

RESOLUTION MEMORIALIZING COAH DECISION OF MAY 3, 2000
GRANTING A TECHNICAL AMENDMENT TO THE CERTIFIED FAIR
SHARE PLAN OF THE BOROUGH OF WATCHUNG
PURSUANT TO N.J.A.C. 5:91-13.1(c)

WHEREAS, the Borough of Watchung ("Watchung"), Somerset County, received substantive certification on July 1, 1998 to address a second-round 182-unit fair share obligation pursuant to N.J.A.C. 5:93-1 et seq.; and

WHEREAS, a site known as the Kings Crossing site was included in Watchung's fair share plan as an inclusionary site, which was to be zoned pursuant to a 1988 developer's agreement for 300 residential units at a density of 15 units per acre, of which 60 units would be low and moderate income units (40 for-sale units and 20 family-rental units) with a 20-unit rental bonus for a total of 80 affordable housing credits towards Watchung's fair share plan; and

WHEREAS, on March 22, 2000 Watchung filed a motion with the Council for a minor, technical modification of the Borough's certified fair share plan to amend the zoning of the Kings Crossing site to reduce the number of total units to be built to 280 units, of which 40 units would be affordable family rental units, which would produce 40 bonus credits, to yield 80 affordable housing credits towards Watchung's certified fair share plan; and

WHEREAS, Watchung's requested technical amendment is consistent with an application for preliminary major site plan


approval filed by the contract purchaser of the Kings Crossing site, Surface Development Watchung, L.L.C. ("Surface"), which in return for the reduction in the zoning and in the built affordable units also agreed to pay Watchung \$300,000 in lieu of construction of the additional 20 affordable for-sale units; and

WHEREAS, the Watchung planning board approved the revised plan for the Kings Crossing site; and

WHEREAS, there was no opposition to Watchung's request for the amendment to the Kings Crossing site; and

WHEREAS, the Council at its monthly meeting of May 3, 2000 considered Watchung's unopposed motion for the amendment to the zoning of the Kings Crossing site and voted to approve the amendment.

NOW THEREFORE BE IT RESOLVED that the New Jersey Council on Affordable Housing hereby memorializes its decision of May 3, 2000 to amend the zoning on the Kings Crossing site pursuant to N.J.A.C. 5:91-13.1(c) to allow 40 affordable family rental units to be built on the site, which with 40 rental bonus credits will yield the 80 affordable housing credits towards Watchung's certified fair share plan.


RENEE REISS, Secretary
New Jersey Council on
Affordable Housing

Date: June 7, 2000