Plan and Redevelopment were provided to the Township Planning Board on May 14, 2025, and the Planning Board recommended the plans for adoption. The project is scheduled for adoption by the Township Council on June 5, 2025.



- iii. The Developer is proposing 29 single family homes (Site A) and 189 apartment units (Site B), for a total of 218 units. They are proposing 17 affordable age-restricted for sale apartment units and 22 affordable age-restricted apartment units on Site B, for a total of 39 affordable age-restricted units. The bedroom distribution and unit counts for very-low, low, and moderate income households are yet to be finalized for this project; however, as the project moves forward, it shall comply with all UHAC requirements applicable to the Fourth Round period, inclusive of any bedroom and income distribution requirements.
- iv. Site Control. Block 5701, Lot 11 is currently owned by Fields of Corn, LLC et als.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 1700 South Washington Avenue complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's SCH Senior Citizen Housing zone, which permits senior citizen housing for individuals aged 62 and older, with a maximum density of 20 units/acre. Surrounding the property are single-family homes, and some warehouse uses to the north of the property. There is bus service from Line 819 located a short distance away on Stelton Road, providing service between Metuchen/South Plainfield and Piscataway/Plainfield.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established in the Redevelopment Plan.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located



outside of the Pinelands, Highlands, Meadowlands and Costal Area Facilities Review Act (“CAFRA”) planning areas.

- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are freshwater wetlands located throughout the site. The Developer will work with NJDEP and Township to obtain any necessary flood hazard permits, freshwater wetlands permit(s), transition area waiver(s), and letter of interpretation to accommodate the proposed development.
- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.

10. 450 Rivercrest Drive, 5160 Orchard Street, and 5170 Orchard Street (Block 7305, Lots 19.01, 20 and 21) – Rivercrest Cabana Club



Figure J – Aerial Map of 450 Rivercrest Drive, 5160 Orchard Street, and 5170 Orchard Street



a. Site Description and Project History

- i. The site associated with 450 Rivercrest Drive, 5160 Orchard Street, and 5170 Orchard Street is located at Block 7305, Lots 19.01, 20, and 21, respectively, on the Piscataway Tax Map. Lot 19.01 has an area of approximately 1.95 AC, Lot 20 has an area of approximately 0.1033 AC, and Lot 21 has an area of approximately 0.0918 AC, totaling to an area of approximately 2.1451 AC for the site. Lot 19.01 has approximately 220 feet of street frontage at 450 Rivercrest Drive, and Lot 21, a smaller lot, has approximately 100 feet of street frontage, also along Rivercrest Drive. Lot 20 is a landlocked parcel that does not have any street frontage. Lot 19.01 currently has a pool and a one-story building associated with Rivercrest Cabana Club, a swimming club within the Township. These structures will be demolished to make way for the proposed development on the site. Lots 20 and 21 consist of parking and a driveway that are associated with the swim club.
- ii. The Redevelopment Plan for the site was adopted by Ordinance No. 2025-05, which was adopted by the Township Council on April 15, 2025. Site plan approval has not yet been granted.
- iii. The Developer is proposing 16 total townhome units on the site, with 3 units set-aside as affordable age-restricted for-sale townhome units. The bedroom distribution and unit counts for very-low, low, and moderate income households are yet to be finalized for this project; however, as the project moves forward, it shall comply with all UHAC requirements applicable to the Fourth Round period, inclusive of any bedroom and income distribution requirements.”
- iv. Site Control. Block 7305, Lot 19.01 is currently owned by Rivercrest Cabana Club. Lots 20 and 21 are owned by the Township of Piscataway.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township’s Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 450 Rivercrest Drive, 5160 Orchard Street, and 5170 Orchard Street complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be “suitable, approvable, available and developable.” This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.



- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lots are in the Township's R-10 residential zone, which primarily permits single-family homes. The Developer will need to receive variance approval from the Township Zoning Board to proceed with this proposed project. Surrounding the property are mainly single-family homes and some commercial buildings. There is bus service from Line 819 located a short distance away on Stelton Road, providing service between Metuchen/South Plainfield and Piscataway/Plainfield.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established in the Redevelopment Plan.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.
- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.



Fourth Round period, inclusive of any bedroom and income distribution requirements.

- iv. Site Control. Block 1901, Lot 64.01 is currently owned by Sam NJ 44 Stelton LLC.
- v. Proforma and Construction Schedule. A proforma and implementation timeline will be provided as the project moves forward.
- vi. Administrative Agent. The Township's Administrative Agent will ensure that all units are affirmatively marketed and all applicants for the project are properly income qualified in compliance with all UHAC requirements per N.J.A.C. 5:80-26.1 et seq.

b. Site Suitability

The project at 44 Stelton Road complies with N.J.A.C. 5:93-5.6 that requires all new construction sites to be "suitable, approvable, available and developable." This consistency is demonstrated as follows:

- i. There are no known encumbrances that would prohibit or otherwise effect the development of the property in general.
- ii. The site has access to appropriate streets and is adjacent to compatible land uses. The lot is in the Township's BP-2 Business Professional zone, which does not permit residential uses. The developer will need to receive variance approval to permit the proposed residences by the Township Zoning Board of Adjustment. Surrounding the property are a variety of uses, consisting of single-family homes, commercial properties, and recreation. There is bus service from Line 114 a short distance away on Vail Ave and West 7th Street, which provides service between Bridgewater and New York City.
- iii. The site has access to water infrastructure and is located in a sewer service area.
- iv. It is anticipated the site can be developed consistent with the parking standards established per the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- v. The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1, where redevelopment and the provision of affordable housing are encouraged. The site is located outside of the Pinelands, Highlands, Meadowlands and Coastal Area Facilities Review Act ("CAFRA") planning areas.
- vi. Per mapping of 2020 land use/land cover data via NJDEP, there are no freshwater wetlands located on any portion of the site.



- vii. Per FEMA floodplain mapping, the site is not located within a flood hazard area.
- viii. There are no steep slopes on the site.
- ix. Per NJDEP mapping, the site is not covered by critical habitat.
- x. Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- xi. Per NJDEP, the site is not a Known Contaminated Site.

D. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN

The Township will update its Affordable Housing Ordinance (see *Appendix L and Appendix M*) and Affirmative Marketing Plan (see *Appendix P*) to comply with all requirements of the FHA, applicable COAH and revised UHAC regulations, relevant Mount Laurel case law, and any statutory changes in the Fourth Round. The Township has entered into a contract with Piazza & Associates as a qualified affordable housing administrator to act as the Administrative Agent to manage the affordability controls and the Affirmative Marketing Plan for all affordable housing units in the Township (see *Appendix X*). The Township has also appointed a Municipal Housing Liaison (“MHL”) to manage the Township’s compliance with and execution of its affordable housing responsibilities (see *Appendix W*).

E. SPENDING PLAN AND AFFORDABILITY ASSISTANCE MANUAL

The Township has prepared a draft Spending Plan (see *Appendix U*), which is to be adopted by the Township Council as part of its Fourth Round compliance. The Spending Plan outlines the anticipated collection and distribution of mandatory development fees and in lieu contributions and the Township’s proposals for spending the money that comes into the Affordable Housing Trust Fund. Development fees are collected in accordance with the Township’s Development Fee Ordinance, which was prepared during the Third Round and adopted by Township Council on October 24, 2017 (see *Appendix K*). The Township will revise the Development Fee Ordinance if necessary to comply with statutory changes in the Fourth Round. The Township understands that no funds may be expended without the Court’s approval of the Spending Plan.

Additionally, the Township will draft and adopt an Affordability Assistance Manual as part of its Fourth Round compliance. It is understood that any documents not completed and/or adopted by the time of the adoption of this HEFSP will be subject to review by the Special Adjudicator and the Court and may be a condition of any judgment of repose.

F. CONCLUSION

In summary, the following map provides a visual depiction of all affordable mechanisms that are existing or proposed within the Township of Piscataway as part of its compliance with its Fourth Round affordable housing obligations.

