

**2024 Master Plan Revisions
Housing Element
Fair Share Plan**

**City of Northfield
Atlantic County, New Jersey**



Adopted after a public hearing by Resolution _____ of the
Northfield City Planning Board on _____

Endorsed by the Governing Body on _____

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Fair Share Plan**

**City of Northfield
Atlantic County, New Jersey**

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The original of this document was signed and sealed in accordance with NJAC 13:41-1.3.b

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INTRODUCTION

On January 22, 2015, the City of Northfield prepared, adopted, and endorsed an Affordable Housing Plan (“2015 Plan”) to address its 190-unit Prior Round Obligation. On August 21, 2018 the City amended the 2015 Plan by adding the Mount Laurel compliance techniques through which the City would satisfy its Round 3 obligation (“2018 Plan”). This Plan amendment further amends the 2018 Plan by adding new affordable housing projects to meet the City’s affordable housing obligation.

This Housing Element and Fair Share Plan has been prepared for the City of Northfield, Atlantic County, in accordance with the N.J. Fair Housing Act (hereinafter the “FHA”) at N.J.S.A. 52:27D-301 et seq. Because the Supreme Court invalidated the second iteration of the Round 3 regulations adopted by the New Jersey Council on Affordable Housing (“COAH”) via in In re Adoption of N.J.A.C. 5:96 & 5:97 by NJ Council on Affordable Housing, 215 N.J. 578 (2013), this Housing Element and Fair Share Plan (“Affordable Housing Plan”) comports with COAH’s Round 2 rules at N.J.A.C. 5:91 et seq. and N.J.A.C. 5:93 et seq.

The 2015 Plan was prepared pursuant to an Order entered by Honorable Nelson C. Johnson on January 5, 2015, addressing the City’s indigenous need rehabilitation obligation of fourteen (14) units, and its Prior Cycle prospective need obligation of one hundred and ninety (190) units.

On March 10, 2015, the Supreme Court issued an opinion styled as In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015)(“Mount Laurel IV”). The gravamen of Mount Laurel IV was that, because COAH was “moribund” and no longer implementing the provisions of the FHA, the Supreme Court was left with no choice but to transfer jurisdiction over all Mount Laurel matters to trial judges across the state. In addition, the Court established procedures and deadlines to enable municipalities to secure or extend immunity by filing a timely Declaratory Judgment Action (“DJ Action”) and asking the trial judge to review and ultimately approve their Round 3 Housing Element and Fair Share Plans.

Consistent with these procedures, the City filed a timely DJ Action in July of 2015. The DJ Action sought judicial approval of the City’s Round 3 Affordable Housing Plan to be memorialized through an Order commonly referred to as a Judgment of Compliance and Repose (“JOR”). Two entities responded to this pleading, including Fair Share Housing Center (“FSHC”), a renown nonprofit affordable housing advocacy group; and Mason Properties, LLC (“Mason”), a property owner that intends

to construct a 80-unit inclusionary development in the City. After a period of negotiations, the City entered into agreements with FSHC and Mason and, on June 1, 2018, Honorable Nelson C. Johnson, J.S.C. approved them via a duly-noticed Mount Laurel “Fairness Hearing.” As a result the City adopted the 2018 Plan in August of 2018 and obtained a Conditional Judgment of Compliance and Repose on August 31, 2018.

Over the past two years the city has been approached by The Camden Diocese with the prospect of developing a 100% age-restricted affordable housing project on land owned by Atlantic County. The City and FSHC amended their settlement agreement to include the Camden Diocese project, which was approved by the Court at a duly-noticed Fairness Hearing held on January 22, 2024. This plan is an amendment to the City’s Fair Share Plan to include additional opportunities for new housing to meet its affordable housing obligation. This Plan amends only the Fair Share Plan component of the 2018 Plan. The 2018 Housing Element and appendix attached thereto remains unchanged.

AFFORDABLE HOUSING OBLIGATION

Pursuant to a settlement agreement dated April 27, 2018 by and between the Township and Fair Share Housing Center, the Township's affordable housing obligation includes the following:

Rehabilitation Share (per the Kinsey Report ¹)	17
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	190
Third Round (1999-2025) Prospective Need (per the Kinsey Report, as adjusted by FSHC settlement agreement, including the "Gap Period" between 1999 and 2015)	89

Present Need – Rehabilitation Component

The Rehabilitation obligation is determined by calculating the number of deficient housing units occupied by low and moderate income households within the City. This figure is calculated using indices such as overcrowding of units constructed prior to 1950, incomplete kitchen and plumbing facilities and the estimated number of low and moderate income households in the municipality. The City's rehabilitation obligation is **17 units**.

Prior Round Component

The Prior Round obligation is the City's cumulative Round 1 and 2 affordable housing obligation for the years between 1987 and 1999. The City's Prior Round obligation is **190 units**.

Prospective Need Component

Pursuant to the FSHC agreement referenced above, the City's Round 3 obligation is **89 units**. The Round 3 Prospective Need includes the so-called "Gap Period Present Need," which is a measure of households formed from 1999-2015 that need affordable housing, created by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017).

¹ David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, July 2015.

Vacant Land Adjustment

As part of the 2018 Plan the City prepared a Vacant Land Adjustment (“VLA”) because the City lacks sufficient vacant, suitable land to fully-satisfy its Prospective Need obligations. Based upon the VLA in the 2018 Plan the City acknowledged a Realistic Development Potential (“RDP”) of 18 units. Subtracting the 18-unit RDP from the City’s Prospective Need Obligation of 89 results in a downward fair share adjustment of 71 units. This remainder is known as “Unmet Need,” that portion of the obligation which can not be satisfied due to the lack of available land. Pursuant to the FSHC agreement, the City has proposed overlay zoning to help satisfy their unmet need as discussed below.

Given the proposed changes to the City’s Fair Share Plan with the inclusion of an additional area of up to 4 acres² now available from the Atlantic County property for the Diocese project and recognition that the Oak Avenue school property is now available, this would increase the City’s RDP by eleven (11) units.³ The table below shows the updated RDP with the two additional sites included.

VACANT AND UNDERUTILIZED PARCELS (ADJUSTED FOR WETLANDS)									
Block	Lot	Property Location	Owner's Name	Zone	Acreage	Acreage Less Wetlands	RDP @ 6 u/a	20% Set Aside	Comments
1	9 & 10	2713 ZION RD	CUMMINGS, BETTY J	R-1A	6.29		37.74	7.548	Bayview Garden Center
16.01	46.01	800 TILTON RD	NIKMEHR PROP.-GENUINE PARTS CO.	C-B	1.760	0.880	5.3	1.1	
41	13	NORTHFIELD AVE	SIGANOS REALTY, LLC	O-PB	0.422		7.5	1.5	Adjoining Parcels
41	14	NORTHFIELD AVE	SIGANOS REALTY, LLC	O-PB	0.424				
41	15	407 NORTHFIELD AVE	RICHARD SIMON, TRUSTEE	O-PB	0.399				
66	11	DOLPHIN AVE	CITY OF NORTHFIELD	R-1	1.1		13.5	2.7	
69	1.02	605 DOLPHIN AVE	CITY OF NORTHFIELD	S.C.	1.15				
59	2.01	807 TILTON RD	PINCHUS KIEJDAN ESTA MARITAL TR B	R-C	4.450		26.7	5.3	
150	1	DOLPHIN AVE	COUNTY OF ATLANTIC	R-1	4		24.0	4.8	
34	24	OAK AVE	JEWISH COMMUNITY PROPERTIES, INC.	R-C	4.6		27.6	5.5	
Totals					24.595	0.880	142.3	28.5	

² The maximum area that will be utilized for the Camden Diocese project is 4 acres, however the total land area that may be subdivided for the project could be less than 4 acres.

³ Using a presumptive density of 6 units per acre on the 9.6 acres would yield 57 units. Applying a 20% set-aside to this figure increases the City’s RDP by 11 units. These 11 units are added to the original 18 units of RDP for a new RDP of 29 units.

Consideration of Lands Appropriate for Affordable Housing

Consistent with smart growth principles, the City has chosen to intersperse affordable housing throughout existing residential neighborhoods in the City and in proximity to transportation corridors including the N.J. Transit bus service stops, U.S. Route 9 (New Road) and County Route (Tilton Road), which is a major county roadway traversing across the County from the City of Northfield to the Township of Galloway. These areas of the City provide the greatest number of employment opportunities and services. The developed portions of the City (excluding the marshlands) are within the State Planning Area 1, which is conducive and appropriate for development.

The City has analyzed whether inclusionary zoning and the development of 100% affordable housing sites would serve the City to address its fair share obligation and as discussed below has determined that a combination of these types of development would be appropriate to satisfy the City's fair share obligation.

N.J.S.A. 52:27D-310(f) requires the City to identify sites owned or controlled by developers who have expressed a willingness to construct affordable housing. This plan amendment is being completed to address a new opportunity to provide affordable housing on land owned by Atlantic County in cooperation with the Camden Diocese. The property is identified as Block 150, Lot 1 and located along Dolphin Avenue. This is a larger property of 28 +/- acres which is home to the Meadowview Nursing and Rehabilitation Center, owned and operated by Atlantic County. The Camden Diocese would be purchasing approximately 2.5 acres of land to provide for up to 72 age-restricted affordable housing units, a 100% affordable housing project.

This plan also notes Mason Properties, LLC the owner of Block 92, Lots 25, 28, 29, 33 & 34 and Block 52, Lot 4.01 on the City's Tax Map, as having an interest in constructing affordable housing, (hereinafter "Mason Properties"). The parties have engaged in a Memorandum of Understanding dated June 19, 2018 and approved by resolution 128-2018 to include this site in the affordable housing plan. The property will be rezoned to permit an inclusionary development with a minimum of 12 units per acre but up to 15 units per acre with a mandatory 15% affordable housing set-aside requirement. The development would include age-restricted residential units.

AFFORDABLE HOUSING PLAN

Rehabilitation Obligation:

The Atlantic County Improvement Authority (“ACIA”) has been responsible for administering a rehabilitation program throughout Atlantic County through their “Owner Occupied Housing Rehabilitation Program”. The ACIA places liens on participating properties and recaptures funding upon re-sale. ACIA uses federal Community Development Block Grant (hereinafter “CDBG”) funds as well as prior rehabilitation funds paid back at the time of a home sale to operate a county-wide housing rehabilitation program for owner-occupied housing. The ACIA will provide for the City’s 17 unit rehabilitation obligation.

New Housing Obligation:

As set forth above, the City of Northfield must address a Prior Round (1987-1999) obligation of 190 units and a Prospective Need obligation of 89 units, for a total of 279. COAH has established parameters that establish rental requirements, age-restricted housing limitations, and rental bonuses as housing credits. Pursuant to those parameters, the City Fair Share Plan must create a minimum of 54 rental units. The City is also permitted to receive a rental bonus for rental units that meet the criteria under N.J.A.C. 5:93-5.15(d), up to a maximum of 54 bonus credits. The total affordable housing units shall be permitted to utilize a maximum of 54 age-restricted units. N.J.A.C. 5:93-5.14(a)3. (These calculations include the Prior Round and RDP but not the Unmet Need in determining the bonus credits and family and age restricted unit caps. These numbers adjust at a point when the unmet need is satisfied. Therefore, the maximum bonus permitted is 70 credits if all of the unmet need is addressed.)

City of Northfield Affordable Housing Obligation			
	Total Obligation	Prior Round	Prospective Need
Obligation	279	190	89 RDP-29 Unmet Need-60
<u>Less Prior Cycle Credits</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Obligation	279	190	89
Rental Minimum – 25%	70	47	7
Age-Restricted Maximum – 25%	70	47	7
Maximum Rental Bonus – 25%	70	47	7

The City proposes to satisfy its affordable housing obligation through various mechanisms all of which will be discussed throughout this report. The following summarizes the City’s Fair Share Plan as amended for the Prior Round, RDP and Unmet Need obligations.

Prior Round

Northfield Housing Sites - Prior Rounds						
Property	Location	Block	Lot	Affordable Units	Bonus Credits	Housing Type
Career Opportunity Development Inc.	322 Shore Road	179.02	44.02	4	4	Group Home
Butterfly Properties	116 Oakcrest	76	4	3	3	Group Home
Gurwicz/MGS Development	Cresson Avenue Tilton Road			28	28	Family
Community Quest	2026 Cedarbridge Road	84	23	3		Group Home
Caring, Inc.	103 E. Mill Road	173	7	6		Group Home
Caring Inc.	120 E. Mill Road	168	12	5		Group Home
Camden Diocese	Dolphin Avenue	150	1	47		Age Restricted
City Owned Site/Habitat For Humanity	Dolphin Avenue	69	1.02	9		Family
		66	11			
AC Country Club	Shore Road	175 (179.01)	48 (1.01)	50		Family
TOTAL CREDITS				155	35	190

Supportive and Special Needs Housing

- Career Opportunity Development Inc. (CODI) – 322 Shore Road

Career Opportunity Development Inc. (CODI) provides community based housing for adults who have development disabilities. The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 2003 and contains 4 bedrooms. (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Butterfly Properties – 116 Oakcrest Avenue

This property is managed by Butterfly Properties and is funded by the HUD 811 program. The development was sponsored by Collaborative Support Programs of New Jersey as a provider of housing for persons that are mentally ill. The residence provides housing to persons 18 years of age and older that are chronically mentally ill. The property contains controls for 99-years extending through 2094 (effective in 1995). The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 1998 and contains 3 bedrooms. The property is eligible for 3 bonus credits since the lengths of controls extend beyond 30 years. The total affordable housing credits for this site are 6 credits. (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Community Quest

Community Quest. provides community based residences for adults who have development disabilities. This property is located on Block 84, lot 23 and consists of a single-family dwelling being used as a group home. The facility is licensed by the NJ Department of Human Services as a Group Home. The property contains 3 bedrooms. The total affordable housing credits for this property would be 3 Credits (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Caring House 30 – 103 E. Mill Road

Caring, Inc. provides community based residences for adults who have development disabilities. This property is located on Block 173, lot 7 and consists of a single-family dwelling being used as a group home. The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 2012 and contains 6 bedrooms. The total affordable housing credits for this property would be 6 Credits (See group home documentation in the Appendix of the 2018 Fair Share Plan)

- Caring House 45 – 120 E. Mill Road

Caring, Inc. provides community based residences for adults who have development disabilities. This property is located on Block 168, lot 12 and consists of a single-family dwelling being used as a group home. The facility is licensed by the NJ Department of Human Services. The property received a Certificate of Occupancy and license in 2013 and contains 5 bedrooms. (See group home documentation in the Appendix of the 2018 Fair Share Plan)

Camden Diocese

This plan amendment is being completed to address a new opportunity to provide affordable housing on land owned by Atlantic County in cooperation with the Camden Diocese. The property is identified as Block 150, Lot 1 and is located along Dolphin Avenue. This is a larger property of 28 +/- acres which is home to the Meadowview Nursing and Rehabilitation Center, owned and operated by Atlantic County. The Camden Diocese would be purchasing approximately 2.5 acres of land from the County to provide for up to 72 age-restricted rental affordable housing units in a 100% affordable housing project. The City will be adopting a zoning ordinance to provide for this proposed development. Since this is an age-restricted development only 47 credits will be utilized to satisfy the City's Prior Round obligation and the balance will be applied to the City's RDP and Unmet Need.

Site Suitability Analysis – Camden Diocese - Site Suitability is addressed in COAH's Second Round regulations at N.J.A.C. 5:93-5.3. The criteria under which a site is to be evaluated includes a finding that the site is available, approvable, developable and suitable as defined in N.J.A.C. 5:93-1.

- “Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing. - This site belongs to the County of Atlantic. The County has agreed to subdivide up to 4 acres from the existing parcel to provide for the proposed development by the Camden Diocese.
- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. – This site requires a zoning amendment to provide for the proposed development. This amendment is recommended as part of the amended Fair Share Plan. This is a developed site with adequate room available to provide for the proposed affordable housing development. The developed areas of the City of Northfield, where this site is located, are in a State Planning Area 1, Metropolitan (PA1). The State Plan encourages development in the PA1 and PA2 areas.
- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP. – The site has access to public water and sewer and is consistent with the approved Atlantic County water quality management plan.
- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. – This site is part of a larger County owned property which includes the Meadowview Nursing and Rehabilitation Center. The site is also surrounded by moderate density single-family housing in Northfield and in the abutting City of Pleasantville. The site is also proximate to Route 9 and public bus transportation as well as having access to the County transportation system for senior citizens. In terms of the environmental policies at N.J.A.C. 5:93-4 the site development area is not impacted by wetlands, flood hazard areas or steep slopes. The proposed development is on an area of the tract which is generally cleared of trees and proximate to the current site improvements. The development will share a common access drive with the Meadowview Nursing facility.

MGS – Cresson Avenue

This parcel is located on Cresson Avenue and Tilton Road and consists of 20.4 acres. The site was rezoned to permit multi-family residential development at a density of 13 units per acre or up to 265-units. The zoning requires a 15% set-aside for low/moderate income housing, or 40 units. All of these units have been constructed including the 40 units designated as low/moderate income rental housing units. Twenty-eight (28) of these units are applied to the City's Prior Round obligation. The balance are utilized to satisfy the Cities RDP and Unmet Need.

City Owned Site / Habitat for Humanity

The City owns just over 2 acres on property along Dolphin Avenue on Block 66, Lot 11 and Block 69, Lot 1.02. The two parcels are not contiguous. The properties are currently zoned Residential R-1, permitting a single-family residential at a density of 4.3 units per acre on 10,000 square foot lots.

The property is located along Dolphin Avenue and Harvey Drive. The parcel along Harvey Drive is wooded and is bordered by a single-family dwelling on the north and west. The single-family dwellings are on larger lots of between 30,000 square feet to one acre. Opposite the site on the east side of Dolphin Avenue is the Atlantic County public works yard. The parcel on Dolphin Avenue is also wooded and is completely surrounded by the Atlantic County public works yard.

Block 66, Lot 11 is located at the corner of Harvey Drive and Dolphin Avenue and contains one acre of land. Block 69, Lot 1.02 is located along Dolphin Avenue and contains 1.12 acres of land. The City proposes to permit development on these properties which would yield at least 12 affordable housing units. This would be achievable through partnership with Habitat for Humanity. Nine (9) of these credits will be applied to the Prior Round Obligation the remaining three (3) credits will be applied to the City's RDP.

Site Suitability Analysis – City Owned Site - Site Suitability is addressed in COAH's Second Round regulations at N.J.A.C. 5:93-5.3. The criteria under which a site is to be evaluated includes a finding that the site is available, approvable, developable and suitable as defined in N.J.A.C. 5:93-1.

- “Available site” means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing. - This site belongs to the City of Northfield. The City is in the process of entering into an agreement with Habitat for Humanity for the development of the property with affordable housing units.
- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. – This site is zoned for single-family housing units. A zoning amendment will be required to provide for the proposed development of three duplexes on each of the two parcels. This amendment is recommended as part of the amended Fair Share Plan. The developed areas of the City of Northfield, where this site is located, are in a State Planning Area 1, Metropolitan (PA1). The State Plan encourages development in the PA1 and PA2 areas.
- “Developable site” means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP. – The site has access to public water and sewer and is consistent with the approved Atlantic County water quality management plan.
- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. –The site is surrounded by moderate density single-family housing in Northfield and is also adjacent to the city public works facility. The site is also proximate to Route 9 and public bus transportation. In terms of the environmental policies at N.J.A.C. 5:93-4 the site development area is not impacted by wetlands, flood hazard areas or steep slopes. The development will require some tree removal but there are no known environmental constraints to the proposed development.

Atlantic City Country Club

This parcel is located along Shore Road and consists of 225 acres, of which approximately 110 acres are considered uplands. The site is currently zoned Country Club C-C, permitting a golf course and single-family residential dwelling units. The zoning district also permits a Country Club Community as a permitted conditional use. The Country Club Community would permit a combination of golf course, single-family residential on one-acre lots, golf villas and golf suites for a maximum of 62 golf-villas, 50 golf-suites and 13-single-family dwelling units.

The City amended the existing Country Club Community standards to permit increased residential densities with an affordable housing set-aside. The ordinance restricts the residential development to areas on Block 175, Lot 48 and Block 179.01, Lot 1.01. The ordinance maintains the golf-course and club house. The zoning would permit up to 360 residential units as a combination of golf villas and townhouse units. The golf suites would continue to be a permitted use separate from the golf villas. It is estimated that the areas available for development consists of approximately 21+/- acres. The residential density on the 21 acres (excluding the balance of the 18-hole golf course) would be 17 units per acre. This would permit up to 72 affordable housing units with a 20% set-aside. Fifty (50) of these credits would be applied to the Prior Round obligation with the balance being utilized to satisfy the City's Unmet Need.

The Atlantic City Country Club is under private ownership. It was founded in 1897 and is known as "The Birthplace of the Birdie" as well as being where the term "Eagle" was coined. (www.accountryclub.com *Course History*) The City recognizes the importance of the golf course and its future success. The City wants to see the golf course preserved as a fundamental part of the community. The proposed ordinance would not eliminate the 18-hole course but allow for added development along its fringe areas.

Realistic Development Potential (RDP)

The City completed a Vacant Land Adjustment in 2018 which provided for a Realistic Development Potential (RDP) of 18 units. As noted above, the inclusion of the land from the former Oak Avenue school property and the County for the Diocese project this would increase the City's RDP by eleven (11) units for a total RDP of 29. To satisfy the RDP the City proposes the following measures which include surplus credits from the Prior Round mechanisms:

Northfield Housing Sites - RDP						
Property	Location	Block	Lot	Affordable Units	Bonus Credits	Housing Type
Camden Diocese	Dolphin Avenue	150	1	7		Age Restricted
City Owned Site/Habitat For Humanity	Dolphin Avenue	69	1.02	3		Family
		66	11			
Gurwicz/MGS Development	Cresson Avenue Tilton Road			12	7	Family
TOTAL CREDITS				22	7	29

The above mechanisms are detailed under the descriptions for the Prior Round Obligation. These mechanisms utilize surplus credits from the existing Gurwicz development as well as the associated rental bonuses. Units that are part of the proposed projects for the prior round and not needed to meet the prior round are also included from the Camden Diocese and Habitat for Humanity projects.

Unmet Need

Unmet Need is the remainder of the City's obligation which cannot be satisfied due to lack of available land. The above mechanisms provide up to 29 credits against the City's RDP, leaving an unmet need of 60 units. The City will implement the following mechanisms to address the 60-unit remaining portion of its allocation of the Round 3 regional need or "unmet need":

Northfield Housing Sites - Unmet Need						
Property	Location	Block	Lot	Affordable Units	Bonus Credits	Housing Type
Camden Diocese	Dolphin Avenue	150	1	18		Age Restricted
Mason Properties	Mill Road and Wabash Avenue	92	25, 28, 29, 33 & 34	12		Age Restricted
AC Country Club	Shore Road	175 (179.01)	48 (1.01)	22		Family
Tilton Road Mixed Use	Tilton Road	16.01	52 & 57	8		Family
St. Gianna Parish Overlay				20		Age Restricted
TOTAL CREDITS				80	0	80

Mason Properties (Mill Road/Wabash Avenue)

This parcel is located on Block 92, Lots 25, 28, 29, 33 & 34 and Block 52, Lot 4.01. The property contains a non-conforming business operation of a construction company. The uses on the property include an office, shop and storage building as well as an outside storage yard for equipment and materials. The site is bordered to the west by the City Library and the local bike path runs along the street frontage just opposite the site on Wabash Avenue. The surrounding neighborhood includes single-family detached dwelling units on lot sizes that range from 8,000 square feet to 13,000 square feet (approximately).

The site is currently zoned Residential R-1, permitting a single-family residential at a density of 4.3 units per acre on 10,000 square foot lots. This zoning district also permits Residential Senior Housing as a permitted conditional use. As a conditional use a property of at least 7 acres may create a Planned adult development with a density of 12 units per acre. The zoning also permits Mid-Rise Senior Citizen Housing as a conditional use on lots of 15 acres at a density of 15 units per acre. Both of these conditional uses require a 20% set-aside for low/moderate income housing.

The City created a new zone on this parcel, Affordable Housing 1-Age Restricted district (AH1-AR) with a density of 12 units per acre. The site would accommodate a minimum of 80 units of which 12 would be affordable housing units using a set-aside of 15%. This zoning is generally consistent with the existing permitted conditional use standards. The City will utilize the existing conditional use standards for a Planned Adult Development for the proposed rezoning and adjust the minimum lot size to 6.5 acres. The Planned Adult Development will become a permitted use by right on the subject parcel. Additional requirements are included in the zoning ordinance as per the Memorandum of Understanding included in the Appendix of this report.

Tilton Road – Mixed Use

This parcel is a combination of two properties located on Block 16.01, Lots 52 and 57 and consists of 15.51 acres. The site is currently zoned Regional Commercial R-C, permitting non-residential development. This zoning district also permits Residential Senior Housing as a permitted conditional use. As a conditional use a property of at least 7 acres may create a Planned adult development with a density of 12 units per acre. The zoning also permits Mid-Rise Senior Citizen Housing as a conditional use on lots of 15 acres at a density of 15 units per acre. Both of these conditional uses require a 20% set-aside for low/moderate income housing.

The City adopted an overlay Affordable Housing 2-Mixed Use (AH2-MU) zoning ordinance for this property. The overlay zone permits a residential density of 2.6 units per acre. The site would accommodate up to 40 multi-family housing units with an affordable housing set-aside of 20% or 8 units. The zoning would also permit first floor commercial/office space. The overlay zone offers additional opportunities for development that would not otherwise exist. The ability to create multi-family housing with first floor commercial provides incentives making the new land use more attractive and feasible on this property.

A portion of this property is impacted by wetlands and additional investigations will need to be completed to determine the useable building envelope. However, given the permitted site coverages under the CAFRA regulations and the location of the property along a commercial corridor, the mixed-use development zoning provides an improved opportunity for development.

The site continues to permit the age-restricted housing development as a permitted conditional use. The requirements of the existing ordinance for the conditional use development includes a 20% affordable housing set-aside. In this development scenario the site could accommodate a greater housing density but no commercial space. The City reserves the right to review the appropriateness of the age-restricted conditional use standards at a later date.

The site is located on the City's primary commercial corridor, Tilton Road. It is bordered to the north by an office building. The southern side of the site includes various non-residential land uses including a small shopping center with a lawn and garden contractors yard in the rear. Opposite the site on the eastern side of Tilton Road is a larger shopping center. To the rear of the shopping center is the affordable housing site for MGS properties.

Overlay Zone:

The City created an overlay zone for Block 40, Lots 28, 29 & 40 (St. Gianna Deretta Molla Parish) to permit the development of complimentary housing options. This site is currently developed with the existing parish, rectory and associated improvements. The overlay zoning permits the creation of an inclusionary or 100% affordable age-restricted development, independent living or congregate care/assisted living facility. The total site is 14.4 acres with approximately 6 acres available for development. The ordinance permits the housing to be developed in addition to the existing church campus. The site is permitted to create at least 100 units/beds with 20 affordable units. The zoning permits 100% affordable or market-rate with a minimum 20% set-aside. The market-rate would allow a density to support a minimum of 20 affordable housing units. Since the Catholic Church owns the site it is feasible to permit a 100% affordable development which could generate additional housing credits.

Inclusionary Zoning Ordinance:

The City adopted a municipal-wide ordinance requiring a mandatory affordable housing set aside for all new multifamily residential developments of five (5) units or more. The set aside for rental developments shall be fifteen percent (15%) and the set aside for for-sale developments shall be twenty percent (20%). The provisions of the ordinance do not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five or more.

Miscellaneous Provisions

The City has provided for affordable housing opportunities under the existing zoning for age-restricted developments. In the R-1 and the RC zones the City permits a Planned Adult Community with 12 units per acre with a 20% low- and moderate-income set aside. The same districts also permit a mid-rise age-restricted development of 15 units per acre with a 20% low- and moderate-income set aside. These conditional uses will remain in the ordinance, continuing to provide future affordable housing opportunities.

Bonus Provisions

In accordance with N.J.A.C. 5:93-5.15 the City of Northfield intends to take bonus credits for up to 25% the family rental units in this plan at the time they are completed and occupied. The projected rental bonus would account for up to 42 credits. The City reserves the right to apply additional bonus credits from units that become available as the unmet need is satisfied and they become eligible.

CONCLUSION

There are limited remaining opportunities to create affordable housing in the City given the scarcity of vacant or underutilized parcels. Despite this, the City proposes to meet its Prior Round affordable housing obligation through various mechanisms as demonstrated herein. The City also recognizes there is a need to provide future opportunities for affordable housing and therefore has revised portions of the existing zoning ordinance to ensure larger residential developments provide affordable housing