

12/11/08

Borough of Raritan
Master Plan Housing Element
and Fair Share Plan

Prepared For:
Mayor and Council
And
Raritan Borough Planning Board

*

Borough of Raritan
Somerset County, New Jersey

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Adopted by Resolution by the Raritan Borough Planning Board on: _____

Endorsed by the Raritan Borough Council on: _____

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

Our Project Number 0503333902

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I. INTRODUCTION

Pursuant to the Municipal Land Use Law (40:55D-28.b(3)), a Master Plan may, where appropriate, contain a Housing Element. Pursuant to section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality's Housing Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

On March 17, 2000, the Raritan Borough petitioned to the New Jersey Council on Affordable Housing (COAH) for Substantive Certification. The Borough received final certification on August 2, 2000.

COAH adopted third round rules which went into effect on December 20, 2004. In 2005, the Borough prepared a Housing Element and Fair Share Plan consistent with the new regulations. The Borough petitioned COAH for substantive certification on October 27, 2006.

Prior to COAH action on the Borough's petition, COAH's third round regulations were challenged by various parties and they were invalidated, in part, by the Appellate Division in In Re Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007). On May 6, 2008 COAH adopted revised Third Round regulations in response to the Appellate Division Decision, and became effective on June 2, 2008. Municipalities that are currently under COAH's jurisdiction, like Raritan Borough, have until December 31, 2008 to file a Revised Housing Element and Fair Share Plan with COAH or re-petition COAH with a Revised Housing Element and Fair Share Plan for substantive certification to remain under COAH's jurisdiction and retain protection from a builder's remedy suit.

This 2008 Housing Element and Fair Share Plan addresses Raritan's Third Round housing obligation in accordance with the new regulations.

PLAN REQUIREMENTS

Pursuant to Section 10 of P.L. 1985, C. 222 (C:52:27D-310) a Housing Element must contain at least the following:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten (10) years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share of low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low and moderate income housing;

- f. A consideration of the lands 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;

In addition to the requirements of the Municipal Land Use Law and Section 10 of P.L. 1985, C. 222 (C:52:27D-310), N.J.A.C. 5:97-2.3 requires that the Housing Element include the following:

1. The household projection for the municipality as provided in Appendix F;
2. The employment projection for the municipality as provided in Appendix F;
3. The municipality's prior round obligation (from Appendix C);
4. The municipality's rehabilitation share (from Appendix B);
5. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4; and
6. An inventory of all non-residential space by use group that was fully vacant as of the date of petition, to the extent feasible.

Supporting information to be submitted to COAH shall include:

1. A copy of the municipal master plan;
2. A copy of the most recently adopted municipal zoning ordinance; and
3. A copy of the most up-to-date tax maps of the municipality, electronic if available, with legible dimensions.

This 2008 Housing Element and Fair Share Plan replaces all previously adopted housing elements and fair share plans, and is hereby incorporated into the Borough's comprehensive master plan as the official Housing Element.

II. HOUSING ELEMENT

The Housing Element provides an inventory of Raritan Borough's housing stock, and an analysis of the Borough's demographic and employment characteristics.

DEMOGRAPHIC ANALYSIS

Population

While the population of Somerset County has grown steadily since 1960, Raritan's population has fluctuated considerably. The 1960s were a period of growth, while in the next two decades the population declined. As a result of the construction of the inclusionary project in the 1990s, the population again rose.

As shown in the table below, in 2000 the resident population of Raritan Borough was 6,338. This was a 9.3 percent increase over the 1990 recorded population. In 2007, the population was estimated at 6,970, which was a 10% increase since 2000. Somerset County experienced its greatest population increase between 1990 and 2000, reflecting almost a 25% increase.

Table II-1
Population Growth
Raritan Borough and Somerset County, 1960-2007

Year	Borough	Population Change		County	Population Change	
		Number	Percent		Number	Percent
1960	6,137	-	-	143,913	-	-
1970	6,691	554	9.0%	198,372	54,459	37.8%
1980	6,128	-563	-8.4%	203,129	4,757	2.4%
1990	5,798	-330	-5.4%	240,279	37,150	18.3%
2000	6,338	540	9.3%	297,490	57,211	23.8%
2007	6,970	632	10.0%	323,552	26,062	8.8%

Source: U.S. Census Bureau, 2000; Population Estimate, 2007.

Age

While the newer areas of town, fairly closely reflect the County as a whole, the older neighborhoods have fewer children and more starter households in the 18 to 24 age cohort, and ender households, 65 and over. Since 1990, the percentage of the population over 64 has declined minimally, however the percentage of residents under 18 has increased significantly.

Table II-2
Age Groups, 1990 and 2000
Raritan Borough (Somerset County)

Age	1990	2000	Number Change	Percent Change
Under 5	311	460	149	48%
5 to 19	789	1,066	277	35%
20 to 44	2,310	2,519	209	9%
45 to 59	926	1,052	126	14%
60 to 74	958	749	-209	-22%
75 to 85+	504	492	-12	-2%

Source: U.S. Census Bureau, 2000.

Median Household Income

The Somerset County region is the most affluent in the State and among the richest in the nation. With a median household income of \$76,933, the County exceeds the State median income of \$55,146 by more than \$20,000.

Median household income for the Borough as a whole in 1990 was \$38,792 and \$51,122 in 2000. In 2000, 93 households including 406 individuals had incomes below the poverty level, including 83 children under 18 years old and 138 adults aged 65 and over. Thirty-three of the families below the poverty level had a female head of household.

Despite the influx of more affluent residents in the new housing developments of the 1990s, the Borough's median household income has not increased proportionally with the County's over the last decade; and Borough residents are less well-off compared to the rest of the County than they were in 1990.

Table II-3
% Household Income, 1990 and 2000
Raritan Borough (Somerset County)

Household Income	1990	2000	Percent Change
Less than \$10,000	7.8	6.1	-1.7
\$10,000 to \$14,999	6.6	3.3	-3.3
\$15,000 to \$24,999	13.5	8.7	-4.8
\$25,000 to \$34,999	14.3	9.2	-5.1
\$35,000 to \$49,999	22.0	21.1	-0.9
\$50,000 to \$74,999	25.9	21.8	-4.1
\$75,000 to \$99,999	6.7	10.4	3.7
\$100,000 to \$149,999	2.9	12.8	9.9
\$150,000 or more	0.2	6.5	6.3
<i>Median household income in 1990</i>	\$38,792		
<i>Median household income in 2000</i>	\$51,122		

HOUSING INVENTORY

Housing Units and Occupancy

Raritan Borough had a total of 2,371 housing units available in 1990. Between 1990 and 2000, this number increased by 273 units (almost half of them, 122 units resulting for one inclusionary project) to a total of 2,644 dwellings. With a vacancy rate of 3.3%, only 88 of these units were not occupied.

**Table II-4
Number of Occupied and Vacant Housing Units, 1990 and 2000
Raritan Borough (Somerset County)**

	1990		2000	
	Number	Percent	Number	Percent
Occupied Housing Units	2,290	96.6%	2,556	96.7%
Vacant Housing Units	81	3.4%	88	3.3%
Total	2,371	100	2,644	100
	1990	2000		
Homeowner Vacancy Rate	1.1	1.0		
Rental Vacancy Rate	4.2	2.7		

Number of Units in Structure

In Raritan, there are a total of 2,644 housing units. Over half (54%) of the housing stock is single-family detached. The next largest unit type is multi-family (2-4 units per structure) housing at 34 percent, and then duplexes at 85 percent of the total. The majority of single-family attached and detached units are owner-occupied while most multi-family units are rentals.

**Table II-5
Housing Units by Number of Units in Structure and Tenure, 2000
Raritan Borough (Somerset County)**

Number of Units	Owner-Occupied	Rental	Vacant	Total	Percent
1, Detached	1,326	76	21	1,423	54%
1, Attached	145	51	9	205	8%
2 to 4	154	719	23	896	34%
5 to 9 units in structure	0	56	12	68	3%
10 or more	0	29	23	52	2%
Mobile	0	0	0	0	0%
Home / Trailer / Other	0	0	0	0	0%
Total	1,625	931	88	2,644	100

Age of Housing

Eighty-one percent of the Borough's housing stock was constructed before 1970, while the new development during the 1990s resulted in another ten percent. The older neighborhoods have a variety of smaller homes providing shelter to smaller households, which are more likely to go without certain amenities. Of note is that the households in the Borough tend to be slightly less mobile than the County as a whole.

Table II-6
Age of Housing Stock, 2000
Raritan Borough (Somerset County)

Year Built	Total Units	Percent of Total
1999 to March 2000	37	1.4%
1995 to 1998	142	5.4%
1990 to 1994	84	3.2%
1980 to 1989	141	5.3%
1970 to 1979	93	3.5%
1960 to 1969	424	16.0%
1940 to 1959	766	29.0%
1939 or earlier	957	36.2%
Total	2,644	100

Housing Value

In Raritan, nearly 60 percent of specified owner-occupied housing units are valued between \$100,000 to \$199,000. Median housing value in the Borough (50 percent are lower and 50 percent are higher) is nearly \$182,500.

Table II-7
Housing Value, 2000
Raritan Borough (Somerset County)

Specified Owner-Occupied Units*	Number	Percent
Less than \$50,000	5	0.3%
\$50,000 to \$99,999	45	3.1%
\$100,000 to \$149,999	303	21.2%
\$150,000 to \$199,999	514	35.9%
\$200,000 to \$299,999	404	28.3%
\$300,000 to \$499,999	159	11.1%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or more	0	0.0%
Total	1,430	100
Median Value: \$182,500		

NOTE- *The U.S. Census Bureau defines "total number of owner-occupied housing units" as either a one family home detached from any other house or a one family house attached to one or more houses on less than 10 acres with no business on the property.

Contract Rents

The median contract rent for rental units is \$801 with 70 percent of renters paying between \$500 to \$999.

**Table II-8
Contract Rents, 2000
Raritan Borough (Somerset County)**

Renter Occupied Units	Number	Percent
Less than \$200	6	0.6%
\$200 to \$299	6	0.6%
\$300 to \$499	66	7.1%
\$500 to \$749	309	33.2%
\$750 to \$999	354	38.0%
\$1,000 to \$1,499	143	15.4%
\$1,500 or more	34	3.7%
No cash rent	13	1.4%
Total	931	100
Median Contract Rent \$801		

Housing Affordability

Affordability of the existing housing stock for very low-, low- and moderate-income households has been calculated based on an average family of four (the median size of households/families in the Borough). For sale units, assume a 30-year fixed mortgage at 6.0%, with a 5% down payment.

	Owned Housing Units					
	Very Low Income		Low Income		Moderate Income	
	Year	Month	Year	Month	Year	Month
Total income	\$29,010	\$2,417	\$48,350	\$4,029	\$77,360	\$6,446
28% for housing	8,122	677	13,538	1,128	21,660	1,804
Less prop. Taxes ¹	1,205	100	2,033	170	3,344	280
Less prop. Insurance ²	200	17	240	20	280	24
Net for mortgage	6,717	560	9,319	938	18,036	1,500

¹ Calculated using the current tax rate of \$1.76 per \$100 of assessed value.

² Estimated

	Very Low Income	Low Income	Moderate Income
Total House Cost	\$68,500	\$115,800	\$190,000
Total Mortgage	65,000	110,000	180,000
Monthly Payment	432	731	1,196

At a maximum house price of \$68,500, very low income buyers have few options in the Borough, with perhaps 8-10 units falling within their price range. Low income buyers, with a maximum of \$115,800, have a wider option of approximately 140-160 units; while moderate income buyers have the widest choice, including more than half of the housing within the community.

Renters fair better, in that more than 78 rental units fall within the price range of very low income renters; more than a third of the rental units are within the limits for low income renters; and moderate income renters can afford all but the very highest rent levels.

	Rented Housing Units					
	Very Low Income		Low Income		Moderate Income	
	Year	Month	Year	Month	Year	Month
Total income	\$29,010	\$2,417	\$48,350	\$4,029	\$77,360	\$6,446
28% for housing	8,122	677	13,538	1,128	21,660	1,804
Less Utilities	1,500	125	1,800	150	2,100	175
Net for rent	6,622	552	11,738	978	19,560	1,629

Analysis of Sub-Standard Housing

Housing quality is generally evaluated by the following indicators:

- **Age.** Units built before 1940 are considered to have a significant age factor.
- **Overcrowding.** Units containing more than 1.0 persons per room are considered to be overcrowded.
- **Plumbing facilities.** Units lacking complete plumbing for exclusive use are considered deficient.
- **Kitchen facilities.** Units lacking a sink with piped water, a stove and a refrigerator are considered deficient.
- **Heating facilities.** Units lacking central heat are considered deficient.

Table II-9
Quality Indicators, Housing Stock, 2000
Raritan Borough (Somerset County)

	Number	Percent of Total
Built before 1940	957	36.2%
Overcrowded	86	6.8%
Lacking complete plumbing	8	0.3%
Lacking complete kitchen facilities	21	0.8%
Lacking central heating	9	0.3%
Total	2,644	100

Using COAH's housing quality surrogates, 86 units (6.8%) have 1.01 or more persons per room, 8 units lack complete plumbing facilities, and 21 units lack complete kitchen facilities. The Round 3 number for qualified habitable units in the Borough is 26. Most of the deficiencies are a function of the age and therefore the limited size of many of the dwellings.

EMPLOYMENT ANALYSIS

At Place Employment

The US Census reported that in 2004, there were 302 businesses located in Raritan employing 6,778 people.

**Table II-10: At-Place Employment
Raritan Borough, 2004**

Jurisdiction	Number of Businesses	Number of Employees
Raritan*	302	6,778
Somerset County	10,074	184,354
New Jersey	243,055	3,645,381

Source: US Census, NACIS; *The employment data above is for informational purposes and is taken from NAICS data that might not adhere to municipal boundary lines in the 08869 zip code district.

The top three types of businesses were retail trade (16.7%), professional, scientific and technical services (14.6%) and other service establishments (11.8%), and accommodations and food (10.4%).

**Table II-11: Types of Businesses
Raritan Borough, 2004**

Type of Industry	Percent
Retail trade	16.7%
Professional, scientific & technical services	14.6%
Other services (except public administration)	11.8%
Accommodation & food services	10.4%
Admin, support, waste mgt, remediation services	8.7%
Health care and social assistance	8.3%
Construction	6.6%
Finance & insurance	6.3%
Manufacturing	4.2%
Arts, entertainment & recreation	2.8%
Real estate & rental & leasing	2.4%
Transportation & warehousing	2.1%
Information	1.7%
Wholesale trade	1.4%
Educational services	1.0%
Unclassified establishments	0.7%
Management of companies & enterprises	0.3%

Source: US Census, Zip Code Business Patterns, NAICS (2004).

Note: The employment data above is for informational purposes and is taken from NAICS data that might not adhere to municipal boundary lines in the 08869 zip code district.

Source: US Census, NAICS; Note: The employment data above is for informational purposes and is taken from NAICS data that might not adhere to municipal boundary lines in the 08869 zip code district.

More than half (52.3%) of the business establishments in the Raritan Borough employ between one to four persons. Only a small percentage of the businesses (7.7%) employ 50 people or more. The Somerset County statistics were consistent with that of Raritan.

Table II-12: Businesses by Employment Size
Raritan Borough, 2004
(Expressed as a % of total business establishments)

Jurisdiction	Number of Employees								
	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
	Percent of Total Jobs								
Raritan Vicinity (08869 zip code)	52.3%	18.9%	9.6%	11.3%	5.0%	2.0%	0.0%	0.7%	0.3%
Somerset County	57.5%	17.3%	11.5%	7.7%	3.0%	2.1%	0.4%	0.2%	0.2%
New Jersey	57.7%	17.8%	11.7%	7.8%	2.7%	1.7%	0.4%	0.1%	0.1%

Source: US Census, 2006 Zip Code / County Business Patterns, NAICS

Employment Outlook

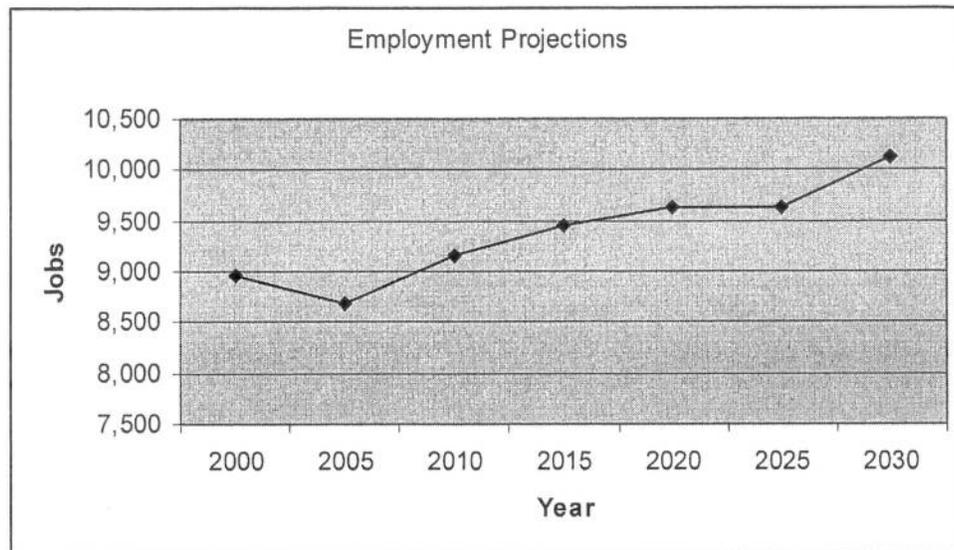
Employment growth is more difficult to determine, because of the nature of the past non-residential growth pattern in the Borough and the lack of good, location-specific data on jobs/employment for small areas. Over the last nine years, the Borough has seen office growth in eight of those nine years, totally 371,304 SF, one-third of which (139,358 SF) was built in one year. Much of this growth can be attributed to the various Ortho facilities centered on Route 202; the remainder included limited new construction and redevelopment or replacement of existing facilities. Industrial and storage permits were granted in two years each; and again, most of the square footage generated was the result of a single project in each category. This makes predicting new construction based on past trends extremely difficult. At present, the Borough has approved one new retail/office project of 6,976 SF and several residential conversions of very small size; and no larger non-residential projects are in the pipe-line. Based on past trends, pending projects and a limited land area available for development, other than Ortho, estimates of employment growth are highly speculative. Assuming limited growth of other non-residential and some Ortho growth, the number of new employees may reach 760 by the end of 2013. The NJTPA estimates 8680 jobs within the Borough for 2005 and projects an increase of 770 to 9450 jobs in 2015. While this may over-estimate both the current jobs and future growth, no better data is available to estimate the Borough's non-residential growth share. Therefore the non-residential growth share is estimated at 31 new units, based on NJTPA growth projections

Table II-13: NJTPA Employment Projections
Raritan, 2000 TO 2030

	2000	2005	2010	2015	Δ00-15	2020	2025	2030	Δ15-30
Raritan	8,960	8,680	9,160	9,450	5.5%	9,630	9,630	10,120	7.1%
Somerset County	203,100	212,900	227,100	239,000	17.7%	247,700	253,700	278,800	16.7%

Source: Final NJTPA Projections (March, 18 2005)

Figure II-1: NJTPA Employment Projections
Raritan Borough, 2000 TO 2030



Source: Final NJTPA Projections (March 18, 2005)

Employment Rates

In 2005, over 60 percent of Raritan’s population was in the labor force. The unemployment rate was 4.3%.

Table II-14: Employment Status
Raritan Borough, 2000
(For all resident workers, 16+)

	Total	Percent
In labor force	3,217	63%
Employed	3,079	61%
Unemployed	138	3%
Not in labor force	1,871	37%
Total Population over 16	5,088	100%

Employment by Industry

The industry groups discussed here represent the places of employment of Raritan residents, regardless of location, and may or may not be located in Raritan, the County or the State. The top three employers of Raritan residents were (1) Educational, health and social service industries; (2) manufacturing; and (3) retail trade (see Table 13). Similarly, residents in Somerset County were also largely employed by education, health and social services, manufacturing, followed by professional services. New Jersey were also largely employed by the educational, health and social service industries, manufacturing and retail trade.

Table II-15: Industry Status
Raritan Borough, 2000
(Expressed as % of all resident workers, 16+)

INDUSTRY	Raritan Borough	Somerset County	New Jersey
Agriculture, forestry, fishing and hunting, and mining	0.2	0.4	0.3
Construction	7.2	5.0	5.6
Manufacturing	16.1	15.7	12
Wholesale trade	3.6	4.0	4.4
Retail trade	12.3	9.5	11.3
Transportation and warehousing, and utilities	5.0	3.8	5.9
Information	5.5	7.7	4.4
Finance, insurance, real estate, and rental and leasing	5.1	10.9	8.9
Professional, scientific, management, administrative, and waste management services	11.0	14.9	11.5
Educational, health and social services	17.9	17.1	19.8
Arts, entertainment, recreation, accommodation and food services	7.0	4.7	6.9
Other services (except public administration)	4.90	3.5	4.4
Public administration	4.1	2.8	4.5

Labor Force Education

While two-thirds of the County population over aged 25 have obtained college degrees (associate, bachelors or graduate), the Borough more closely in line with the New Jersey educational attainment, where one-quarter of the population has obtained college degrees, and roughly ten percent has obtained a graduate or professional degree.

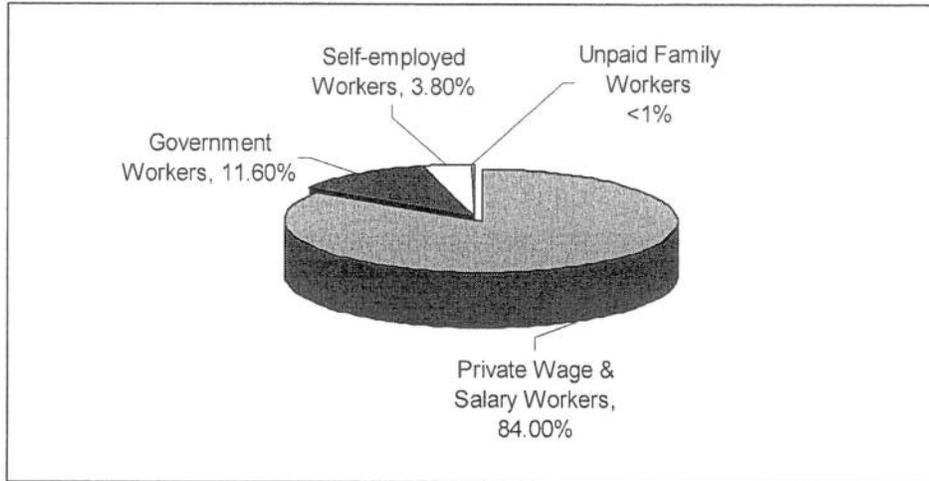
Table II-16: Educational Attainment
Raritan Borough, 2000
(Expressed as a % of 25+ population)

Jurisdiction	High school diploma (includes equivalency)	Some college, no degree	Associate or bachelor's degree	Graduate or professional degree
Raritan	30.60%	13.40%	24.30%	9.10%
Somerset County	21.50%	15.90%	33.10%	19.10%
New Jersey	29.40%	17.70%	24.10%	11.00%

Class of Workers -Private and Public

In 2000, 84% of Raritan's labor force was employed as private wage and salary workers. Eleven percent worked in the public sector – a higher percentage than both the County and State.

**Figure II-2: Class of Worker
Raritan Borough, 2000**



**Table II-17: Regional Class of Worker
Raritan Borough, 2000
(Expressed as Percent)**

Jurisdiction	Private Wage & Salary Workers	Government Workers	Self-employed Workers	Unpaid Family Workers
Raritan	84.00%	11.60%	3.80%	0.40%
Somerset County	83.90%	10.50%	5.00%	0.20%
New Jersey	80.60%	13.93%	4.92%	1.9%

Source: 2000 US Census

Commutation Patterns

In 2000, only one third of Raritan residents (35%) worked outside of Somerset County.

**Table II-18: Commutation Patterns
Raritan Borough, 2000
(Expressed as Percent)**

	Workers 16 and over			
	Percent in car-pools	Percent using public transportation	Mean travel time (minutes) Excl. at home workers	Percent worked outside county of residence
Somerset County	8.0	4.1	30.1	56.1
Raritan	10.6	2.3	22.9	35.6

FAIR SHARE OBLIGATION

This section includes a determination of the Borough's present and prospective fair share for low and moderate income housing, and with that, an analysis of how the Borough will accommodate its fair share.

Rehabilitation Share

The rehabilitation share is the number of existing housing units in a municipality as of April 1, 2000 that are both deficient and occupied by households of low or moderate income. As indicated in N.J.A.C. 5:97-1 et seq. Appendix B, Raritan's rehabilitation share is 44 units.

Prior Round Obligation

As indicated in N.J.A.C. 5:97-1 et seq. Appendix C, the prior round housing obligation for Raritan is 82 units.

In April 1989, Raritan Borough received a vacant land adjustment as part of a Judgment of Compliance and Repose for the New Jersey Superior Court, Somerset County for its affordable housing plan covering its first round obligation 1987-1993). The adjustment reduced the Borough's new construction obligation from 81 to 24 affordable units. In March of 1992, the Court transferred jurisdiction to COAH and the Borough received first round substantive certification on October 6, 1993. Subsequently, Raritan Filed for second round (1993-1999) certification which was granted on August 2, 2000. The plan included a required for the continuation of the vacant land adjustment, which was approved as part of that certification. The Borough's obligation consisted of 24 new units, to be constructed through inclusionary zoning, 34 rehabilitated units, including 7 bedroom credits for alternative living arrangements, and an on-going rehabilitation program, and 40 units of unmet need, to be addressed to the extent possible through overlay zoning and a development free ordinance.

Growth Share Obligation

The growth share obligation is initially calculated based on projections. The projections are based on New Jersey Department of Labor and Workforce Development county projections, which are allocated to the municipal level based on historical trends for each municipality and the extent to which each municipality approaches its physical growth capacity. The projections of household and employment growth are converted into projected growth share affordable housing obligations by applying a ratio of one (1) affordable unit among five (5) residential units projected, plus one (1) affordable unit for every 16 newly created jobs projected. Based on the household and employment projections for Raritan Borough indicated in the table COAH prepared entitled "Total Projected Growth Share, based upon amendments to NJAC 5:97 adopted September 22, 2008," and before accounting for exclusions as per NJAC 5:97-2.5, the Borough's projected growth share obligation is 203 affordable units (see Table III-1 below).

Table II-19: COAH 2004-2018 Projections and Growth Share Obligation, Raritan Borough (Somerset County)

COAH 2004-2018 Projections	Ratio	Growth Share Obligation (in affordable units)
273 units	1 affordable unit per 5 residential units	54.6
2,367 jobs	1 affordable unit per 16 jobs	147.9
Total		203 (202.5)

Source: COAH's table entitled "Rehabilitation Share, Prior Round Obligation & Growth Projections based on amendments to NJAC 5:97 adopted September 22, 2008."

Exclusions

Sheet Exhibit A (Worksheet C)

Adjusted Total Growth Share After Subtracting Exclusions

The total adjusted growth share obligation after subtracting all exclusions is 171 units.

Vacant Land Adjustment of Growth Share

COAH has allocated a second round obligation of 203 for Raritan. Given the limited availability of land suitable for development, the Borough seeks a vacant land adjustment under 5:97-5.2, which would reduce the prior obligation from 171 to 88 affordable units.

Public and Private Vacant Land

Utilizing the Borough's most recent tax assessment information, there was a total of 119 acres of available public and privately held vacant land, shown in Appendix A. This land was classified as either Property Class 1 (vacant) or Property Class 15C (Raritan owned). The table provides the Block, Lot, Property Class, Lot Size, Property Owner, Property Location and Zoning of each site. It should be noted that this lump sum figure does not reflect any deduction of environmental constrained lands. After deducting the developed Borough owned land, there was ~20 acres of privately held vacant land.

As per N.J.A.C. 5:97-5.2 (c)4, Raritan Borough does not have any designated redevelopment sites or sites that would be suitable for low-density development under COAH's requirements (uses such as a publically held golf course, a farm in Planning Areas 1 or 2, a driving range, a nursery, or a nonconforming use would fall under such a category).

Environmental Constraints

Using the total vacant land inventory of 20 acres, any portion of the property which contained an environmental constraint such as wetlands, 100-foot wetlands buffer, 100-year flood zone, and 50-foot stream buffer, were deducted from the total parcel area. This mapping exercise reduced the total vacant land inventory to 16 acres of vacant constrained land and 4 acres of unconstrained land.

Development Suitability Analysis

The vacant land inventory was further updated to determine the development suitability for each parcel, and the development potential for any contiguous property (see Worksheet C)

Development suitability is based upon COAH's presumptive densities of 8 units per residential acre, and 80 jobs per non-residential acre, within Planning Area a and existing sewer service areas. Vacant parcels with a lot size of less than 0.125 acres were discounted as per COAH's presumptive densities, and considered unsuitable for development.

Adjusted Total Growth Share After Development Suitability Analysis

The Development Suitability Analysis resulted in adjusted Growth Share Projection of 88.

Analysis of Existing Conditions

The Borough's existing and future conditions in terms of infrastructure, land uses, economic development policies, and environmental constraints must be considered first as a basis for the Borough's plan to accommodate its fair share.

Infrastructure

The water system is owned and maintained by NJ American Water. The sanitary sewer conveyance system is owned and maintained by the Borough. The system is aged and the Borough undertakes yearly capital projects to minimize inflow and infiltration. Sewerage is processed at the SRVSA plant. Sewer fees are assessed through property taxes.

Land Uses

Raritan is primarily built-out in nature, with approximately 43 acres of land classified as privately held vacant land. As a result, the Borough anticipates any new development in terms of upgrades, alternations and infill development.

Economic Development Policy

The economic development policies of the Borough centers around the existing businesses within the downtown along Somerset Street, along the Route 202/28 highway corridor.

Given the Borough's build out nature, Raritan focuses on maintaining its existing housing stock, promoting homeownership and seeking to preserve the Borough's quality of life and character.

Environmental Constraints

As part of the Plan Endorsement process, Raritan Borough is in the process of preparing an Environmental Resource Inventory (ERI) and Open Space Recreation Plan. The ERI is an objective inventory and mapping of the physical features of the Borough including its topography, climate and soils, historically significant sites, types of vegetation, groundwater and surface water resources, wetlands, existing land use and zoning, transportation improvement projects, and existing and proposed water and sewer systems. Critical environmental areas including wetlands, 100-year floodplains, endangered / threatened species habitat, trout associated waters, publicly-held land, and developed land will be mapped to indicate the Borough's remaining non-constrained, developable land, and determine appropriate zoning to protect these resources.

As a result of the critical environmental area mapping, the Borough may identify and recommend additional parcels of environmentally constrained land that should be rezoned for preservation and conservation purposes, and/or low density residential uses.

III. FAIR SHARE PLAN

The following provides a plan indicating how the Borough will meet its fair share obligation.

Table III-1
Third Round Affordable Housing Obligation for Raritan Borough

	Number of Units
Rehabilitation Share	44
Prior Round Obligation	167
-Adjusted Prior Round Obligation	82
-RDP	24
-Unmet Need	58
Adjusted Growth Share	88

REHABILITATION SHARE

Rehabilitation has been on-going through the Somerset County Community Development Block Grant program office. As of December 2008, 11 units have been rehabilitated in the Borough.

Table III-2: Number of Units Rehabilitated Under Somerset County Housing Program in Raritan Borough (Somerset County) since April 1, 2000

NAME	ADDRESS	YR REHABBED	\$ AMOUNT
Anthony & Jenifer Capici	111 Woodmere St.	2002	\$18,000
Viola Gurak	805 Ashton St.	2003	\$17,750
Patricia Mase	104 Woodmere St.	2005	\$23,615
Mary & Judith Haas	11 Reimer St.	2004	\$20,000
Charles & Kathy Toye	966 Richard St.	2005	\$20,000
Amy Padovani	21 LaGrange St.	2006	\$18,300
Rose Jacobs	20 Codington St.	2006	\$19,700
Christopher & Roseanne Kieler	148 Weiss Terrace	2007	\$43,520 not yet completed
Michael & Marie Viscione	129 Weiss Terrace	2007	\$19,500
Noel Drumbar	421 Vanderveer Rd.	2007	\$17,975
John Rogalski	58 Thompson St.	2008	\$19,200 not yet completed

PRIOR ROUND OBLIGATION

A summary of the Borough's prior round obligation of 24 units is presented in Table III-3 below.

Table III-3: Satisfaction of Prior Round Obligation

Satisfaction of Prior Round Obligation (24 unit new construction/58 unit unmet need)						
Project	Project Type	Total Units	Affordable	Rental Credits	Total	Notes
Woolen Mill Site		214	12	6	18	Unmet Need
Supportive Needs Housing	ALAs	9	9		9	Unmet Need
IRD-2 (Ortho site)	Garden Apartments with 20% set-aside (family)		8		8	Unmet Need
Thompson St.			3		3	Unmet Need
Tillman St.		25	5		5	Unmet Need
Cardinal Woods	affordable family	24	24		24	Credited towards the new construction obligation; Waiver of rental obligation under prior round
Federal Steel	(40 age-restricted)	400	14		14	Unmet Need; count only 14 towards Prior Round due to age-restricted cap
Total					81	

The following parameters are applicable to the Borough's prior round obligation:

**Table III-4: Parameters for Prior Round Obligation
Raritan Borough (Somerset County)**

	Affordable Units
Prior Round Obligation (new Construction)	24
Prior Round Obligation (Rehabilitation)	34
Min. Rental Requirement (25% of prior round obligation (82)- prior round cycle credits)	6
Max. Age-Restricted (25% of prior round obligation (24) + rehab share (34))	12
Max. Age-Restricted Rental Bonus (50% of the rental requirement)	3

GROWTH SHARE OBLIGATION

The following provides narratives of projects that will be used to satisfy the Borough's 88-unit Growth Share Obligation.

Inclusionary Developments

Table III-5: Inclusionary Developments

Project	Project Type	Total Units	Affordable	Rental Credits	Total	Notes
Willow Walk	Senior Housing; 376 non age restricted, 46 age restricted	422	46		64	Can only count 32 (remainder counted towards unmet need); Compliance Bonus
IRD-4	Rezoning of Block 2, Lot 11 in 2007	10			10	
Sub Total					74	

Supportive and/or Special Needs Housing

The following supportive and/or special needs housing currently exist in the Borough. The Borough requests credits for all bedrooms indicated. COAH's Survey Forms were sent to the providers and the completed forms are provided as Exhibit D.

**Table III-6
Supportive and Special Needs Housing**

Facility Name	Address	# Bdrms	License	License Date	Date of CO
Alternatives Supportive Needs Housing Rental	39 First Avenue	4			
Alternatives Supportive Needs Housing Rental	41 Thompson Avenue	5			
Community Options Supportive Needs Housing Rental	167 North Thompson Avenue	3	DDD		
Total		12			

The following parameters are applicable to the Borough's third round obligation:

Table III-7: Parameters for Third Round Obligation

Projected Growth Share obligation	88
Min. Family Housing Requirement (50% of the PGS)	44
• IRD-4 10 units	
• <u>Group Homes</u> 12 units	
22 units	Short (22)
Min. Rental Requirement (25% of the PGS)	22
• IRD-4 10 units	
• <u>Group Homes</u> 12 units	
22 units	-
Min. Family Rental Units (50% of the Rental Requirement)	11
• IRD-4 10 units	
• <u>Group Homes</u> 12 units	
22 units	Surplus (10)
Max. Age-Restricted (25% of the PGS)	22
• Willow Walk 32 units	
	Surplus (10)
Min. Very Low-Income	12

Development Fee Ordinance

The Borough has amended its development fee ordinance in accordance with the current Third Round Rules.

Market to Affordable Program

In order to meet the remaining shortfall, the Borough also seeks to create a market to affordable housing program, which would allow the purchase or subsidy of an existing market rate housing unit to be sold or rented to low and moderate income households. In accordance with NJAC 5:97-6.9, the Borough will utilize the Council on Affordable Housing checklists and model documents once they become available.

Appendix A

Publically Owned Property									
Block	Lot	Location	Owner Name	Facility Name	In Sewer Service Area	Prop. Class	Acres	Planning Area	Zone
1	4.22	CARDINAL WAY	RARITAN BOROUGH	Public Land	Yes	15C	4.009	PA1	IRD-1
1	9.17	COR. RODERER & ESPOSITO	BOROUGH OF RARITAN	Public Land	Yes	15C	0.660	PA1	R-2/IRD-1
6	1.01	COLUMBUS AVE	RARITAN BOROUGH	Public Land	Yes	15C	0.039	PA1	R-3
10	1	BOUND BROOK AVE	RARITAN BOROUGH	Elizabeth Ave Park	Yes	15C	0.223	PA1	R-3
10	8	ELIZABETH AVE	RARITAN BOROUGH	Public Land	Yes	15C	0.119	PA1	R-3
10	9	ELIZABETH AVE	RARITAN BOROUGH	Public Land	Yes	15C	0.117	PA1	R-3
10	10	ELIZABETH AVE	RARITAN BOROUGH	Elizabeth Ave Park	Yes	15C	0.576	PA1	R-3
19	6	735 FIRST AVE	SCHRADER, MARTHA	Other Tax Exempt	Yes	15F	0.185	PA1	R-3
23	1	816 LYNWOOD ST	GOEHLER, RODNEY & MARGARET	Other Tax Exempt	Yes	15F	0.289	PA1	R-2
24	10	605 LELAND ST	MALAVE, GUALBERTO	Other Tax Exempt	Yes	15F	0.731	PA1	R-2
27	3	112 FIRST AVE	DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.244	PA1	B-3
27	4	ROUTE 202	DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.107	PA1	B-3
27	5	NS RTE202 ES 1ST AVE	DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.148	PA1	B-3
28	5	611 THOMPSON ST	RELIEF HOSE CO. #2	RELIEF HOSE CO. #2	Yes	15C	0.417	PA1	R-2
30	9	WEST END AVE	RARITAN BOROUGH	Public Land	Yes	15C	0.242	PA1	B-3
43	15	216 BELL AVE	INNAMORATO, ANTONIO & ROSE	Other Tax Exempt	Yes	15F	0.216	PA1	R-3
50	1	17 BELL AVE	NEW JERSEY DOT	Other Tax Exempt	Yes	15C	0.123	PA1	B-3
53	3.01			Open Seating Area	Yes	15C	0.404	PA1	M-1
54	2	FIRST AVE	SOMERSET COUNTY	First Ave Tennis Courts	Yes	15C	0.418	PA1	M-1
54	3	FIRST AVE	SOMERSET COUNTY PARK COMM.	Railroad Lots	Yes	15C	0.076	PA1	M-1
54	16	SECOND AVE.	SOMERSET COUNTY PARK COMM.	Railroad Lots	Yes	15C	0.078	PA1	R-4

56	5	89 THOMPSON ST	CAPRA, JEANNETTE A.	Other Tax Exempt	Yes	15F	0.088	PA1	R-4
56	10	RAILROAD AVE	RARITAN BOROUGH	Public Land	Yes	15C	0.093	PA1	R-4
58	5	SHERMAN AVE	RARITAN BOROUGH	Frelinghuysen Park	Yes	15C	2.102	PA1	G-1
59	1	SHERMAN AVE	RARITAN BOROUGH PLAYGROUND	Frelinghuysen Park	Yes	15C	1.611	PA1	G-1
59	2	CORNELL ESTATE	RARITAN BOROUGH	Frelinghuysen Park	Yes	15C	0.233	PA1	G-1
59	9.01	SHERMAN AVE	RARITAN BOROUGH	Frelinghuysen Park	Yes	15C	0.216	PA1	G-1
66	1	CENTER & RIVERSIDE	RARITAN BOROUGH	Basilone Park	Yes	15C	7.173	PA1	G-1/R-3
67	1	RIVERSIDE PL	RARITAN BOROUGH PLAYGROUND	Basilone Park	Yes	15C	5.400	PA1	G-1/R-3
71	14	1000 TYSLEY PLACE	MASTERBONE, JOHN & MARY	Other Tax Exempt	Yes	15F	0.189	PA1	R-3
79	2	THIRD & GASTON AVE	RARITAN BOROUGH	Public Land	Yes	15C	0.270	PA1	R-4
85	5	15 GASTON AVE	SANSONE, JOSEPH & ROSE	Other Tax Exempt	Yes	15F	0.142	PA1	R-4
87	9.01	22 FIRST STREET	BOROUGH OF RARITAN	MUNICIPAL COMPLEX	Yes	15C	0.768	PA1	G-1
91	10	ANDERSON ST	RARITAN BOROUGH FIREMENS HALL	RARITAN BOROUGH FIREMENS HALL	Yes	15C	0.205	PA1	R-4
92	22.01	LAGRANGE STREET	BOROUGH OF RARITAN	Public Land	Yes	15C	0.384	PA1	R-4
93	1	97 LAGRANGE ST	RARITAN FIRST AID SQUAD	RARITAN FIRST AID SQUAD	Yes	15C	0.442	PA1	M-1
93	12	79 LAGRANGE ST	STATE OF NJ, DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.235	PA1	R-3
94	1	STATE HIGHWAY #206	STATE OF NJ, DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.155	PA1	B-3
100	16	82 LAGRANGE ST	STATE OF NJ, DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.089	PA1	R-3
101	1	STATE HIGHWAY #206	STATE OF NJ, DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.104	PA1	B-3
101	2	STATE HIGHWAY #206	STATE OF NJ, DEPT OF TRANSPORTATION	Other Tax Exempt	Yes	15C	0.093	PA1	B-3
102	1	SOMERSET	COUNTY OF	Basilone	Yes	15C	0.135	PA1	B-1

		ST	SOMERSET	Monument					
111	1	54 E SOMERSET ST	RARITAN BOROUGH	LIBRARY	Yes	15C	0.312	PA1	R-4
114	1	MILL ST RIVER RD	SOMERSET COUNTY PARK COMM.	Mill Street Tracts	Yes	15C	0.493	PA1	M-1
115	1	CANAL ST	SOMERSET COUNTY PARK COMM.	Mill Street Tracts	Yes	15C	0.183	PA1	M-1
115	2	CANAL ST & MILL ST	DUKE FARMS FOUNDATION	Mill Street Tracts	Yes	15C	0.590	PA1	M-1
116.01	26	BUSKY LANE	BOROUGH OF RARITAN	Public Land	Yes	15C	1.100	PA1	R-3
116.02	5	MILL STREET	SOMERSET COUNTY PARK COMMISSION	Other Tax Exempt	Yes	15C	0.349	PA1	M-1
116.02	6	MILL ST	SOMERSET COUNTY PARK COMM.	Other Tax Exempt	Yes	15C	0.649	PA1	M-1
116.02	8	MILL ST	RARITAN BOROUGH DISPOSAL PLANT	RARITAN BOROUGH DISPOSAL PLANT	Yes	15C	3.164	PA1	G-1
116.02	9	N. S. OF RARITAN RVR	RARITAN BOROUGH	Public Land	Yes	15C	0.022	PA1	G-1
116.02	10	N. S. OF RARITAN RVR	RARITAN BOROUGH	Raritan Valley Park	Yes	15C	7.874	PA1	G-1
116.02	11	101 ORLANDO DR	BOROUGH OF RARITAN	Raritan Valley Park	Yes	15C	9.045	PA1	G-1
116.02	12.01	MILL STREET	RARITAN TOWN CENTER II, LLC	Vacant	Yes	15C	5.541	PA1	PDRD
117	6	OLD YORK RD	SOMERSET COUNTY PARK COMM.	Duke Island	Yes	15C	2.600	PA1	R-3
117	7	CANAL ST	SOMERSET COUNTY PARK COMM.	Duke Island	Yes	15C	15.400	PA1	R-3/M-1
117	8	OLD YORK RD	SOMERSET COUNTY OF	Duke Island	Yes	15C	0.327	PA1	R-3
							77.199		

Privately Held Vacant Land

Block	Lot	Location	Owner Name	in Sewer Service Area	Prop. Class	Acres	Plan. Area	Zone
2	8	501 VANDERVEER RD	ORTHO PHARMCEUTICAL	Yes	1	0.990	PA1	R-1
2	11	525 VANDERVEER RD	ORTHO PHARMACEUTICAL CORP	Yes	1	3.929	PA1	P-1
2	12	VANDERVEER	ORTHO PHARMACEUTICAL CORP.	Yes	1	14.200	PA1	P-1
2	6.A	VANDERVEER ROAD	ORTHO PHARMACEUTICAL CORP.	Yes	1	8.370	PA1	R-1/M-3
3	22	SOMERVILLE AVE	MEHALICK, J. & P.	Yes	1	0.355	PA1	R-3
5	2	SOMERVILLE AVE	CORRADO, DANIEL & MARGARET	Yes	1	0.109	PA1	R-3
12	1	ELIZABETH AVE	FISCHETTI JR, ALESSANDRO & JUNE	Yes	1	0.180	PA1	R-3
12	2	ELIZABETH AVE	CUGLIARI, MARY T	Yes	1	0.333	PA1	R-3
15	7	708 PLAINFIELD AVE	FRANCHINO, CHARLES J. & ANGELINA	Yes	1	0.168	PA1	R-3
21	16.01	FIRST AVE	LYSY, ROBERT	Yes	1	0.360	PA1	R-3
31	6	ROUTE 202	DEUTSCH FAMILY ASSOCIATES LP	Yes	1	0.722	PA1	P-2
33.01	1	901 ROUTE 202	INGRAO, FRANK & LAURA	Yes	1	0.229	PA1	B-3
34	8.01	SECOND AVENUE	ANGELONE, JAMES & LENA	Yes	1	0.300	PA1	R-4
35	3	411 RARITAN AVE	KIELAR, MIECZYSLAWA% C.MIECZYSLAWA	Yes	1	0.263	PA1	R-4
40	3.01	98 SECOND AVE.	BONGIOVI, ANNA LOUISE	Yes	1	0.218	PA1	R-4
41	9.01	BELL AVENUE	THAYER R, SPINELLI TRUST, SPINELLI G	Yes	1	0.170	PA1	R-4
49	6	BELL AVE	COLANDUONI, ALVIN, JR.	Yes	1	0.411	PA1	R-3
49	9	112 SHERMAN AVE	HABERIN, JOSEPHINE	Yes	1	0.174	PA1	R-3/B-3
56	9	RAILROAD AVE	MENCARONI, P & ROEHRIG, M	Yes	1	0.137	PA1	R-4
79	33	VALPECK AVE	RAU, RICHARD A. & BELINDA J.	Yes	1	0.043	PA1	R-4
80	21	GASTON AVE	UNKNOWN	Yes	1	0.038	PA1	R-4
80	24	GASTON AVE	PRUDENTE, SALVATORE & MARIA	Yes	1	0.047	PA1	R-4
98	7.03	CODINGTON ST	GRZEBYK, ANTHONY & IRENE	Yes	1	0.146	PA1	R-4
102	1.01	83 CANAL ST	OBSZANSKI, CLARE E	Yes	1	0.035	PA1	B-1
116.01	24.02	13 GLASER AVE.	O'BRIEN, GERALD D & SUSAN A	Yes	1	0.169	PA1	R-3

116.02	2	MILL ST	ELIZABETHTOWN WATER CO C/O PROP MGR	Yes	1	0.337	PA1	M-1
117	2	OLD YORK RD	WILLIAM GEORGE JONES & CAROL JEAN	Yes	1	0.349	PA1	M-1
117	3	OLD YORK RD	HUNT W F JR & D A & T B & PELLECHIO	Yes	1	1.229	PA1	M-1
117	4	BET. CANAL & RIVER	HUNT W F JR & D A & T B & PELLECHIO	Yes	1	8.492	PA4	R-3
						42.501		