



Engineering
& Design

2025 Housing Element & Fair Share Plan

Township of Green Brook

June 16, 2025

Prepared for:

Township of Green Brook

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2025 Housing Element & Fair Share Plan

Township of Green Brook

Somerset County, New Jersey

Adopted by the Land Use Board: _____

Endorsed by the Township Committee: _____

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

GBT-064A

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I. Introduction

According to the New Jersey Fair Housing Act, a Housing Plan Element shall be designed to meet the municipality's fair share of its region's present and prospective housing needs, with particular attention to low- and moderate-income housing.

Affordable housing in New Jersey has a long, convoluted history dating back to 1975, when the New Jersey Supreme Court ruled that municipalities could not use their power to zone to exclude the region's low- and moderate-income households. This landmark decision is commonly referred to as Mount Laurel I, as the defendant was the Township of Mount Laurel. In 1983, the New Jersey Supreme Court decided what is commonly referred to as Mount Laurel II, wherein the Supreme Court created a quota system for growing municipalities and invented the "Builder's Remedy" as an enforcement mechanism. In response to the court decisions, the Fair Housing Act ("FHA") was adopted in 1985, which provided an administrative process for municipal compliance. The FHA also created the Council on Affordable Housing ("COAH"), which was responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process. The first round of affordable housing spanned from 1987 to 1993. This was followed by the second round from 1993 to 1999.

The third round of affordable housing commenced in 1999, but COAH failed to establish new affordable housing obligations. Several lawsuits were filed between 2008 and 2015 regarding the obligation. Ultimately, on March 10, 2015, the Supreme Court ruled that COAH failed to act and as a result, the Courts assumed jurisdiction over the Fair Housing Act. The decision and accompanying Order divided municipalities into one of three categories – those that achieved Third Round Substantive Certification, those that filed or petitioned COAH and those that had never participated in the COAH process.

The transitional process created by the Supreme Court tracked the Fair Housing Act procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015, that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before-calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, towns that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most towns concluded the process with a judgment of repose and compliance. As a result of COAH's inability to function, the third round period spanned from 1999 to 2025.

Then, on March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs ("DCA") with the preparation of fourth round obligations and set forth aggressive timelines for compliance. In October of 2024, DCA published a report on its calculations of regional need and municipal present (Rehabilitation Obligation) and prospective (Fourth Round Obligation) fair share obligations. The Report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background". The DCA calculated Green Brook's present need obligation as 26 and its prospective need obligation as 120. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 27, 2025, the Township Committee adopted Resolution 2025-01-04 accepting the DCA's calculation of the Township's present need and correcting the developable land data regarding Green Brook's prospective obligation. The modifications resulted in an adjusted Fourth Round Obligation (106), which was subject to any vacant land and/or durational adjustment. The Township of Green Brook also filed a "Complaint for a Declaratory Judgment of Compliance with Fair Housing Act" on January 29, 2025, as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, the New Jersey Builder's Association ("NJBA") challenged the Township's Fourth Round Obligation. Mediation was conducted and the parties settled at 113. The obligation was memorialized in an April 8, 2025 "Program Settlement Recommendation Present Need and Prospective Need" entered by Judge Mennen.

This is the Township of Green Brook's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035, known as the Fourth Round. Green Brook seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior First and Second Round Obligations (1987-1999)
3. Third Round Obligation (1999 – 2025)
4. Fourth Round Obligation (2025-2035)

Affordable Housing History

A summary of Green Brook's affordable housing timeline since 2015 is included below:

- **July 6, 2015** | Green Brook filed a Declaratory Judgment Action seeking to comply with its constitutional mandate to provide affordable housing in accordance with the March 10, 2015 New Jersey Supreme Court Order.

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules, which can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

²NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

- **November 20, 2017** | Township executed settlement agreement with Fair Share Housing Center “FSHC” (see Appendix A).
- **January 3, 2019** | Conditional Final Judgment of Compliance and Repose entered by Judge Miller (see Appendix B).
- **January 27, 2025** | Resolution 2025-01-04 adopted Committing to the Township’s Fourth Round affordable housing obligation (see Appendix C).
- **January 29, 2025** | Complaint for a Declaratory Judgment of Compliance with Fair Housing Act filed (see Appendix D).
- **April 8, 2025** | Program Settlement Recommendation Present Need and Prospective Need entered by Judge Mennen (see Appendix E).

Municipal Summary

The Township of Green Brook is located in northeastern Somerset County and encompasses 4.4 square miles. US Route 22 traverses the Township in a northeast-southwest direction. Green Brook is situated along its namesake, Green Brook, to the south and the Watchung Mountains to the north. The Township is characterized by commercial uses along Route 22 and residential uses to the north and south of this corridor. Other commercial uses are present along Washington Avenue (County Route 529). Washington Rock State Park and a portion of the Warrenbrook Golf Course are located in the northeast section of the Township. The Township does not have direct access to any NJTransit rail service (NJ Transit Rail Station Dunellen within one mile of the municipal boundary on Washington Avenue); however, NJTransit operates a bus route along Route 22.

The Township is bordered by the Boroughs of North Plainfield and Watchung to the northeast, the City of Plainfield and Borough of Dunellen to the east, the Borough of Middlesex to the south, and the Township of Bridgewater to the southwest. See the map on page 5.

Between 2010 and 2020, Green Brook’s population increased marginally by 78 residents from 7,203 to 7,281 residents.³ It should be noted that the 2023 American Community Survey (“ACS”), which is the most recent Survey available, estimates the Township’s population to be 6,982, which is 299 less than reported in the 2020 Census.⁴ The North Jersey Transportation Planning Authority (“NJTPA”) projects that the Township will grow to 7,649 residents by the year 2050.⁵

Affordable Housing Obligation

The Township of Green Brook has agreed to a Rehabilitation Obligation of 26 units. The Township’s Prior Round Obligation (“PRO”) is 151. The Township agreed to a 274-unit Third Round Obligation (“TRO”). However, the Township received a Vacant Land Adjustment (“VLA”) during the Third Round, which determined the Realistic Development Potential (“RDP”) of Green Brook to be 85 (see Appendix A). This results in an Unmet Need of 189. Finally, Green Brook’s Fourth Round Obligation (“FRO”) is 113 units.

³ Information sourced from <https://data.census.gov/>, accessed June 10, 2025.

⁴ Ibid.

⁵ Information sourced from NJTPA Plan 2050, Appendix E, “Demographic Forecasts”, <https://www.njtpa.org/plan2050>, accessed June 10, 2025.

The chart below illustrates the Township's four-part obligation.

Affordable Housing Obligation

	Rehabilitation	Prior Round 1987 - 1990	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	26	151	274	113
RDP	--	-	85	-
Unmet Need	--	-	189	-

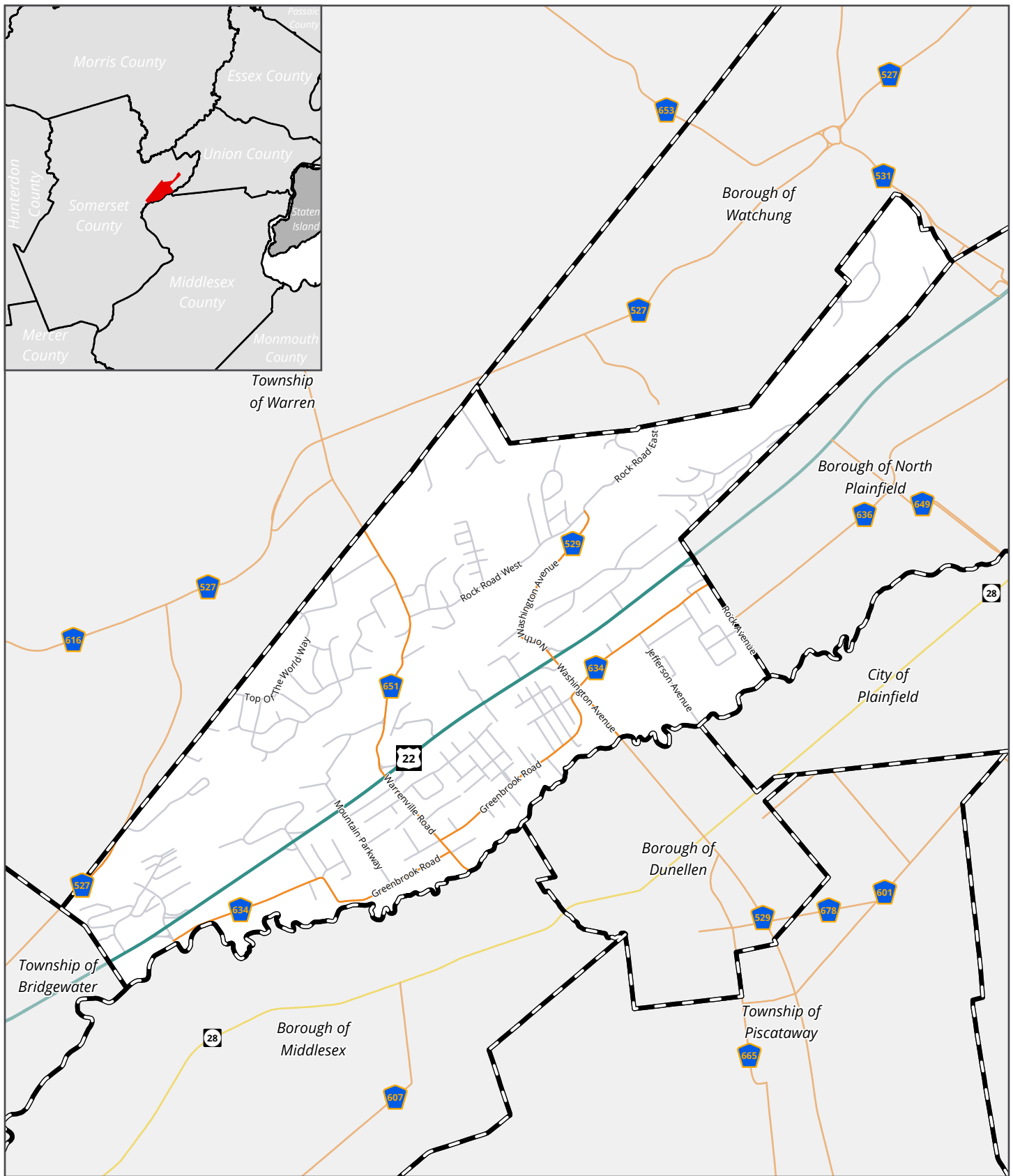
Since the Township sought and received a Vacant Land Adjustment in 2019, several projected developments have come to fruition. Additionally, the Township has discovered credits at the Green Brook Regional Center. Therefore, Green Brook seeks to adjust its previously-granted Third Round RDP of 85 to 250. The available credits to justify this modification are described in Chapter XII. The table below illustrates the amended Third Round Obligation.

Affordable Housing Obligation - Modified

	Rehabilitation	Prior Round 1987 - 1990	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	26	151	274	113
RDP	--	-	250	-
Unmet Need	--	-	24	-

Township Goal

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low- and moderate-income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character, scale, and density of the Township of Green Brook.



REGIONAL LOCATION
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

0 0.3 0.6
 1 inch = 0.6 miles



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This map was developed using GIS digital data from NJDOT and NJGIN, but this secondary product has not been verified and is not state-authorized.

June 10, 2024
 GBT064A

HOUSING ELEMENT

Township of Green Brook

II. Content of Housing Element

The Amended Fair Housing Act requires that “the housing element 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”. As per the Municipal Land Use Law (“MLUL”), specifically NJSA 52:27D-310, a housing element must contain at least the following items:

- 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, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. 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;
- 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 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 (C.52-27D-304.1);
- f. 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;
- g. 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.52D-329.20);
- h. 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 (C.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

- i. 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.

Chapters III. through IX. address a. through i. above, except for the determination of the Township's affordable housing obligation (subsection e.) and the Highlands Council (subsection h.). Green Brook's four-part obligation is discussed in Chapter XI. Additionally, Green Brook is not within the jurisdiction of the Highlands Council and, as a result, subsection h. is not applicable.

III. Green Brook's Population Demographics

The Township of Green Brook's population rose rapidly from 763 people in 1940 to 3,662 in 1960, which is a 375% increase over 20 years, with 2,467 new residents in the 1950s alone. The Township's population continued to rise at various intervals between 1960 and 2020, with the most gain seen during the 1990s (1,194) and 2000s (1,549). See the table below for additional details.

Population Growth

Year	Population	Change	Percent
1940	763	--	--
1950	1,155	392	51.4%
1960	3,622	2,467	213.6%
1970	4,302	680	18.8%
1980	4,640	338	7.9%
1990	4,460	-180	-3.9%
2000	5,654	1,194	26.8%
2010	7,203	1,549	27.4%
2020	7,281	78	1.1%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The NJTPA projects that the Township's population will grow to 7,649 residents by 2050 from their baseline 2015 population of 7,261. This represents an increase of 388 residents, or an average increase of approximately 11 residents annually over 35 years. However, as noted above, the Township's estimated population according to the 2023 ACS is 6,982, which is 667 less than projected by the NJTPA. This translates to an average annual increase of approximately 25 residents over the next 27 years.

Population Projection

Year	Population	Change	Percent
2015	7,261	---	---
2020	7,281	20	0.3%
2050	7,649	368	5.1%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

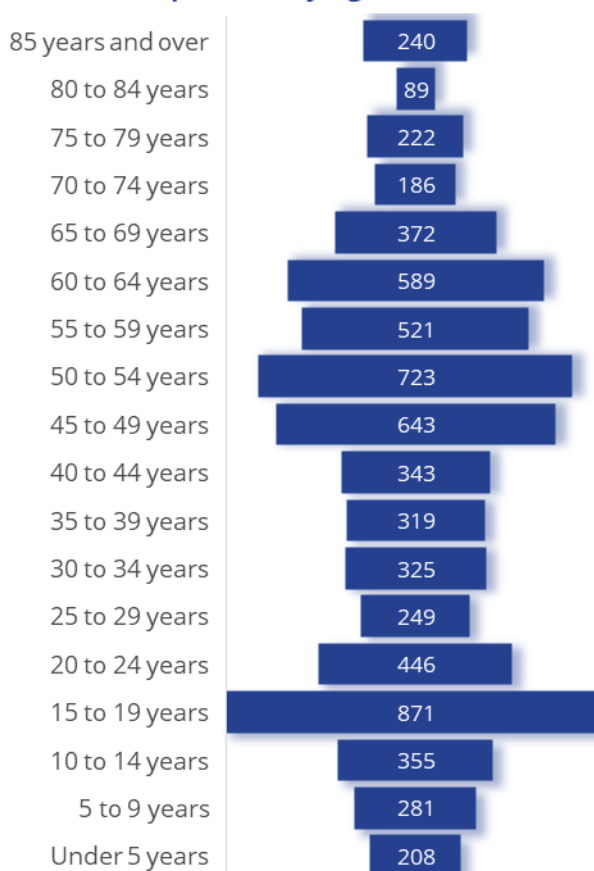
The 2023 ACS estimates 15.9% of Green Brook's population was 65 years or older compared to 24.6% of the population being 19 years or younger. The largest age cohort was estimated to be those aged 15 to 19 years, which comprised 12.5% (871) of the Township's population. Residents aged 50 to 54 years comprised the second-largest age cohort at 10.4% (723) of the population, followed by those aged 45 to 49 years at 9.2% (643). The median age was estimated at 46.5 years in the 2023 ACS. See the following table and chart for further details.

Population by Age Cohort

Age	Total	Percent
85 years and over	240	3.4%
80 to 84 years	89	1.3%
75 to 79 years	222	3.2%
70 to 74 years	186	2.7%
65 to 69 years	372	5.3%
60 to 64 years	589	8.4%
55 to 59 years	521	7.5%
50 to 54 years	723	10.4%
45 to 49 years	643	9.2%
40 to 44 years	343	4.9%
35 to 39 years	319	4.6%
30 to 34 years	325	4.7%
25 to 29 years	249	3.6%
20 to 24 years	446	6.4%
15 to 19 years	871	12.5%
10 to 14 years	355	5.1%
5 to 9 years	281	4.0%
Under 5 years	208	3.0%
Total	6,982	100%

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Green Brook had 2,272 households. A majority were married-couple households, which comprised 66.9% of all households (1,521). Of those, 648 had children under 18 years old. Male householders with no spouse present comprised 16% of all households, while female householders with no spouse present comprised only 15.4%. Of all households with no spouse present, 30 had children under the age of 18 (1.3%), while 253 were living alone (11.1%). See the following table and chart for further details.

Household Type

Type	Number	Percent
Married-couple	1,521	66.9%
with children under 18	648	28.5%
Cohabiting couple	37	1.6%
with children under 18	21	0.9%
Male householder, no spouse	364	16.0%
with children under 18	14	0.6%
living alone	123	5.4%
Female householder, no spouse	350	15.4%
with children under 18	16	0.7%
living alone	130	5.7%
Total	2,272	100%

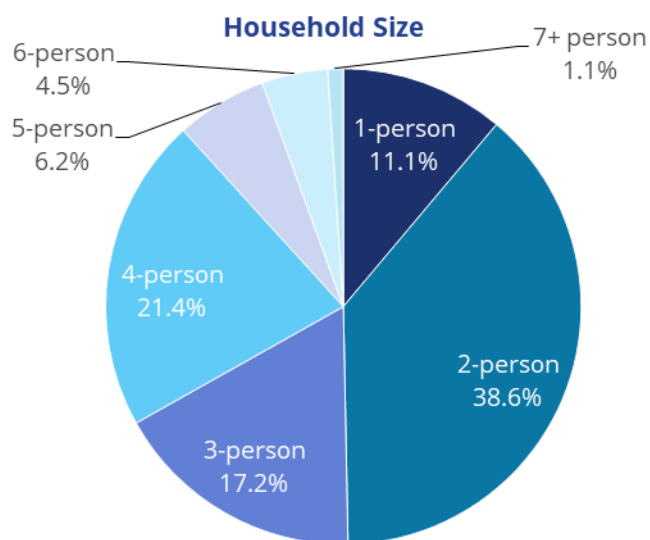
Source: 2023 ACS Table DP02

The most common household size in Green Brook was estimated to be two-person households, which comprised 38.6% of households in 2023. Four-person households comprised the second-largest number of households at 21.4%. Finally, three-person households comprised 17.2% of the 2,272 households in Green Brook. It should be noted that 24 households contained seven or more people. The table and pie chart below graphically illustrate the household size composition in Green Brook. Additionally, the 2023 ACS estimated the average household size at 2.99 persons, which is slightly higher than reported in the 2010 Census (2.96 persons).

Household Size

Size	Total	Percent
1-person	253	11.1%
2-person	876	38.6%
3-person	390	17.2%
4-person	486	21.4%
5-person	141	6.2%
6-person	102	4.5%
7+ person	24	1.1%
Total	2,272	100%

Source: 2023 ACS Table B11016



Income & Poverty Status

The 2023 ACS estimated the median household income for the Township of Green Brook to be \$218,864, which is nearly \$83,000 more than Somerset County's and \$117,814 more than the State's median household income. Similarly, the median family income for the Township was estimated at \$208,452, which is over \$41,000 above the County's and \$84,560 greater than the State's median

family income. Finally, Green Brook’s per capita income was estimated at \$74,293, which is greater than both the County’s and the State’s per capita income.

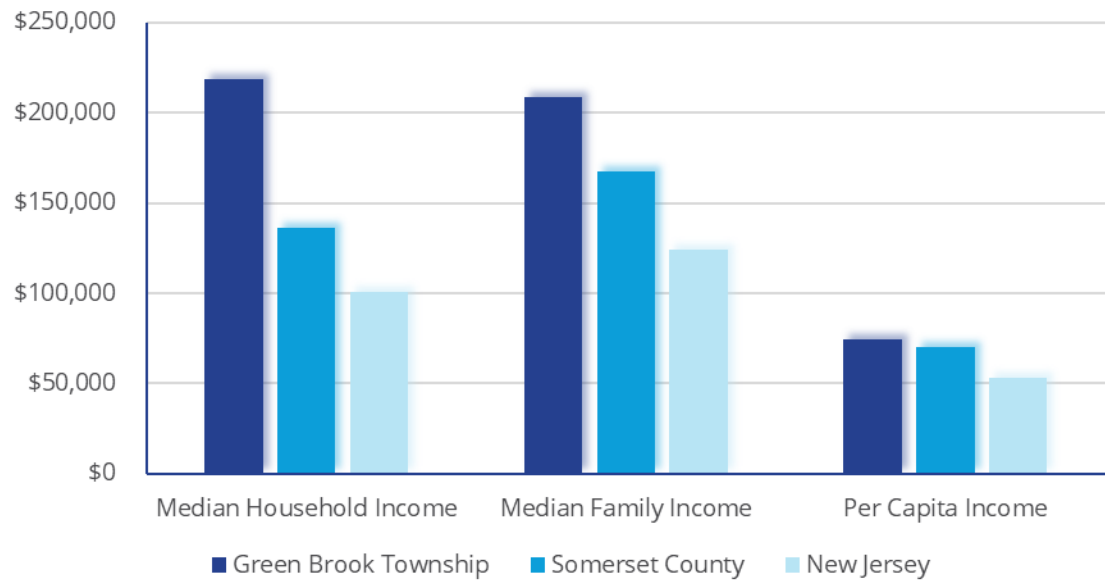
The ACS also provides poverty rates of individuals and families. Green Brook’s poverty rate for individuals was estimated at 5.7%, which is slightly higher than the County’s by 0.2% but much lower than the State’s by 4.1%. Similarly, the Township’s poverty rate for families was estimated at 2.5%, which less than both Somerset County’s and the State’s. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Green Brook Township	Somerset County	New Jersey
Median Household Income	\$218,864	\$135,960	\$101,050
Median Family Income	\$208,452	\$167,353	\$123,892
Per Capita Income	\$74,293	\$70,321	\$53,118
Poverty Status (Percent of People)	5.7%	5.5%	9.8%
Poverty Status (Percent of Families)	2.5%	3.5%	7.0%

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, 56.7% of households in Green Brook (1,288) earn over \$200,000 annually. Households earning \$100,000 or more annually were estimated to include 1,716 households or 75.5% of all households in Green Brook. Only 63.9% of households in Somerset County and only 50.5% of households in New Jersey earned at least \$100,000 annually. It should be noted that 11.7% of households in Green Brook earned less than \$50,000. See the following table for further details.

Household Income

Income Range	Green Brook Township		Somerset County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	72	3.2%	3,308	2.6%	140,262	4.0%
\$10,000 to \$14,999	8	0.4%	1,831	1.4%	99,362	2.9%
\$15,000 to \$24,999	26	1.1%	4,560	3.5%	175,402	5.0%
\$25,000 to \$34,999	16	0.7%	4,443	3.4%	184,753	5.3%
\$35,000 to \$49,999	144	6.3%	6,934	5.4%	276,601	8.0%
\$50,000 to \$74,999	155	6.8%	12,137	9.4%	448,192	12.9%
\$75,000 to \$99,999	135	5.9%	13,509	10.4%	397,939	11.4%
\$100,000 to \$149,999	271	11.9%	23,925	18.5%	627,526	18.0%
\$150,000 to \$199,999	157	6.9%	16,495	12.7%	407,723	11.7%
\$200,000 or more	1,288	56.7%	42,317	32.7%	720,595	20.7%
Total	2,272	100%	129,459	100%	3,478,355	100%

Source: 2023 ACS Table DP03

IV. Green Brook's Housing Demographics

Housing Type

The 2023 ACS estimated the Township's housing stock at 2,381 units. Single-family, detached dwellings comprised a majority of the housing stock with 1,698 units or 71.3% of all dwellings. There were an estimated 376 multi-family dwelling units (15.8%) in structures containing five or more units. Attached single-family dwellings (e.g. townhomes) comprised 210 units or 8.8% of the housing stock. See the table below for details. Of the estimated 2,381 units in 2023, 193 or 8.1% of the housing stock was/is affordable.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	1,698	71.3%
1-unit, attached	210	8.8%
2 units	20	0.8%
3 or 4 units	70	2.9%
5 to 9 units	216	9.1%
10 to 19 units	83	3.5%
20 or more units	77	3.2%
Mobile Home	7	0.3%
Other (boat, RV, van, etc.)	0	0.0%
Total	2,381	100%

Source: 2023 ACS Table DP04

Occupancy Status

Of the 2,381 residential units, 2,272 units, or 95.4% of the housing stock, was occupied. This includes 2,114 owner-occupied units and 158 rental units. The 109 vacant units included 49 units listed for rent and 60 units used seasonally. See the following table for further details.

The 2023 ACS estimated the average household size in Green Brook was 2.99 persons, while the average family size was 3.37 persons. Comparing tenure, the average owner-occupied household was 3.00, while the average renter-occupied household was 2.89 persons.

Occupancy Status

Status	Units	Percent
Occupied Total	2,272	95.4%
Owner Occupied	2,114	93.0%
Renter Occupied	158	7.0%
Vacant Total	109	4.6%
For rent	49	45.0%
Rented, not occupied	0	0.0%
For Sale	0	0.0%
Sold, not occupied	0	0.0%
Seasonal	60	55.0%
For migrant workers	0	0.0%
Other	0	0.0%
Total	2,381	100%

Source: 2023 ACS Tables DP04 & B25004

Value & Rent of Housing Stock

The 2023 ACS provided estimates for owner-occupied housing units in Green Brook. According to the data, a plurality of homes in the Township were worth between \$500,000 and \$999,999 (44.1%). Homes worth between \$300,000 and \$499,999 comprised 32% of the owner-occupied housing units, while 12.3% of homes were estimated to be worth between \$200,000 to \$299,999. It should be noted that 183 homes (8.7%) were valued at \$1 million or more and only 13 homes were valued less than \$99,999 (0.6%). The median home value estimated in the 2023 ACS was \$525,500. See the table below and chart on the following page for details.

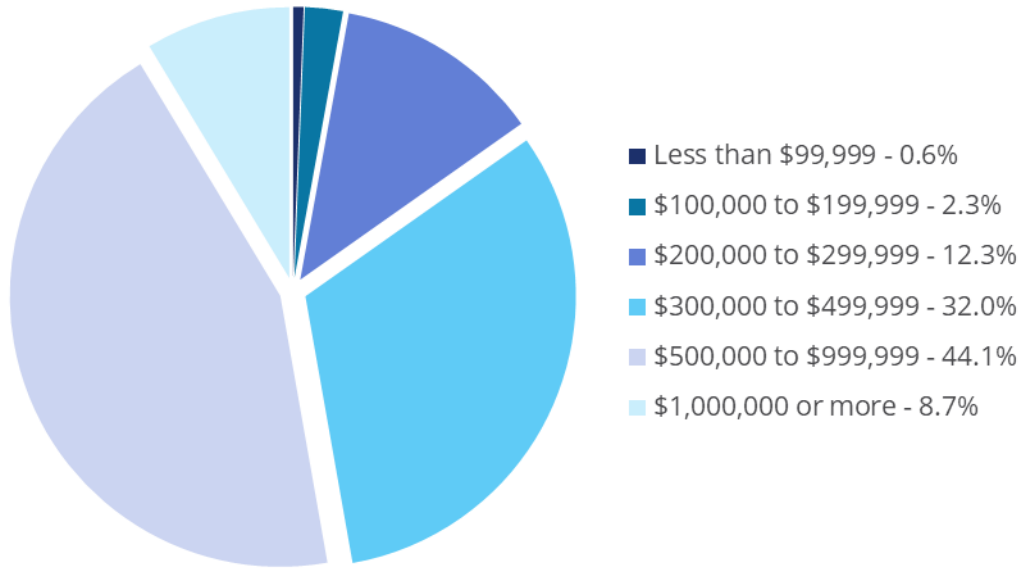
Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	13	0.6%
\$100,000 to \$199,999	48	2.3%
\$200,000 to \$299,999	261	12.3%
\$300,000 to \$499,999	676	32.0%
\$500,000 to \$999,999	933	44.1%
\$1,000,000 or more	183	8.7%
Total	2,114	100%

Median Value \$525,500

Source: 2023 ACS Table DP04

Value of Owner Occupied Units

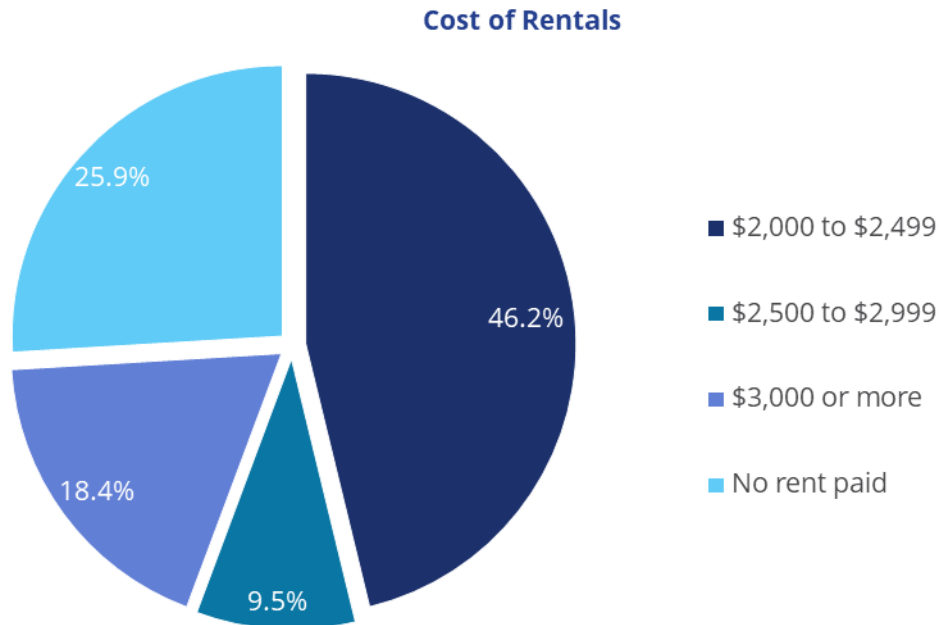


The median rent in the Township was estimated at \$2,401 per the 2023 ACS. Looking at the rent ranges, none of the Township's rental units cost less than \$2,000 per month. Most rentals, 73 units or 46.2%, fell between \$2,000 and \$2,499. Rentals reporting paying no rent included 41 units (25.9%), while 29 (18.4%) cost \$3,000 or more per month. See the table below and chart on the following page for more information.

Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	0	0.0%
\$1,000 to \$1,499	0	0.0%
\$1,500 to \$1,999	0	0.0%
\$2,000 to \$2,499	73	46.2%
\$2,500 to \$2,999	15	9.5%
\$3,000 or more	29	18.4%
No rent paid	41	25.9%
Total	158	100%
Median (in dollars)		\$2,401

Source: 2023 ACS Table DP04



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low- and moderate-income households. Most of the Census indicators available at the municipal level indicate a sound housing stock. None of the occupied homes in Green Brook were estimated to lack complete plumbing or kitchen facilities or use no fuel (gas, oil, liquid propane, wood, etc.)

Condition of Housing Stock		
Condition	Number of Units	Percent
Lack of complete plumbing	0	0.00%
Lack of complete kitchen	0	0.00%
Lack of telephone service	0	0.00%
Lack of adequate heat	0	0.00%
Total Occupied Housing Units	2,272	0.00%

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room (excluding bathrooms and kitchens) is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development.⁶ According to the 2023 ACS, 24 units (1.1%) of the Township's 2,272 occupied units contained 1.01 to 1.50 persons per room.

⁶ <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/overpayment-payment-and-overcrowding#:~:text=The%20U.S.%20Census%20defines%20an,room%20are%20considered%20severely%20overcrowded.> Accessed May 12, 2025.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	2,248	98.9%
1.01 to 1.50	24	1.1%
1.51 or more	0	0.0%
Total	2,272	100%

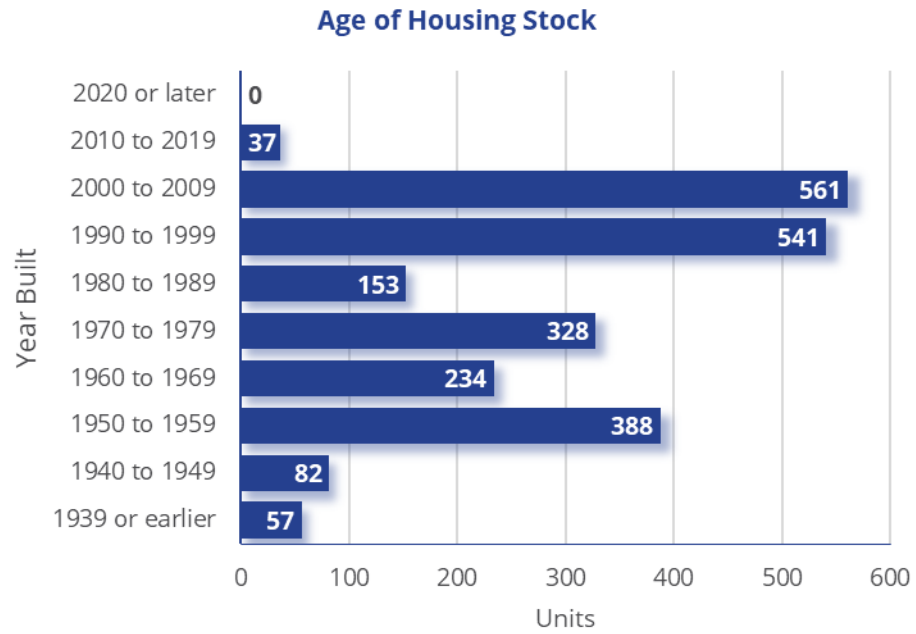
Source: 2023 ACS Table DP04

The table below and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Green Brook. An estimated 761 units, or 32%, of the Township's housing stock, were constructed prior to 1970. During the 1990s, 541 homes were constructed in Green Brook, followed by 561 new homes during the 2000s, which was the most in a single decade according to the 2023 ACS. Between 1950 and 1980, an average of 317 homes were constructed every ten years. See the table below and chart on the following page for more details. The Township's Rehabilitation Obligation is 24 units, which reflects the Township's newer housing stock and good condition of the older homes.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	57	2.4%
1940 to 1949	82	3.4%
1950 to 1959	388	16.3%
1960 to 1969	234	9.8%
1970 to 1979	328	13.8%
1980 to 1989	153	6.4%
1990 to 1999	541	22.7%
2000 to 2009	561	23.6%
2010 to 2019	37	1.6%
2020 or later	0	0.0%
Total	2,381	100%

Source: 2023 ACS Table DP04



V. Green Brook's Employment Demographics

The 2023 ACS estimated that Green Brook had 4,111 residents over the age of 16 in the workforce. Of those, 3,907 (95%) were employed, which translates to a 5% unemployment rate. A majority of workers were private wage and salary worker (80.2%). Government workers comprised 9.7% of the workforce, while self-employed workers comprised 5.2%. See the table below for details.

Class of Workers

Class	Workers	Percent
Private wage and salary workers	3,297	80.2%
Government workers	397	9.7%
Self-employed workers	213	5.2%
Unpaid family workers	0	0.0%
Total employed residents	3,907	95.0%
Total unemployed residents	204	5.0%
Total residents in workforce	4,111	100%

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 2,560 workers were employed in management, business, science, and arts fields, which represents 65.5% of the Township's employed residents. Sales and office workers totaled 21.5% of employed residents, while 5.1% were employed in production, transportation, and material moving positions. See the table below for details.

Occupation of Employed Population

Occupation	Workers	Percent
Management, business, science, & arts	2,560	65.5%
Service	173	4.4%
Sales & office	840	21.5%
Natural resources, construction, & maintenance	135	3.5%
Production, transportation, & material moving	199	5.1%
Total	3,907	100%

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Green Brook will increase from 3,649 reported in 2015 to 3,900 in 2050. This represents an increase of 251 jobs, or an average annual increase of 8.3 jobs annually. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 4,124 jobs in Green Brook in 2023, which is 224 more than projected by NJTPA.

Employment Projection

Year	Jobs	Change	Percent
2015	3,649	---	---
2050	3,900	251	6.9%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts, <https://www.njtpa.org/plan2050>

In-Place Employment By Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were 2,464 private sector jobs within Green Brook, which were provided by an average of 263 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (manufacturing, transportation/warehousing, information, etc.). The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW document reported that the Township had an average of 3,850 private-sector jobs provided by 318 employers, including the redacted data. Additionally, the QCEW data indicates there were 274 public sector jobs provided by seven employers. This totals 4,124 jobs provided by 325 employers. It should be noted that the QCEW data reflects employment within the Township, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the accommodations/food industry had the greatest number of workers with an average of 680 jobs (24.8%), which were provided by 30 employers (fifth-most). The retail trade industry employed 575 workers (second-most), or 21%, and had the greatest number of employers (57). The health/social industry had 439 workers (third-most), with 46 employers (second-most). In the public sector, the 2023 QCEW Municipal Report indicated that there were two federal government employers, which provided only two jobs. Additionally, there were three state government employers providing 59 jobs and two local government employers providing 213 jobs. This included one local government education employer providing an average of 155 jobs. See the following table for data on each industry sector.

Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	35	13.0%	233	8.5%	\$83,890
Manufacturing	-	-	-	-	-
Wholesale Trade	15	5.6%	84	3.1%	\$92,374
Retail Trade	57	21.1%	575	21.0%	\$66,138
Transportation/Warehousing	-	-	-	-	-
Information	-	-	-	-	-
Finance/Insurance	14	5.2%	75	2.7%	\$83,735
Real Estate	10	3.7%	35	1.3%	\$67,138
Professional/Technical	-	-	-	-	-
Management	-	-	-	-	-
Admin/Waste Remediation	-	-	-	-	-
Education	6	2.2%	41	1.5%	\$20,950
Health/Social	46	17.0%	439	16.0%	\$56,496
Arts/Entertainment	-	-	-	-	-
Accommodations/Food	30	11.1%	680	24.8%	\$24,246
Other Services	42	15.6%	293	10.7%	\$49,381
Unclassifieds	8	3.0%	9	0.3%	\$49,570
Private Sector Total	263	97.4%	2,464	90.0%	\$48,558
Federal Government	2	0.7%	2	0.1%	\$135,387
State Government	3	1.1%	59	2.2%	\$66,658
Local Government	2	0.7%	213	7.8%	\$67,750
Local Government Education	1	0.4%	155	5.7%	\$61,879
Public Sector Total	7	1.5%	274	7.9%	\$82,919

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 30 and 34 minutes, which was made by 596 workers (19.7%). A commute between 10 and 14 minutes was second-most common commute with 392 workers (12.9%). Rounding off the top three was a commute of 20 to 24 minutes, which was reported by 357 workers (11.8%). The mean travel time was estimated at 31.1 minutes. It should be noted that 420 workers (13.9%) reported a commute of more than one hour. Additionally, 840 workers, or 21.5% of the Township's employed residents, reported working from home. See the following table for further details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	54	1.8%
5 to 9	243	8.0%
10 to 14	392	12.9%
15 to 19	190	6.3%
20 to 24	357	11.8%
25 to 29	67	2.2%
30 to 34	596	19.7%
35 to 39	123	4.1%
40 to 44	241	8.0%
45 to 59	345	11.4%
60 to 89	354	11.7%
90 or more	66	2.2%
Total	3,028	100.0%

Source: 2023 ACS Table B08303

VI. Projection of Housing Stock

As per the MLUL, specifically NJSA 52:27D-310, a housing element must contain 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.

The DCA Division of Codes and Standards' website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, there were 54 certificates of occupancy issued over this 12-year period. However, it should be noted that the Monthly Summary Reports for 2024 indicate that the DCA only received reports for January, February, September, October, and November. Therefore, these numbers may not be accurate. Most certificates of occupancy were issued in 2020 and 2021, which included 35 certificates issued. 33 of these certificates were issued to multi-family dwelling units. During the same time, a total of 28 demolition permits were issued, which equates to a net development of 26 residential units.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	2	4	2	3	1	2	0	25	10	0	4	1	54
Demolitions	2	6	1	1	8	1	1	0	3	0	5	0	28
Net Development	0	-2	1	2	-7	1	-1	25	7	0	-1	1	26

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, the Township presently has four single-family homes that have been approved, with permits issued and the homes are either under construction or will commence construction shortly. Building permits for a fifth single-family dwelling are pending. Additionally, 85 rental units have been approved, with building permits issued and structures under construction at the Fox & Foxx development (78 Greenbrook Road). Building permits for three multi-family and/or mixed-use developments that would create 176 new residential units are pending. Furthermore, the Township anticipates over 300 additional COs to be issued for four multi-family and/or mixed-use developments that have not received approvals. A group home along Maple Street is also expected to be constructed by 2028. Projected development was based on historic development patterns as shown in the above table. The Township anticipates issuing 679 new COs between now and the end of the Fourth Round in 2035. The vast majority of the anticipated COs come from the expected inclusionary developments discussed in greater detail in Chapter XII.

Projection of Residential Development

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Projected Development	0	1	2	3	1	2	3	1	2	3	2	20
Approved Development with Permits Issued and Under Construction												89
8 Harlow Pointe Cove	1											1
121A Mountain Parkway	1											1
177 Deer Run	1											1
518 Cardinal Lane	1											1
Fox & Foxx		85										85
Approved Development, Building Permits Not Yet Issued												179
11 Juniper Pointe Trail		1										1
998 Washington Ave., Phase 2			18									18
1013 Washington Avenue		96										96
Block 66, Lot 11		2										2
Paoella		62										62
Future Projects												391
K Jabat			86									86
Berlant				88								88
Berlant Group Home				1								1
RPM				56								56
Sage				160								160
Total	4	247	106	308	1	2	3	1	2	3	2	679

Of the 679 new residences projected to be built between now and 2035, 190 are anticipated to be reserved for low- and moderate-income households. See the following table for further details.

Projection of Affordable Units

	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35	Total
Approved Development with Permits Issued and Under Construction												13
Fox & Fox		13										13
Approved Development, Building Permits Not Yet Issued												45
996 Washington Avenue			3									3
1013 Washington Avenue		17										17
Paolella		12										12
Fox & Foxx		13										13
Future Projects												132
K Jabat			18									18
Berlant				18								18
Berlant Group Home				1								1
RPM				55								55
Sage				40								40
Total	0	55	21	114	0	0	0	0	0	0	0	190

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

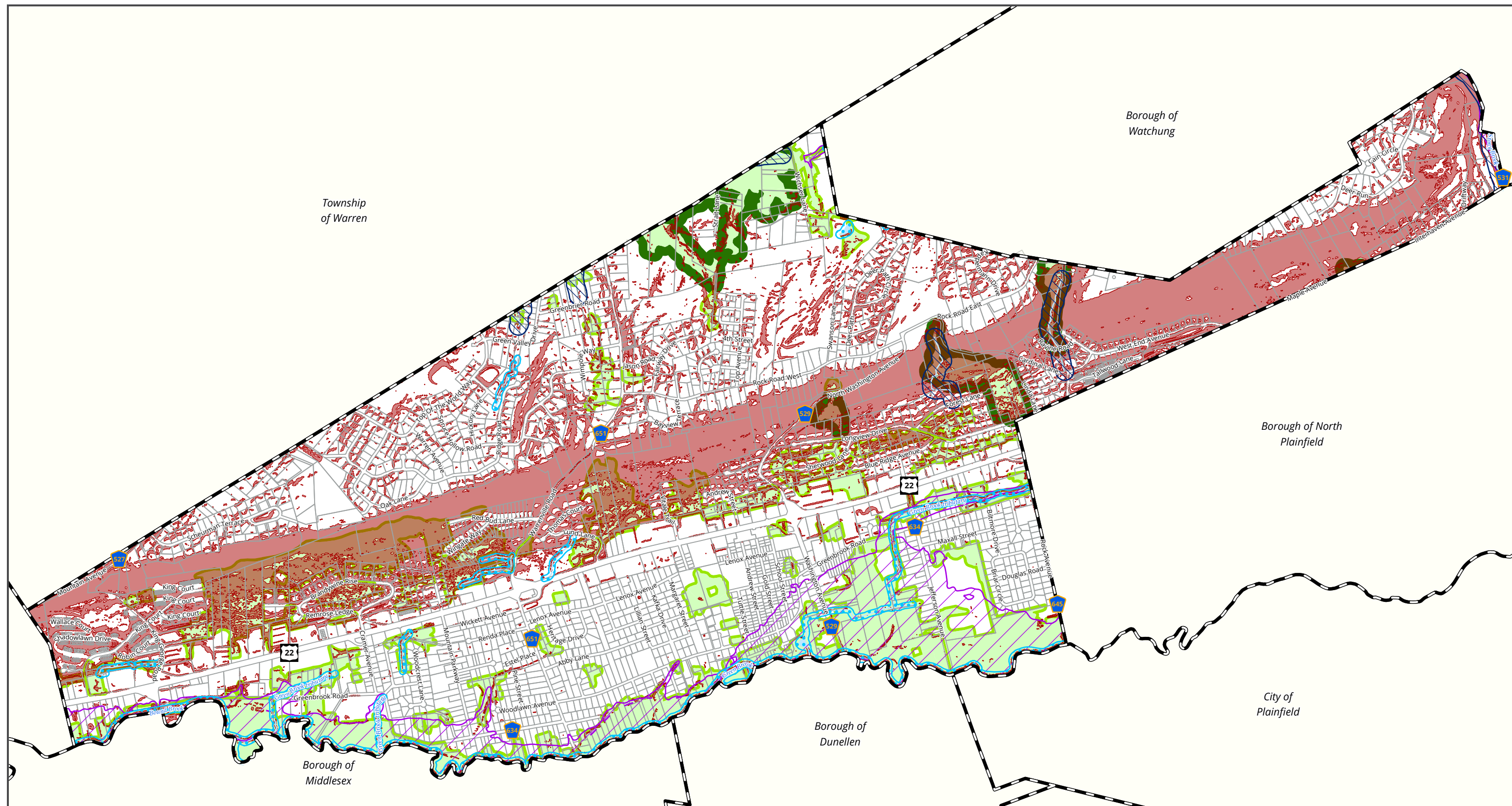
- The Township's capacity to accommodate its affordable housing needs.
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

Green Brook's capacity to accommodate its present and prospective affordable housing need is determined by three components – available land, water capacity, and sewer availability and capacity. Note that land development is limited by environmental features, parcel size, easements (conservation, sewer, water, etc.), and municipal regulations. In total, 1,563.64 acres of Green Brook, or 55.38% of the Township's 2,823.69 acres, are encumbered by at least one environmentally sensitive area. Environmental constraints within the Township of Green Brook include:

- Waterbodies – 15.57 acres (less than 1% of the Township's area), which includes 12.93 acres of Green Brook and 2.68 acres of Bound Brook
- 150-foot Riparian Buffer – 39.81 acres (1.14% of the Township's area)
- 50-foot Riparian Buffer – 79.98 acres (2.83% of the Township's area)
- Wetlands – 440.72 acres (15.61% of the Township's area)
- 50-ft Wetlands Buffer (excluding wetlands area) – 211.78 acres (7.5% of the Township's area)
- 150-foot Wetlands Buffer (excluding wetlands area) – 80.18 acres (2.84% of the Township's area)
- FEMA Special Flood Hazard Area Zone AE – 299.68 acres (10.61% of the Township's area), including 207.9 acres within the Floodway
- Slopes greater than 15% - 833.03 acres (29.5% of the Township's area)
- State Threatened species habitat (Landscape Rank 3) – 320.88 acres (11.36% of the Township's area)
- State Endangered species habitat (Landscape Rank 4) – 0.76 acres (less than 0.1% of the Township's area)
- Federal Listed species habitat (Landscape Rank 5) – 25.14 acres (less than 1% of the Township's area)
- Potential Vernal Habitat – 224.59 acres (7.95% of the Township's area)

The maps illustrating these constraints can be viewed on pages 28 and 29.



ENVIRONMENTAL CONSTRAINTS **TOWNSHIP OF GREEN BROOK** SOMERSET COUNTY, NEW JERSEY

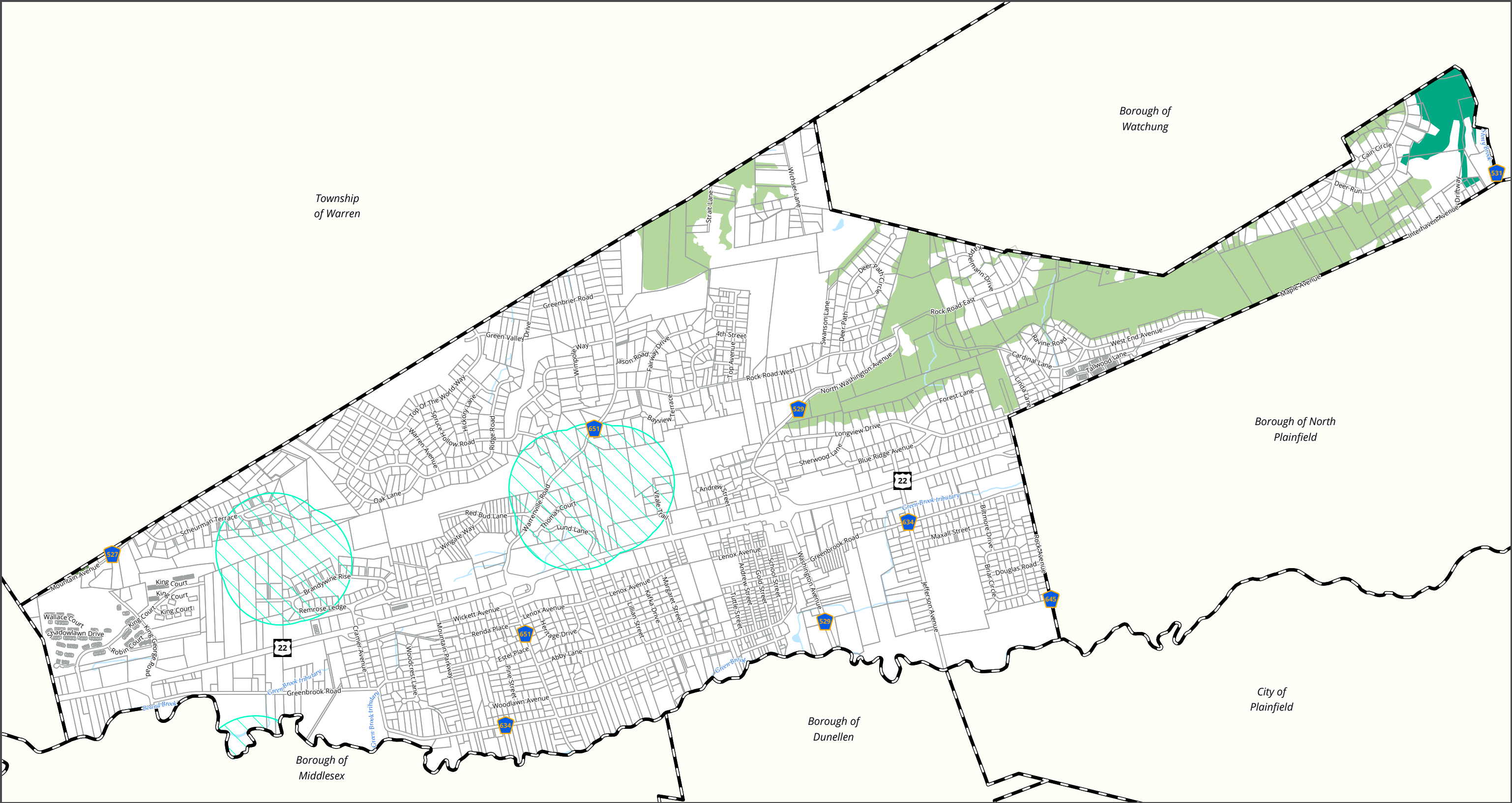
June 10, 2025
 GBT064A

Legend

- Municipal Boundary
- Parcels
- Non-Category One (C1) Streams
- Waterbodies
- 150-ft Riparian Zone
- 50-ft Riparian Zone
- Wetlands
- 50-ft Wetlands Buffer
- 150-ft Wetlands
- FEMA Special Flood Hazard Area
- Slopes greater than 15%

0 1,600 3,200
 1 inch = 1,600 feet





NJDEP THREATENED & ENDANGERED SPECIES
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

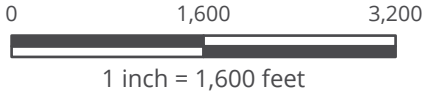
June 10, 2025
GBT064A

Legend

- Municipal Boundary
- Parcels
- Non-Category One (C1) Streams
- Waterbodies
- Potential Vernal Habitat

Landscape Rank

- Rank 3 - State Threatened
- Rank 4 - State Endangered
- Rank 5 - Federal Listed



Utility Capacity

As for water and sewer capacity, the Township currently has capacity to support new development. New Jersey American provides drinking water to the Berlant Hauser Lane project site. An extension from Mountain Boulevard may be necessary. As for sewer, Green Brook has capacity for new development. The Berlant Hauser Lane site is within the sanitary sewer service area of the Middlesex County Utilities Authority ("MCUA"), through the Watchung Borough collection system. Green Brook Township has an agreement with Watchung Borough that does not limit the number of connections to their system.

All the proposed affordable housing sites will be connected to public water and sewer, except for the Berlant group home site off Maple Street. The group home facility will be served by septic, unless the developer seeks to have the site added to the sewer service area. There are no known capacity limitations for either water or sewer.⁷

Appropriate Locations for Affordable Housing

Land that is most appropriate for the construction of low- and moderate-income housing includes the following:

1. Fox and Foxx (Block 83, Lots 9, 10, and 11) Inclusionary development
2. 1013 Washington Avenue (Block 67, Lot 1) Inclusionary development
3. Paoella (Block 103, Lot 4) Inclusionary development
4. K Jabat (Block 103, Lots 2 and 3) Inclusionary development
5. RPM (Block 76, Lot 30) 100% affordable development
6. 998 Washington Avenue, Phase 2 (Block 83, Lot 2.01) Inclusionary development
7. Berlant Hauser Lane (Block 122, Lots 1, 3, 4, and 4.01) Inclusionary development
8. Berlant Maple Street (Block 157, Lot 13.02) Group home
9. Sage (Block 158, Lots 11, 12, 29, 30, and 31) Inclusionary development
10. Village Commercial Zone (Block 55, Lots 1, 2, 3.01, 4.01, 5.01, 7, 8, 9, 10, 11, and 12, Block 66, Lots 1, 11, 14, and 17, Block 67, Lot 1, and Block 83, Lots 1, 2.01, 7.01, 9, 9.01 (partial), 10, 11, and 13 (partial) Inclusionary development⁸

Existing structures appropriate for conversion to affordable housing include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Township's Rehabilitation Obligation, 26 homes within the Township are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

The developers of Fox and Foxx, 1013 Washington Avenue, Paoella, and 998 Washington Avenue – Phase 2 all have Board approval. The K Jabat and Sage site are currently zoned for inclusionary development and the Township awaits a board application from the developer of the sites.

The Township has received site specific concept plans for inclusionary development from the following property owners as of May 31, 2025:

1. Berlant

⁷ Email from Rick Roseberry, PE, Township Engineer, on June 9, 2025.

⁸ It should be noted that the Fox and Foxx site merged Block 83, Lots 9, 9.02, 10, and 11 into Lot 10.01.

Robert Berlant is the President or Managing Member of Block 122, Lot 4; and Block 122, Lots 1, 3, and 4.01. Mr. Berlant proposes to construct an 88-to-90-unit inclusionary development with a minimum 20% set-aside. The affordable units would be for rent. The market rate units will be for-sale and are envisioned to be townhomes and stacked townhomes.

2. Carroccia

Block 103, Lot 5.01 is owned by Brocar Co., Lot 5.02 is owned by Charo Realty, LLC, and Lot 6 is owned by 334 Route 22, LLC. All three lots are co-owned by Mr. Carroccia. Mr. Carroccia presented several concept plans to the Township. One concept illustrated mixed-use multi-family development similar to that approved at the Paoella site near Route 22. In the portion of the site in the SMD Zone, this concept illustrated townhomes. The second concept illustrated mixed-use multi-family development similar to that approved at the Paoella site near Route 22, but in the rear illustrated single-family detached homes. The Township met several times with Mr. Carroccia, but ultimately, he decided not to pursue inclusion in this HEFSP.

3. Green Brook Meadows

Green Brook Meadows owns Block 114, Lot 1, which contains 14.38 acres. The site is located at the corner of Route 22 and Warrentown Road. The initial submission included 350 apartments in four buildings. A second submission included 310 units on the site along with retail space. The latest submission included 260 units with a retail component in five five-story buildings.

Green Brook Meadows attempted to intervene in the Township's Third Round HEFSP, but was not successful. Green Brook Meadows has been advised on numerous occasions that the site is zoned for commercial uses and due to its location at the junction of Route 22 and Warrentown Road, the site is not appropriate as a residential only site.

The Township has reviewed Green Brook Meadows' concept plans. Green Brook considered this site pursuant to its obligation to do so but, after consideration, elected to comply in the manner described in this HEFSP.

In addition, the Township is partnering with RPM, a known 100% affordable housing developer, to construct a 100% affordable housing development on Block 76, Lot 30. Berlant will also be constructing a least one group home on Block 157, Lot 13.02.

Anticipated Development Patterns

Anticipated land use patterns within the Township of Green Brook will most likely follow the established zoning map. Green Brook has a commercial district, an industrial district, a mountain preservation district, a public and recreation district, and a conservation area district. The Township also has five single-family residential districts that have a range of lot size requirements from 5,000 square feet to 121,500 square feet (three acres). Additionally, Green Brook has four affordable housing districts and three "village" districts, the Village Gateway, Village Commercial, and Residential/Office Village Commercial District. See the Zoning Map on page 32 for details.

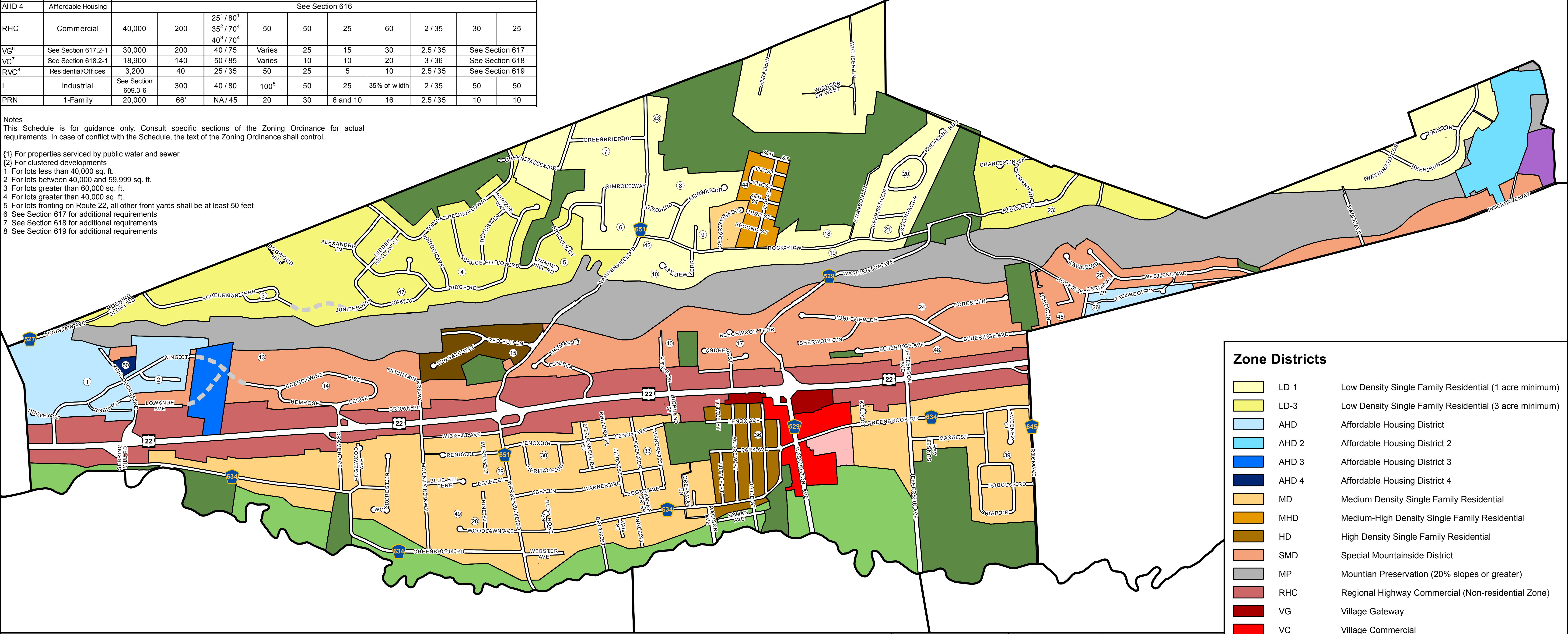
The only anticipated exceptions to the established land use pattern will be rezoning of Block 76, Lot 30 (RPM) and Block 122, Lots 1, 3, 4, and 4.01 (Berlant).

SCHEDULE OF REQUIREMENTS											
District				Coverage Building / Impervious	Principal Building					Accessory Building	
					Minimum Yard Requirements				Maximum Height	Minimum Yard Requirements	
					Front	Rear	Side	Combined		Rear	Side
					(ft.)	(ft.)	(ft.)	(ft.)	(stories/ft.)	(ft.)	(ft.)
LD-1	1-Family	40,500	150	20 / NA	50	50	20	50	2.5 / 35	20	20
LD-1 {2}	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15
LD-3	1-Family	121,500	200	5 / NA	50	50	15	35	2.5 / 35	15	15
LD-3 {1}	1-Family	40,500	150	20 / NA	50	50	15	35	2.5 / 35	15	15
LD-3 {2}	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15
MD	1-Family	15,000	100	20 / NA	50	50	10	25% of width	2.5 / 35	20	10
MHD	1-Family	12,500	100	20 / NA	35	30	10	25% of width	2.5 / 35	30	10
HD	1-Family	5,000	50	NA / NA	30	35	10	20	2.5 / 35	15	10
SMD	1-Family	40,500	150	20 / NA	50	50	20	50	2.5 / 35	20	20
SMD {2}	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15
AHD	Affordable Housing				See Section 608						
AHD 2	Affordable Housing				See Section 614						
AHD 3	Affordable Housing				See Section 615						
AHD 4	Affordable Housing				See Section 616						
RHC	Commercial	40,000	200	25 ¹ / 80 ¹ 35 ² / 70 ⁴ 40 ³ / 70 ⁴	50	50	25	60	2 / 35	30	25
VG ⁶	See Section 617.2-1	30,000	200	40 / 75	Varies	25	15	30	2.5 / 35	See Section 617	
VC ⁷	See Section 618.2-1	18,900	140	50 / 85	Varies	10	10	20	3 / 36	See Section 618	
RVC ⁸	Residential/Offices	3,200	40	25 / 35	50	25	5	10	2.5 / 35	See Section 619	
I	Industrial	See Section 609.3-6	300	40 / 80	100 ⁵	50	25	35% of width	2 / 35	50	50
PRN	1-Family	20,000	66'	NA/45	20	30	6 and 10	16	2.5 / 35	10	10

Notes
This Schedule is for guidance only. Consult specific sections of the Zoning Ordinance for actual requirements. In case of conflict with the Schedule, the text of the Zoning Ordinance shall control.

- (1) For properties serviced by public water and sewer
(2) For clustered developments
1 For lots less than 40,000 sq. ft.
2 For lots between 40,000 and 59,999 sq. ft.
3 For lots greater than 60,000 sq. ft.
4 For lots greater than 40,000 sq. ft.
5 For lots fronting on Route 22, all other front yards shall be at least 50 feet
6 See Section 617 for additional requirements
7 See Section 618 for additional requirements
8 See Section 619 for additional requirements

STREET LEGEND			
	COUNTY ROAD		
	STATE HIGHWAY		
	LOCAL ROAD		
	FUTURE ROADS		



D E V E L O P M E N T N A M E S									
1	Mountainview at Green Brook	11	Cedar Ridge Estates	21	Continental Heights	31	Abby Manor	41	Witchwood
2	The Woods at King George	12	Mountain Top	22	Watchung Hills Estates	32	Webster Manor	42	Rock Road Estates
3	Horizons at Green Brook*	13	Brandywine Heights	23	Subdivision of Cole & Tucker	33	Inglehurst Village	43	Valley Estates
4	Top of the World*	14	Brandywine Rise*	24	Blue Ridge Estates	34	Grandville Gardens	44	Top Avenue Estates
5	Sunrise Ridge*	15	Wingate (Monarch Ridge)	25	Mountain Ridge*	35	Whispering Hollow Estates	45	Rocklin Estates
6	Green Valley Acres	16	Mountain Estates	26	Tallwoods at Green Brook	36	North Plainfield Park	46	Rudy Rose Estates
7	Hickory Rise	17	Hi-Vue Estates*	27	Skyline at Green Brook	37	Kelly Court	47	Sunset Ridge*
8	Fairway Estates	18	Subdivision of Flood & Ruebel	28	Blue Hills Acres	38	Maxall Village	48	Blue Ridge Estates - Section 1*
9	D'Egidio One	19	Subdivision of Ferruggia Assoc.*	29	Plantation Manor	39	Rockview Manor	49	Hionis Estates
10	FMK Subdivision	20	Glen Eagle Estates	30	Heritage Estates	40	Blue Star Estates	50	Allure at Green Brook

C. RICHARD ROSEBERRY
PROFESSIONAL ENGINEER
NEW JERSEY LIC. NO. 37546

0 750 1,500
1 inch = 750 feet

Revision	Date	Drawn by	Description

MASER
CONSULTING P.A.

**Zoning Map of
Green Brook Township**

Somerset County

June 4, 2019 New Jersey MC Proj. No.: GBT-004

VIII. Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. NJSA 52:27D-310g, has been added, which states "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)".

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of 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 Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs ("DCA") is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on June 10, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on June 10, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Green Brook is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Green Brook's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

IX. State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads, "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 Draft State Development and Redevelopment Plan was approved by the State Planning Commission ("SPC") on December 4, 2024 and was released on December 6, 2024. The Office of Planning Advocacy ("OPA") conducted public hearings in each of New Jersey's 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality's consistency with the Draft State Plan. The OPA anticipates collecting all Cross-Acceptance Response Template forms in the Summer of 2025. During this time, the OPA is accepting comments on the Draft Plan. The OPA anticipates releasing a Final Draft Plan and holding six additional public hearings in the Summer/Fall of 2025. The expected adoption of the Final Plan by the SPC is anticipated to be in the Winter of 2025.

Green Brook has not received guidance regarding water, wastewater, stormwater, or multi-modal transportation from the State Planning Commission. As the document is a draft, we cannot opine on consistency until the final version is adopted.

FAIR SHARE PLAN

Township of Green Brook

X. Fair Share Plan

Fair Share Plan is defined by the Amended Fair Housing Act as “the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.”

The remaining chapters of this report comprise the Fair Share Plan.

Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Outline of the four-part affordable obligation;
- Explanation of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its HEFSP, a municipality may provide for its fair share of low- and moderate-income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per NJAC 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

Regional Income Limits

Dwelling units are affordable to low- and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. A moderate-income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low-income households are those with a gross household income equal to 30% or less of the median gross household income. Green Brook is located in Region 3, which contains Hunterdon, Middlesex, and Somerset Counties.

Using the Affordable Housing Professionals of New Jersey's chart on the regional income limits for Housing Region 3 in 2024, a four-person moderate income household is capped at \$116,960. Two-person moderate-income households are capped at \$93,568, while two-person households could make up to \$58,480 to be considered a low-income household. The table below provides the median, moderate-, low-, and very-low-income limits for one-, two-, three-, and four-person households in Region 3.

2024 Regional Income Limits

Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$102,340	\$116,960	\$131,580	\$146,200
Moderate	\$81,872	\$93,568	\$105,264	\$116,960
Low	\$51,170	\$58,480	\$65,790	\$73,100
Very-Low	\$30,702	\$35,088	\$39,747	\$43,860

Source: https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

Affordable Requirements

The four components that must be addressed by this plan are contained in the table below. As mentioned in Chapter I, the Township is increasing its Third Round RDP, which reduces the Third Round Unmet Need. The table below illustrates the modified Third Round numbers.

Affordable Housing Obligation - Modified

	Rehabilitation	Prior Round 1987 - 1990	Third Round 1999 - 2025	Fourth Round 2025 - 2035
Obligation	26	151	274	113
RDP	--	-	250	-
Unmet Need	--	-	24	-

XI. Green Brook's Affordable Housing Obligation

This chapter outlines the four-part affordable housing obligation Green Brook has been assigned.

Four-Part Obligation

Rehabilitation

Green Brook accepted DCA's rehabilitation obligation of 26 for the Fourth Round.

Prior Round (1987-1999)

The Township has a 151-unit Prior Round Obligation. The formulas below, based on NJAC 5:93, provide the minimum and maximum requirements regarding the development of rental and age-restricted units for the PRO.

Minimum rental obligation:

$$\begin{aligned} &= 25\% (\text{obligation} - \text{prior cycle credits} - \text{rehabilitation component}) \\ &= 25\% (151 - 0 - 0) \\ &= 38 \end{aligned}$$

It should be noted that NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. Therefore, Green Brook may receive a maximum of 38 rental bonuses for the PRO.

Maximum age-restricted:

$$\begin{aligned} &= 25\% (\text{obligation} - \text{prior cycle credits} - \text{rehabilitation credits}) \\ &= 25\% (151 - 0 - 0) \\ &= 37 \end{aligned}$$

Third Round (1999-2025)

The Township must plan for a Third Round Obligation of 274 units. However, Green Brook is seeking a Vacant Land Adjustment which produced an 85-unit RDP. Since the Township is seeking a Vacant Land Adjustment, the following formulas apply:

Minimum rental obligation:

$$\begin{aligned} &= 25\% (\text{RDP}) \\ &= 25\% (85) \\ &= 21.25 \sim 22 \end{aligned}$$

It should be noted that NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. Therefore, Green Brook may receive a maximum of 22 rental bonuses for the TRO.

Green Brook must follow the formula in NJAC 5:93-5.14(a)(2) for the maximum age-restricted units. The formula is as follows:

$$\begin{aligned} &= 25\% (\text{RDP} + \text{rehabilitation obligation} - \text{rehabilitation credits}) \\ &= 25\% (85+11-0) \\ &= 25\% (96) \\ &= 24 \end{aligned}$$

As noted in Chapter I., Green Brook is modifying its Third Round RDP from 85 to 250. Therefore, the above formulas are modified as follows:

Minimum rental obligation:

$$\begin{aligned} &= 25\% (\text{RDP}) \\ &= 25\% (250) \\ &= 62.5 \sim 63 \end{aligned}$$

It should be noted that NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. Therefore, Green Brook may receive a maximum of 63 rental bonuses for the TRO.

Green Brook must follow the formula in NJAC 5:93-5.14(a)(2) for the maximum age-restricted units. The formula is as follows:

$$\begin{aligned} &= 25\% (\text{RDP} + \text{rehabilitation obligation} - \text{rehabilitation credits}) \\ &= 25\% (250+11-0) \\ &= 25\% (261) \\ &= 65.25 \sim 65 \end{aligned}$$

Fourth Round (2025-2035)

Green Brook has mediated a Fourth Round Obligation of 113, which was entered by the Court as the Township's prospective need obligation.

The Amended FHA modified the micro-requirement formulas for the FRO, which are as follows:

- Minimum 50% of the actual affordable units (exclusive of any bonus credits) available to families
- Minimum 25% of the actual affordable units (exclusive of any bonus credits) as rental units
- Half of the above as family rental units
- Maximum 30% of the affordable units exclusive of any bonus credits) as age-restricted housing
- Maximum 25% of the obligation as bonus credits

Apply the 113-unit obligation against the micro-requirements results in the following minimums and maximums:

Fourth Round Micro Requirements

113	Mediated Fourth Round Obligation		
Calculation	Rounding	Percent	Category
42.5	43.0	50%	Minimum Families with Children (non-restricted, excluding bonuses)
21.3	22.0	25%	Minimum Rentals (excluding bonuses)
10.6	11.0	12.5%	Minimum half of the above reserved for families with children
28.3	28.0	25%	Maximum Bonuses
25.5	25.0	30%	Maximum Senior Credits (excluding bonuses)

XII. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Existing Mechanisms & Credits

Green Brook has a total of 134 credits of inclusionary units, 55 credits of age-restricted beds (similar to assisted living), eight credits of alternative living arrangement bedrooms, and 65 rental bonuses that exist on the ground today.

Rehabilitation Mechanisms & Credits

Rehabilitation must occur within the Round to count for credit. Green Brook operated a rehabilitation program in the Third Round, which rehabilitated homes. However, none of those units count toward the Fourth Round Obligation as the Round has not yet commenced.

Prior Round Mechanisms & Credits

There are three completed mechanisms allocated to the PRO. All three strategies were included in the 2017 FSHC Settlement Agreement and approved by the 2019 Conditional Final Judgment of Compliance and Repose.

Tallwoods

Tallwoods is a 166-unit development of townhouses located between Rock Avenue and West End Avenue. The community is situated on Block 155.07, Lot 1. The development, which was built in 1995, consists of for-sale townhomes and contains 20 affordable rental units located at 701-729 Tallwoods Lane. Though the affordability controls have expired, they still qualify toward providing 20 Prior Round credits pursuant to NJAC 5:93-5.6 (inclusionary development) and provide 20 rental bonus credits (pursuant to NJAC 5:93-5.15(d)).

Based on the above information, Tallwoods is eligible for **20 credits** and **20 bonuses**.

Woods at King George

The Woods at King George is a 304-unit townhouse development located at King Court along King George Road. The development consists of a mix of market and affordable units spread amongst twelve townhouse blocks. Affordable units are rentals, of which there are 67. The affordable units are located on:

- Block 101.01, Lot 1



Photo 1 – Woods at King George

- Block 101.05, Lot 1
- Block 101.07, Lot 1
- Block 101.09, Lot 1
- Block 101.11, Lot 1

According to the NJ Department of Community Affairs Affordable Housing Agreement Rental Properties paperwork, the affordable units are deed restricted for 20 years, which began on the date when a Certificate of Occupancy was issued for each building. The units have been slowly expiring over time.

Based on the information above, Woods at King George is eligible for **67 credits** pursuant to NJAC 5:93-5.6 (inclusionary development). Eighteen of those units qualify for the rental credit bonus pursuant to NJAC 5:93-5.15(d), thus yielding **18 bonuses**.⁹

Mountainview

Mountainview is a townhome development located predominantly along King Court in the northwestern portion of the Township. The community is situated on Block 95, Lot 3 and Block 95.01, Lot 1. The development consists entirely of for-sale units, of which 28 are affordable. According to the tax records, the affordable units were constructed in 2000. The units have a 30-year deed restriction on them. (See Appendix F for a copy of one of the original deed restrictions and a most recent deed restriction on a re-sale. Also included is the Affordable Housing Agreement.) The Township also has the option to extend the controls as per NJAC 5:93-9. The units are 95/5 units, where the owner is required to pay the Township 95% of the profits above and beyond the affordable sales price after the deed restriction has ceased.

This development is eligible for crediting under NJAC 5:93-5.6 (inclusionary development). Based on this, the units provide 28 credits. However, only **26 credits** are being applied to the PRO. The remaining two credits will be allocated to the Third Round.



Photo 2 - Mountainview

Third Round Mechanisms & Credits

The 2017 FSHC Settlement Agreement included six mechanisms to satisfy the 85-unit RDP. However, as discussed in Chapter I., Green Brook is increasing the RDP to 250. Five of the seven sites below were included in the 2017 FSHC Settlement Agreement as a Third Round RDP site.

⁹ All of the units are eligible for rental bonuses, but the Township can only claim credit for 18 bonuses due to the 25% bonus cap.

Mountainview

As noted above, **two credits** are being carried forward and applied to the Third Round RDP.

Estel Place

The Estel Place group home is located at 3 Estel Place (Block 12, Lot 13) south of Route 22. It is owned by Developmental Resources Corporation and contains five bedrooms for adults with development disabilities. See Appendix G for a copy of the Supportive and Special Needs Housing Survey, State License and Mortgage/Promissory Note.

The facility is qualified to receive **5 credits** pursuant to NJAC 5:93-5.8 (alternate living arrangement) and is eligible to receive **5 bonuses** pursuant to NJAC 5:93-5.15(d).

Warrenville Road, Inc.

Warrenville Road, Inc. operates a group home for developmentally disabled adults at 110 Warrenville Road (Block 15, Lot 1). The facility is licensed by the State and received its Certificate of Occupancy in 2007. See Appendix H for a copy of the Supportive and Special Needs Housing Survey, State License and Deed.

The license permits three residents/bedrooms in the facility, thus yielding **3 credits** pursuant to NJAC 5:93-5.8 (alternative living arrangement). These bedrooms also qualify for rental bonuses pursuant to NJAC 5:93-5.15(d). Therefore, this mechanism is eligible for a total of **3 bonuses**.

998 Washington Ave Apartments

This 24-unit inclusionary multi-family development is located on Lot 2.01 of Block 83 at 998 Washington Avenue. This site was included in the 2017 FSHC Settlement Agreement and 2018 HEFSP as a proposed mechanism to address the Township's Third Round RDP and was identified as "Cygna, Inc.". However, the development has been completed and is now known as "998 Washington Ave Apartments". The development contains six affordable family rental units, including one one-bedroom unit, three two-bedroom units, and two three-bedroom units. There are three moderate-income units, two low-income units, and one very-low-income unit. The inclusionary development received a CO on December 19, 2019. The affordable units have a 30-year deed restriction, which was recorded on December 16, 2019. The controls commenced on the date of each initial tenant occupancy. See Appendix I for a copy of the deed restriction.

Based on the information above, the 998 Washington Ave Apartments development is eligible to receive **6 credits** pursuant to NJAC 5:93-5.6 (inclusionary development) and **6 bonuses** pursuant to NJAC 5:93-5.15(d)1.

Woods at King George – Off-Site

This mechanism was identified in the 2017 FSHC Settlement Agreement as "Block 101.12 (Twp Parcel)" and as "Township Parcel – Block 101.12, Lot 3.01" in the 2018 HEFSP. However, this HEFSP will refer to the site as "Woods at King George – Off Site".

The Township proposed an off-site inclusionary project on Block 101.12, Lot 3.01, which is located at 45 King George Road, just north of Route 22. The Township issued a Request for Proposals ("RFP") in 2017 to solicit inclusionary housing builders. Green Brook reviewed the responses received and

selected Chasbob, Inc., who is the current owner of the Woods at King George inclusionary rental development.

The RFP sought the construction of an inclusionary housing development that would produce at least 8 affordable units. Chasbob's proposal included the construction of 23 market-rate multi-family housing units on Lot 3.01. In exchange for the construction of the market-rate units, Chasbob placed new 30-year deed restrictions on 12 existing rental units within the Woods at King George development. (See Appendix J.) The Township required that the existing rental units be brought up to code prior to the new deed restriction being placed on the unit to ensure the housing stock is in sound condition.

The 12 affordable units are family rental units, and the table below describes each unit.

Woods at King George - Off-Site Extended Controls

Block	Lot	Address	Bedrooms	Income Level	CCO Date	Expiration of Controls
101.01	1	1122 King Court	2	Very-Low	1/24/2024	5/1/2054
101.01	1	1132 King Court	2	Low	5/29/2019	6/1/2049
101.14	1	1133 King Court	2	Moderate	5/29/2019	7/1/2049
101.07	1	1721 King Court	3	Moderate	1/24/2024	5/1/2054
101.07	1	1733 King Court	3	Low	11/18/2024	10/18/2054
101.07	1	1735 King Court	3	Moderate	2/28/2020	1/19/2050
101.09	1	1921 King Court	2	Low	5/29/2019	6/1/2049
101.09	1	1922 King Court	2	Low	2/28/2020	8/1/2049
101.11	1	2122 King Court	2	Moderate	1/12/2024	2/1/2054
101.11	1	2133 King Court	2	Moderate	5/29/2019	6/1/2049
101.13	1	2321 King Court	2	Low	5/21/2020	10/1/2050
101.13	1	2334 King Court	2	Moderate	2/28/2020	8/1/2054

Based on the above, this off-site inclusionary mechanism is eligible for **12 credits** pursuant to NJAC 5:93-5.6 (inclusionary development), and for **12 rental bonuses** pursuant to NJAC 5:93-5.15(d)1.

Green Brook Regional Center

The New Jersey Department of Human Services owns and operates a developmental center known as "Green Brook Regional Center" at 275 Greenbrook Road (Block 6, Lot 1). The facility houses adults aged 55 years or older with intellectual and developmental disabilities. The facility has been operating since 1982 and is licensed for 100 beds. All residents are low-income Medicaid clients. Information on the facility and the State's developmental centers can be found at the following link: <https://www.nj.gov/humanservices/ddd/individuals/developmental/>. Appendix K contains the Supportive and Special Needs Housing Survey and the Medicaid approval letter.

Green Brook Regional Center is akin to an assisted living facility, except that it is state-owned rather than privately-owned. Therefore, Green Brook Regional Center is eligible for crediting pursuant to NJAC 5:93-5.16 (assisted living residence).

Based on the information above, Green Brook Regional Center is eligible for **55 credits**.

Woods at King George 2021 Application

In 2019, the Land Use Board approved Chasbob, Inc.'s application to construct a six-unit multi-family residential building on Block 101, Lot 3.02. As part of the approval, the developer agreed to provide one affordable unit. The unit is located off-site within the existing Woods at King George development at 1533 King Court, which is located on Lot 1 of Block 101.05. The affordable unit is a two-bedroom, low-income family rental unit with a 30-year deed restriction that was recorded on September 21, 2020. A copy of the deed restriction can be found in Appendix L.

Based on the information above, the affordable unit created within the Woods at King George development in 2021 is eligible for **1 credit** pursuant to NJAC 5:93-5.6 (inclusionary development) and **1 bonus credit** pursuant to NJAC 5:93-5.15(d)1.

Fourth Round Mechanisms & Credits

There are no existing Fourth Round mechanisms or credits.

Summary of Existing Mechanisms & Credits

The table on the following page provides a summary of the existing mechanisms and credits allocated to the Township's PRO and TRO.



Photo 3 – Green Brook Regional Center

Existing Mechanisms & Credits

Mechanism	Credit Type	Tenure	Age-Restricted	Credit	Bonus	Total
<i>Prior Round Credits</i>						
Tallwoods	Inclusionary	Rental	No	20	20	40
Woods at King George	Inclusionary	Rental	No	67	18	85
Mountainview	Inclusionary	Sale	No	26		26
Total				113	38	151
<i>Third Round RDP Credits</i>						
Mountainview	Inclusionary	Sale	No	2		2
Estel Place	Alternative Living Arrangement	Rental	No	5	5	10
Warrenville Road, Inc.	Alternative Living Arrangement	Rental	No	3	3	6
998 Washington Ave.	Inclusionary	Rental	No	6	6	12
Woods at King George - Off-Site	Inclusionary	Rental	No	12	12	24
Green Brook Regional Center	Assisted Living	Rental	Yes	55		55
Woods at King George - 2021 Application	Inclusionary	Rental	No	1	1	2
Total				84	27	111

Proposed Mechanisms & Credits

The sections below detail the proposed mechanisms and credits to address the Township's four-part affordable housing obligation.

Rehabilitation Mechanisms & Credits

The Township proposes one mechanism to address its 26-unit Rehabilitation Obligation.

Township-Sponsored Rehabilitation Program

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by low- and moderate-income households. A substandard housing unit is defined as a unit with health and safety code violations that require the repair of a major system. A major system includes weatherization, a roof, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), and/or a load bearing structural system. Upon rehabilitation, housing deficiencies must be corrected, and the house must be brought up to code. The standard for evaluating rehabilitation activity shall be the local property maintenance code, or, if none is available, the BOCA Property Maintenance Code, in effect at the time of evaluation. The rehabilitation activity shall not include luxury improvements, the purchase of appliances (with the exception of stoves) or improvements that are strictly cosmetic. A rehabilitated unit is considered complete at the date of final inspection.

The Township has retained an affordable housing administrator to operate a Township-sponsored Rehabilitation Program that complies with the requirements of NJAC 5:93-5.2. See Appendix M for a copy of the Administrative Agent Resolution. Funding for the program will come from the Affordable

Housing Trust Fund account. The Township will reserve a maximum of \$10,000 per unit. The rehabilitations will be phased between now and 2035.

The rehabilitation program will be marketed through a combination of some, though not necessarily all, of the following: brochures, posters in prominent locations, notices in municipal tax bills, notices included in municipal publications, and informational meetings with civic and religious leaders, senior citizen groups, and fraternal organizations. The designated Administrative Agent will maintain files on each program applicant.

Green Brook will require at least ten-year controls on affordability on owner-occupied units and on rental units. The controls on affordability may be in the form of a lien filed with the appropriate property's deed. Rents in rehabilitated units may increase annually based on the standards in NJAC 5:93-9.15.

As per NJAC 5:93-5.2(h), Green Brook will spend a minimum of \$10,000 per unit for rehabilitation activity. Money used to rehabilitate units must be repaid at the end of the ten-year affordability controls. It is anticipated that the Township's Rehabilitation Program will be structured to encourage rehabilitation and continued occupancy. If a housing unit is sold prior to the end of the controls on affordability, at least part of the loan shall be recaptured and used to rehabilitate another housing unit. If the municipality structures a loan program to recapture money, recaptured money shall be used for another low- and moderate-income housing purpose or to repay a municipal bond issued to finance a low- and moderate-income housing activity.

Green Brook is reserving trust funds for ten households. Based on the Township's rehabilitation experience during the Third Round the Township believes this is sufficient funding for the program.

Based on the above, the Township Rehabilitation Program would be eligible for crediting pursuant to NJAC 5:93-5.

Prior Round Mechanisms & Credits

The Prior Round Obligation has been satisfied, and therefore no mechanisms are proposed.

Third Round RDP Mechanisms & Credits

Sage

This site was identified as "Block 158 (Sage)" in the 2017 FSHC Settlement Agreement and as "Sage (Block 158)" in the 2018 HEFSP. For simplicity, this HEFSP will refer to this proposed mechanism as "Sage". The Sage site includes five contiguous lots in the northern end of the Township, Lots 11, 12, 29, 30, and 31 of Block 158. The site contains approximately 37.97 acres and is developed with multiple buildings for commercial and/or industrial use and outdoor storage of equipment and materials. The site is surrounded by commercial and/or industrial uses to the north and east, residential uses to the southeast, south, and west.

On April 10, 2018, the Township adopted Ordinance 2018-842, which rezoned the site from the SMD Special Mountainside Development District and I Industrial District to the new AHD 2 Affordable Housing District. The AHD 2 District permits multi-family dwellings, townhomes, and two-family dwellings at a maximum density of 11.5 units per acre. A 25% affordable housing set-aside is required, regardless of tenure. Other requirements include a maximum building coverage of 30%, a maximum impervious coverage of 60%, and a maximum building height of three stories. The AHD 2

District regulations are located in Section 614 of the Township's Zoning Ordinance, which can be viewed here: https://www.greenbrooktwp.org/_readwritedata/_file_depot/5b699251-5594-4716-834f-5478da682217.pdf (see pages 67 through 76).

Based on discussions with the developer, 160 units could be built upon the site.

The affordable housing rules require municipalities to designate sites that are available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1. These terms are defined below:

- Approvable site means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.
- Available site means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
- Developable site means a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable areawide water quality management plan (including the wastewater management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by DEP.
- 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 properties meet the four prongs of the rules (hereinafter "Four-Prong Test") as follows:

- Approvable site – Green Brook rezoned the five lots on April 10, 2018 to permit inclusionary multi-family, townhome, and/or two-family development at a maximum density of 11.5 units per acre, with a 25% affordable housing set-aside. Any owner or contract purchaser can submit an as-of-right application for inclusionary development in the AHD 2 District.
- Available site – The properties in the AHD 2 District are privately owned and the Township is unaware of any title issues or encumbrances. It should be noted that Lots 29, 30, and 31 are assessed with Lot 12.
- Developable site – Lots 11, 12, 30, and 31 are within the sewer service area. However, Lot 29, which is assessed with Lot 12, is not. All five lots are within the water service area. Therefore, all five properties within the site have access to sewer and water services.

Suitable site – The Sage site is adjacent to commercial and/or industrial uses to the north and east and residential uses to the south and west. Lot 11 has street frontage along Interhaven Avenue, Lots 12 and 30 have frontage along Driftway, and Lot 29 has a flag "staff" that extends to Deer Run. Lot 31 does not have direct street frontage. However, Lot 31 is assessed with Lot 12, which has frontage. A majority of the site is encumbered by slopes greater than 15% due the property's location along the Watchung Mountains. Additionally, the northern edge of the site (Lot 29) is adjacent to Stony Brook, which has an associated 150-foot riparian zone that slightly extends onto the site. FEMA's Special Flood Hazard Area just barely encroaches the northern property line. Overall, 30.86 acres of the 37.97-acre site is environmentally constrained (81.3%). The environmental constraints is part of the reason

why the Township believes only 160 units will be built at the site. See the map on page 51 for the location of these environmental features.

Based on the above information, the Sage site is eligible **40 credits** pursuant to NJAC 5:93-5.6 (inclusionary zoning).

Paolella

This site was included in the Township's 2017 FSHC Settlement Agreement and 2018 HEFSP as a mechanism to address the Third Round Unmet Need. The site included Lots 2, 3, and 4 of Block 103. However, PJ Paolella, LLC only owns Lot 4, while Lots 2 and 3 were purchased by another developer (see the discussion of the K Jabat site below). The vacant site contains approximately 10.14 acres and is surrounded by vacant, wooded land to the north, northeast, and west, and a variety of commercial uses to the southeast, south, and southwest. It should be noted that the K Jabat site is immediately adjacent to this site to the west.

In 2021, PJ Paolella, LLC applied for Preliminary and Final Site Plan approval to develop the property into a 62-unit inclusionary mixed-use development, which will include 13 affordable units. The Board approved the application on October 10, 2022 and memorialized its decision via Resolution on November 14, 2022. The development will be constructed in two phases – Phase 1 will include “Building A”, which will contain 15,000 square feet of retail space on the ground floor and 35 apartments on the second, third, and fourth floors, while Phase 2 will include a 27-unit three-story multi-family building (“Building B”). (Note that Building B will actually contain 28 units, one of which will be a “model” unit.) The affordable units are family rental units and will meet the bedroom and income distribution requirements of UHAC. See Appendix N for a copy of the Resolution.

The Paolella development meets the Four-Prong Test of NJAC 5:93-1 as follows:

- Approvable site – As noted above, the Township granted PJ Paolella, LLC preliminary and final site plan approval to construct a 62-unit inclusionary mixed-use development on the site.
- Available site – PJ Paolella, LLC owns the property, and the Township is unaware of any title issues or encumbrances.
- Developable site – The property where development is occurring is within water and sewer service areas.

Suitable site – The property is adjacent to vacant land to the north, northeast, and northwest, and various commercial uses to the southeast, south, and southwest. Additionally, the K Jabat site is immediately to the west of the site. The property has street frontage on US Route 22. According to NJDEP GIS data, a majority of the site contains wetlands, which have an associated 50-foot buffer. Additionally, the site contains many areas of slopes greater than 15%. Approximately 8.92 acres of the 10.14-acre site is environmentally constrained according to the public mapping. However, based on the Board approval, the wetlands in the front portion of the site do not appear to be accurately depicted. See the map on page 52 for the location of these environmental features and the K Jabat site, which was originally part of the Paolella site.

Based on the information above, Paolella is eligible for **13 credits** pursuant to 5:93-5.6 (inclusionary development) and **5 bonus credits** pursuant to NJAC 5:93-5.15(d)1.

K Jabat

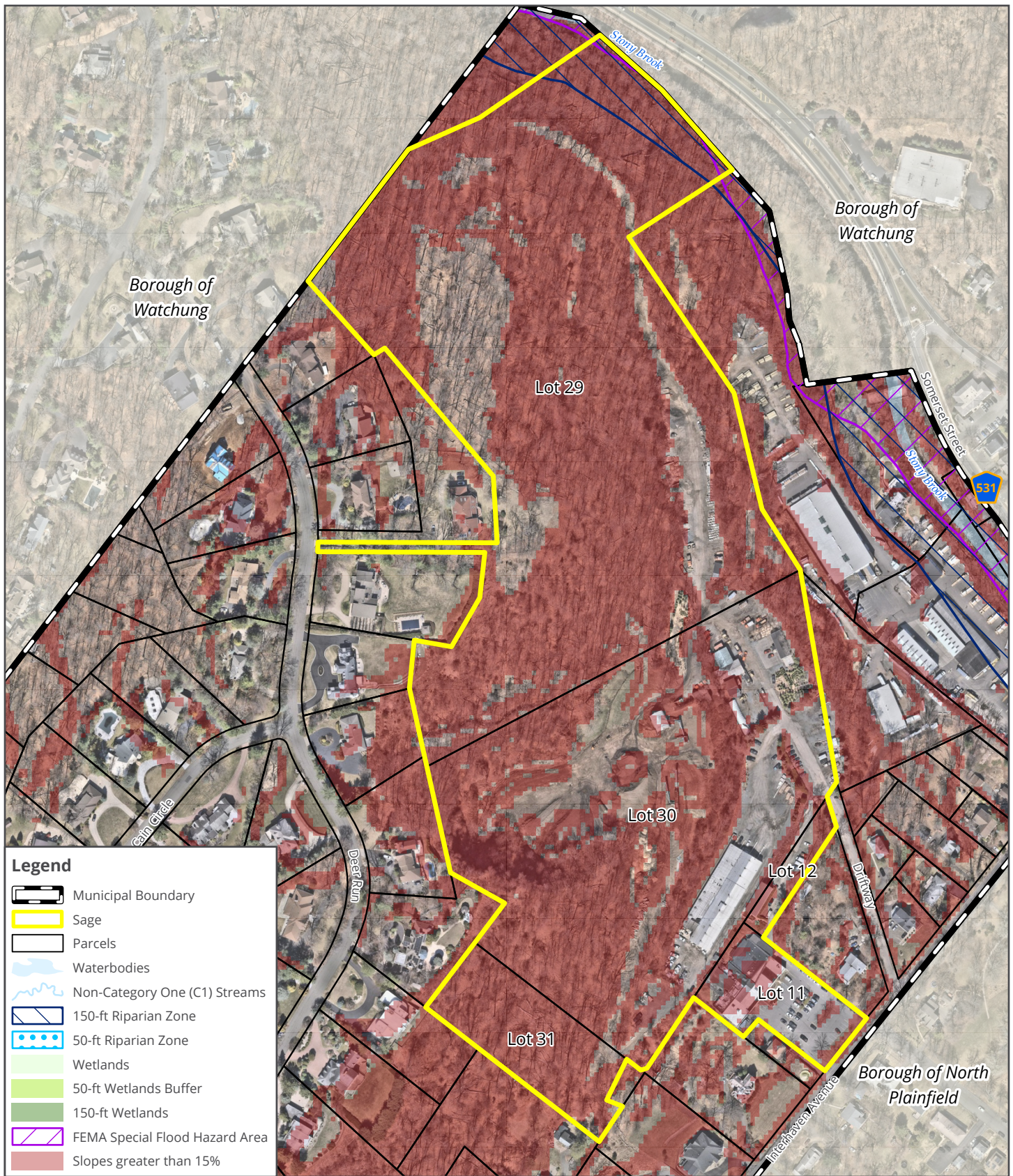
As noted above, Lots 2 and 3 of Block 103 were originally included as part of the Paoella site detailed in the Township's 2017 FSHC Settlement Agreement and 2018 HEFSP as a mechanism to address the Third Round Unmet Need. However, Kulkaski Land Dev c/o K Jabat owns the properties. This site located at 346-350 Route 22 and encompasses approximately 8.05 acres according to GIS data. The property is adjacent to vacant, wooded land to the north, the Paoella site to the east, commercial uses to the south and southeast, and the Woods at King George inclusionary residential development to the west.

The site is located in the AHD 3 Affordable Housing District, which permits multi-family dwellings, townhomes, and two-family dwellings at a maximum density of six units per tract acre if for-sale units are provided or 12 units per tract acre if rental units are provided. A 20% affordable housing set-aside is required, regardless of tenure. It should be noted that the "tract" includes Lots 2, 3, and 4 (Paoella), which total approximately 18.19 acres according to available GIS data.

The Township introduced Ordinance 2025-910 on May 19, 2025, which makes minor modifications to the AHD 3 District. One of the amendments is to increase the permitted density to 12 units per acre regardless of tenure. The Ordinance is expected to be adopted in June of 2025. See Appendix O for a copy of the document.

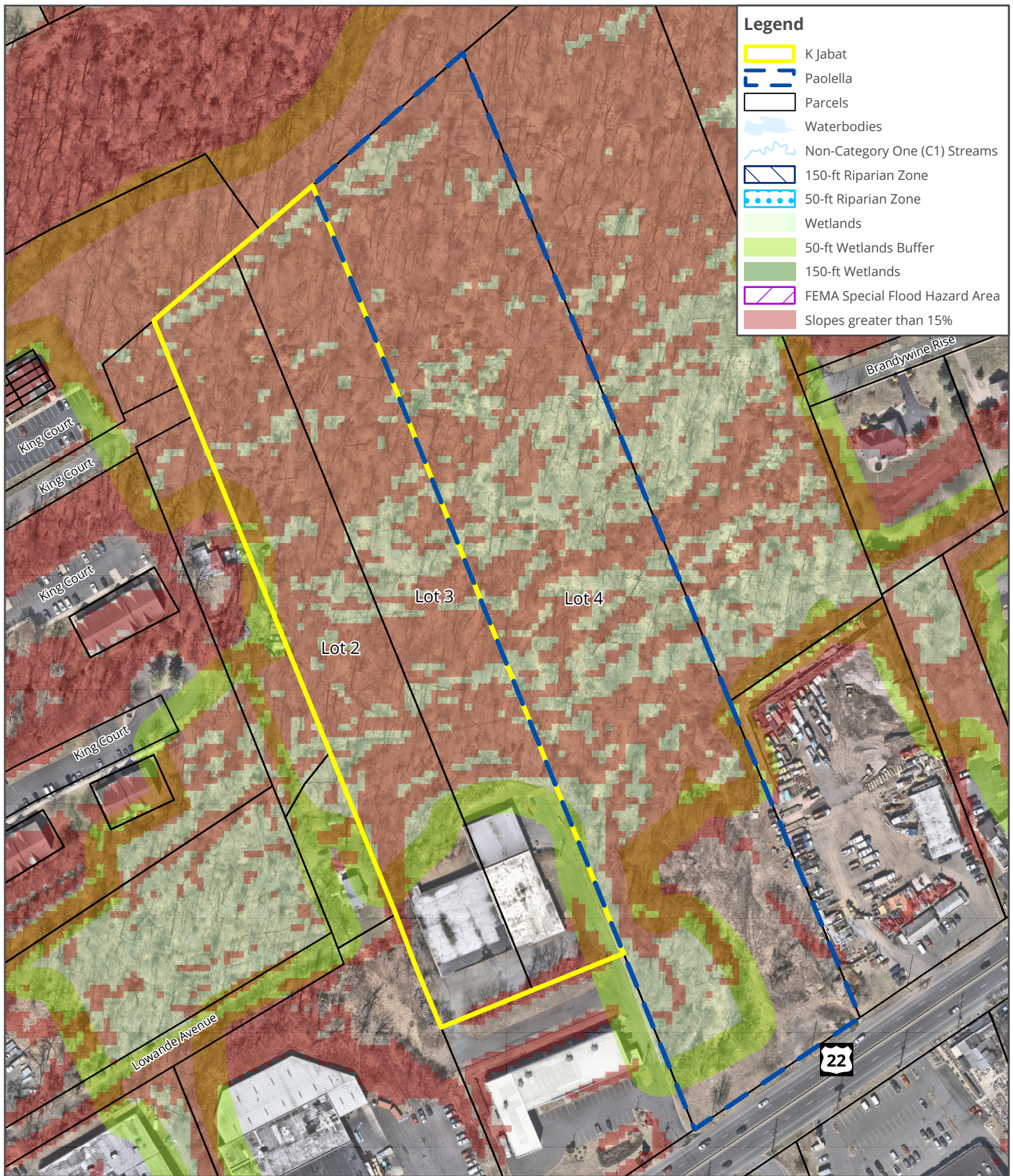
It is this office's understanding that K. Hovnanian is the contract purchaser of Lots 2 and 3 and it is their intention to construct 86 stacked townhouse units with a 20% affordable housing set-aside. This translates to 18 affordable units. A concept plan is included below.





ENVIRONMENTAL CONSTRAINTS - SAGE
BLOCK 158, LOTS 11, 12, 29, 30, & 31
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

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ENVIRONMENTAL CONSTRAINTS - K JABAT & PAOLELLA
BLOCK 103, LOTS 2 AND 3 & LOT 4
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

0 100 200
 1 inch = 200 feet



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Pursuant to NJAC 5:93-1, the K Jabat site meets the Four-Prong Test of NJAC 5:93-1 as follows:

- Approvable site – The site is located in the AHD 3 District, which permits inclusionary multi-family residential development at a maximum density of six units per acre of for-sale units or a maximum density of 12 units per acre of rental units. This will be modified to 12 units per acre once Ordinance 2025-910 is adopted. Any owner or contract purchaser can submit an as-of-right application for inclusionary development in the AHD 3 District.
- Available site – Kulkaski Land Dev c/o K Jabat owns the property. Green Brook is unaware of any title issues or encumbrances.
- Developable site – The property is within water and sewer service areas. It should be noted that, accordingly to publicly available data, the rear 200 to 250± feet of the site is outside of the sewer service area. The Township reserves the right to amend the concept plan as Green Brook conducts further investigation. The Township will support any application to amend/expand the sewer service area should the need arise.
- Suitable site – The property is adjacent to wooded areas to the north, the Paolella site to the east, commercial uses to the south and southwest, and an inclusionary residential development to the west. The property has street frontage at the eastern terminus of King Court in the northwest corner of the site. However, the site will be connected to King Court and Route 22 through the roadway network being constructed at the approved Paolella development. According to NJDEP GIS data, a majority of the site contains wetlands, which have an associated 50-foot buffer. Additionally, the site contains many areas of slopes greater than 15%. However, the area around the existing building in the south of the site does not contain wetlands or steep slopes. Approximately 6.8 acres of the 8.05-acre site is environmentally constrained. See the map on page 52 for the location of these environmental features and the adjacent Paolella site.

Based on the information above, K Jabat is eligible for **18 credits** pursuant to 5:93-5.6 (inclusionary development).

Fox and Foxx

Fox and Foxx is identified as Lots 9, 10, and 11 in Block 83 and encompasses approximately 2.94 acres according to available GIS data. The site is located in the VC Village Commercial District at 74-78 Greenbrook Road. The property is adjacent to commercial uses to the north, east, southwest, and northwest, a self-storage facility to the east, and residential uses to the south. Additionally, the 998 Washington Ave Apartments inclusionary development is located immediately west of the site.

In 2022, Fox and Foxx Development, LLC submitted an application to the Land Use Board for Preliminary and Final Site Plan approval to redevelop the site into an inclusionary mixed-use development with 8,689 square feet of retail space and 85 residential units. A 15% affordable housing set-aside will be provided, which will yield 13 affordable units. The Board approved the application on April 24, 2023 and memorialized its decision via Resolution on May 8, 2023 (see Appendix P). The affordable units will be family rental units and include two one-bedroom units, eight two-bedroom units, and three three-bedroom units. The affordable units will comply with the income distribution requirements of UHAC. The existing residential uses on the three lots have been demolished, and the development is under construction. It should be noted that the Applicant was also approved to merge to three lots into what is now known as Lot 10.01.

Pursuant to NJAC 5:93-1, Fox and Foxx meets the Four-Prong Test as follows:

- Approvable site – As noted above, the Township granted Fox and Foxx Development, LLC preliminary and final site plan approval to construct an 85-unit inclusionary mixed-use development on the site.
- Available site – 1884 Woodbridge Ave, LLC owns new Lot 10.01. Green Brook is unaware of any title issues or encumbrances.
- Developable site – The property is within water and sewer service areas.

Suitable site – The property is adjacent to commercial uses to the north, east, southwest, and northwest, residential uses to the south, and an inclusionary multi-family development to the west. The site has street frontage along Greenbrook Road. According to NJDEP GIS data, wetlands are present in the rear half of the property, which have an associated 50-foot buffer. However, construction has commenced and if wetlands were present, the developer would have had to obtain the appropriate permits from NJDEP to permit the development. No other environmental features affect the site. See the map on page 55 for the location of the wetlands mapped by NJDEP. It should be noted that the GIS parcel data has not been updated to reflect the lot consolidation. Therefore, the original parcels, Lots 9, 10, and 11, are displayed.

Based on the information above and pursuant to NJAC 5:93-5.6 (inclusionary development), Fox and Foxx is eligible for **13 credits** and **13 bonuses** pursuant to NJAC 5:93-5.15(d)1.

1013 Washington Avenue

1013 Washington Avenue is also located in the VC Village Commercial District at the intersection of Washington Avenue and the Route 22 East off-ramp. The site is identified as Block 67, Lot 1 and contains approximately 2.73 acres according to available GIS data. The site is surrounded by commercial uses to the north, east, southeast, and northwest, the 998 Washington Ave Apartment inclusionary multi-family development to the east, and residential uses to the southwest.

In 2022, 1013 Property, LLC submitted an application to the Land Use Board for Preliminary and Final Site Plan approval to redevelop the site into an inclusionary mixed-use development with retail space and 96 residential units, including 15 affordable units. The Board denied the application on April 24, 2023 and memorialized its decision via Resolution on June 12, 2023. The Applicant subsequently filed a lawsuit in the Superior Court of New Jersey, which led to litigation between the Township and 1013 Property, LLC. Ultimately, the Board approved an amended plan resulting from the litigation that provided two additional affordable units for a total of 17 affordable units. The Board's decision was memorialized via Resolution on December 11, 2023 (see Appendix Q). The affordable units will be family rental units and comply with the bedroom and income distribution requirements of UHAC. The existing commercial building has been demolished to make way for the approved inclusionary mixed-use development.

Pursuant to NJAC 5:93-1, 1013 Washington Avenue meets the Four-Prong Test as follows:

- Approvable site – As noted above, the Township granted 1013 Property, LLC preliminary and final site plan approval to construct a 96-unit inclusionary mixed-use development on the site.



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ENVIRONMENTAL CONSTRAINTS - 1013 WASHINGTON AVENUE
BLOCK 67, LOT 1
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

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 1 inch = 120 feet



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- Available site – 1013 Property c/o Vesuvio owns the site, and the Township is unaware of any title issues or encumbrances.
- Developable site – The property is within water and sewer service areas.
- Suitable site – The property is adjacent to a variety of commercial uses to the north, east, southeast, and northwest, an inclusionary multi-family development to the east, and residential uses to the southwest. Additionally, the 998 Washington Ave Apartments inclusionary development is immediately adjacent to the site to the west. The site has street frontage along Washington Avenue, School Street, and the off-ramp of Route 22 East. According to GIS data, wetlands are present in the northwest corner of the site, adjacent to the Route 22 off-ramp. Approximately 0.59 acres of the 2.73-acre site contains wetlands and associated 50-foot buffer. No other environmental features affect the site. See the map on page 56 for the location of the wetlands and associated buffer.

Based on the information above and pursuant to NJAC 5:93-5.6 (inclusionary development), 1013 Washington Avenue is eligible for **17 credits** and **17 bonuses** pursuant to NJAC 5:93-5.15(d)1.

998 Washington Avenue – Phase 2

998 Washington Avenue is identified as Block 83, Lot 2.01 and encompasses approximately 1.2 acres. The site is located along the east side of Washington Avenue in the VC Village Commercial District. The property contains the existing 24-unit inclusionary multi-family residential development known as 998 Washington Avenue Apartments, which was previously discussed. The site is adjacent to commercial uses to the north and south, the Fox and Foxx inclusionary development to the east, and the 1013 Washington Avenue inclusionary development to the west.

In 2023, North Washington Avenue, LLC submitted an application to the Land Use Board for Preliminary and Final Site Plan approval to demolish the existing building near Washington Avenue, currently used as a day care facility, and construct a three-story, inclusionary mixed-use building containing the current day-care use on the ground floor and 12 residential units on the second and third floors. Additionally, the application included an addition to the existing 24-unit inclusionary residential building that would add an additional six units. A 15% set-aside is required as the development will be rental. Therefore, 3 affordable family rental units will be provided. The Board approved the application on May 13, 2024 and memorialized its decision via Resolution on June 10, 2024. See Appendix R for a copy of the Resolution. The affordable units will comply with the income and bedroom distribution requirements of UHAC.

Phase 2 of the 998 Washington Avenue development meets the Four-Prong Test of NJAC 5:93-1 as follows:

- Approvable site – As noted above, the Township granted North Washington Avenue, LLC preliminary and final site plan approval to construct a 12-unit inclusionary mixed-use building and a six-unit addition to the existing 24-unit inclusionary multi-family building on the site.
- Available site – Lot 2.01 has two “qualifiers”, C0001, which is owned by 996 North Washington Avenue, LLC, and C0002, which is owned by North Washington Avenue. The Township is unaware of any title issues or encumbrances.
- Developable site – The property is within water and sewer service areas.

- Suitable site – The property is adjacent to commercial uses to the north and south and future inclusionary mixed-use developments to the east and west. The site has street frontage along Washington Avenue. According to GIS data, wetlands and an associated 50-foot buffer are present in the northeast corner of the site. Slopes greater than 15% are also shown in this area. However, portions of the environmentally constrained areas are already developed. Approximately 0.12 acres of the 1.2-acre site is environmentally constrained. See the map on page 59 for the location of the site and these environmental features.

Based on the information above and pursuant to NJAC 5:93-5.6 (inclusionary development), 998 Washington Avenue – Phase 2 is eligible for **3 credits**.

Third Round Unmet Need Mechanisms & Credits

Two mechanisms were included in the 2017 FSHC Settlement Agreement to address the Unmet Need. Both strategies are summarized below.

Township-wide Ordinance

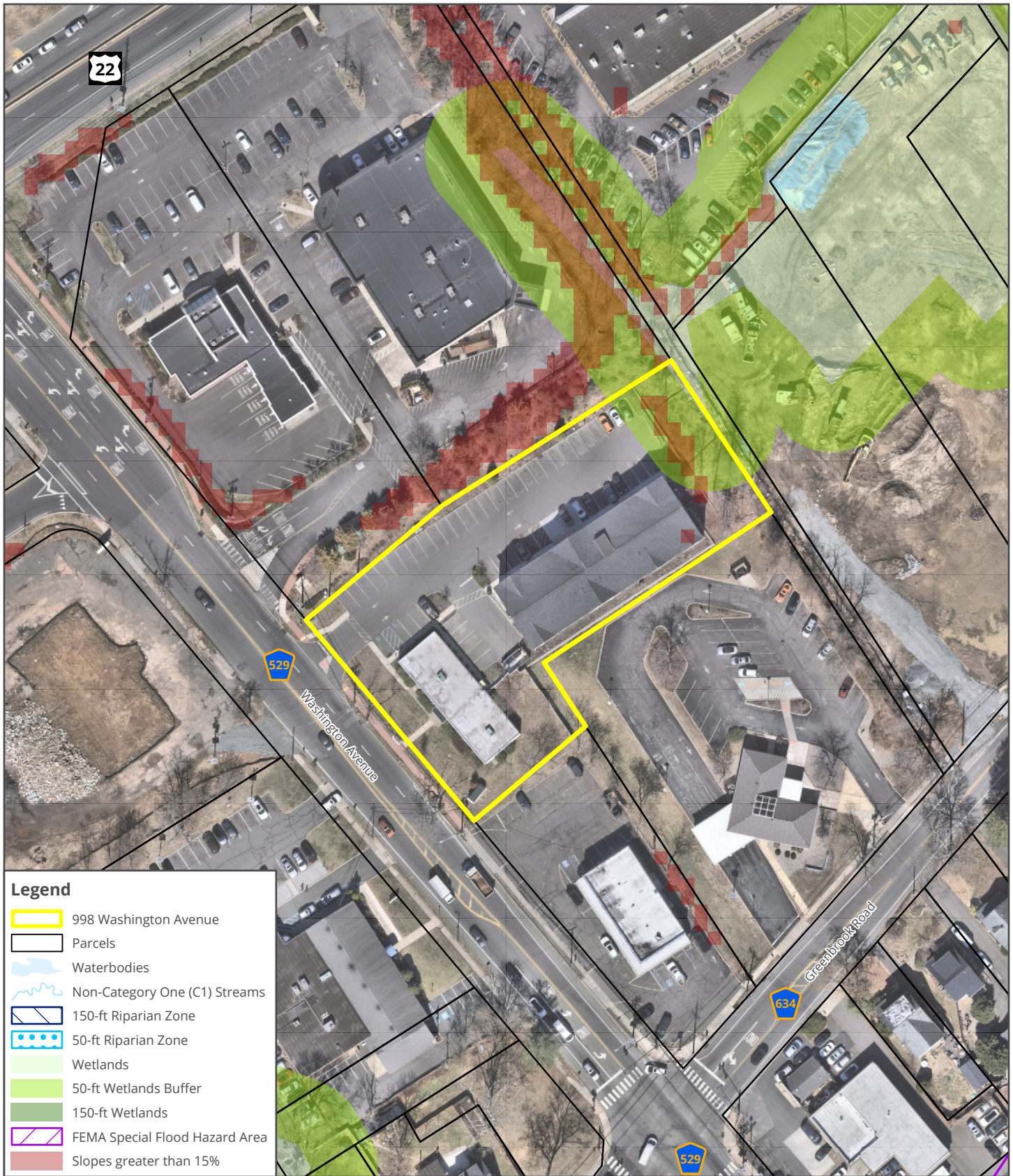
As required by the 2017 FSHC Settlement Agreement, the Township adopted a Township-Wide Set-Aside Ordinance on July 10, 2018 via Ordinance No. 2018-850, which amended the Zoning Ordinance, Article 4 “General Provisions” to add new Section 427 “Township Wide Set Aside Requirements”. Section 427 requires any property currently zoned for non-residential uses that receives a zoning change, use variance, or approval of a redevelopment or rehabilitation plan to permit multi-family residential development or that is currently zoned for residential uses that receives a zoning change, density variance, or approval of a redevelopment or rehabilitation plan to permit multi-family residential development, which would yield five or more new dwelling units to provide an affordable housing set-aside. The set-aside for rental development is 15%, while the set-aside for units offered for sale is 20%. This section excludes residential development on sites already zoned for inclusionary development.

As the rental bonus credit has been eliminated, the Township has modified the set-aside ordinance to a flat 20% set-aside regardless of tenure. See Appendix S for a copy of said ordinance.

The Township’s Township-Wide Set-Aside Ordinance could provide affordable housing credits.

Village Commercial District

This mechanism was included in the 2017 FSHC Settlement Agreement as a mechanism to address the Township’s Third Round Unmet Need. Additionally, this mechanism was identified as “Zoning for inclusionary development – Village Commercial Zoning District” in the 2018 HEFSP. On December 27, 2018, the Township adopted Ordinance No. 2018-859, which amended the existing Village Commercial District to create three separate zones, the Village Gateway District, Village Commercial District, and Residential/Office Village Commercial District. Of the three Districts, only the Village Commercial District permits inclusionary residential development. Pursuant to Section 618.2-2A., residential uses are conditionally permitted in the mixed-use building type described in Section 618.3-1. The Village Commercial District does not have a specified maximum permitted density. However, Section 618.2-2A requires residential uses that yield five or more new dwelling units to provide an affordable housing set-aside of 15% for rental units and a 20% affordable housing set-aside for units offered for sale.



ENVIRONMENTAL CONSTRAINTS - 998 WASHINGTON AVENUE
BLOCK 83, LOT 2.01
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

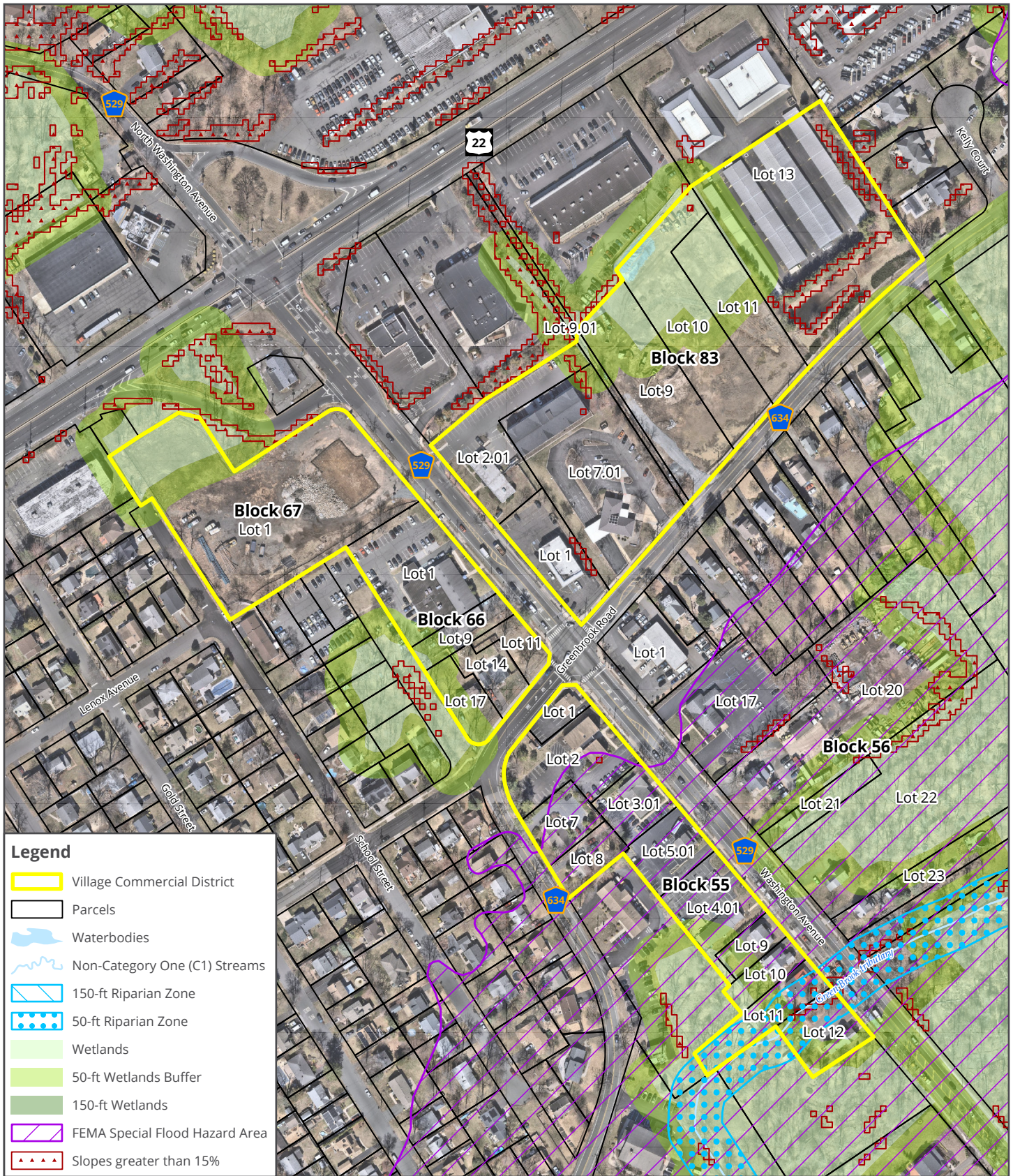
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ENVIRONMENTAL CONSTRAINTS - VILLAGE COMMERCIAL DISTRICT
VARIOUS BLOCKS & LOTS
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

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The Village Commercial District zones changes enabled the Fox and Foxx application as well as the 1013 Washington Avenue application. These mixed-use development applications prove the zoning is working and creating an incentive to construct inclusionary housing.

Based on the information above, the Village Commercial District mechanism would be eligible for crediting pursuant to NJAC 5:93-5.6 (inclusionary zoning). This mechanism could help provide additional affordable housing credits to help address the Township's Third Round Unmet Need.

Fourth Round Mechanisms & Credits

Four mechanisms are proposed to satisfy the 113-unit Fourth Round Obligation.

Mountainview – Sale

Green Brook will extend the affordability controls of the 28 affordable sale units within the Mountainview inclusionary development. The development was completed in 2000, and the affordable units had an initial deed restriction term of 30 years. The deed restrictions end on various dates throughout the year 2030. Pursuant to NJAC 5:93-9, the Township has the option to extend the controls on the 28 affordable units via a municipal resolution. These units are 95/5 units, where the owner is required to pay the Township 95% of the profits above and beyond the affordable sales price after the deed restriction has ceased.

The Township will extend the controls on each of the 28 affordable for-sale units for an additional 30 years. Consistent with interim UHAC regulations, NJAC 5:80-26.6(h)3.ii., the Township will compensate homeowners no less than \$20,000 to support the preservation of the unit, which will be sourced from the Affordable Housing Trust Fund.

Based on the information above, the extension of controls on affordable units within the Mountainview inclusionary development will be eligible for **28 credits** pursuant to NJAC 5:97-6.14 (extensions of controls).

Berlant – Group Home

The site is located at 20 Maple Avenue and is identified as Block 157, Lot 13.02. The property is approximately 5.8 acres and is a vacant wooded lot. Surrounding uses include single-family residential uses to the north, east, and northwest, a commercial use to the southeast, a garden apartment community known as "Terrace View Apartments" to the south, and vacant land to the southwest.

In May of 2025, the Township received a letter of intent from Robert Berlant, a managing member of RSR Associates, LLC, the property owner, to develop 20 Maple Avenue. Mr. Berlant's letter indicates his company intends to subdivide the property into two or three lots for the purpose of constructing a six-bedroom group home on each new lot. According to the letter, RSR Associates, LLC has discussed partnering with Catholic Charities and Cerebral Palsy as two potential users.

The site is located in the SMD Special Mountainside Development District and the MP Mountain Preservation District. However, SMD District only encompasses approximately 100 to 150 feet of the property's width from the southeastern property line. The remaining 550± feet of width to the northwest is within the MP District, where development is precluded. The SMD District permits single-family dwellings and adult communities. Under the Municipal Land Use Law, group homes are permitted as-of-right in all residential zone districts of a municipality. While Mr. Berlant seeks to

build two to three homes, on the property, approximately one acre is within the SMD District, which allows for group home construction. Therefore, this HEFSP only includes one six-bedroom group home serving very-low-income clients.

This mechanism meets the Four-Prong Test of NJAC 5:93-1 as follows:

- Approvable site – The site is in a single-family residential zone, where group homes are permitted as-of-right under the Municipal Land Use Law.
- Available site – RSR Associates, LLC owns the site, and the Township is unaware of any title issues or encumbrances.
- Developable site – The property is within the water service area. However, the site is outside of the sewer service area. It should be noted that the adjacent garden apartment community to the south is within the sewer service area. Despite its location outside of the sewer service area, a group home can be served by septic without issue.
- Suitable site – The property is adjacent to residential uses to the north, east, and northwest, commercial uses to the southeast, garden apartments to the south, and vacant land to the west. The site has frontage along an unimproved portion of Maple Avenue. The improved portion of the right-of-way ends just before the municipal boundary in the Borough of North Plainfield. Since a majority of the site is within the MP District, a majority of the property is encumbered by slopes greater than 15%. Additionally, an area of wetlands with an associated 150-foot buffer are present in the eastern corner of the site. See the map on page 64 for the location of the site and these environmental features.

Pursuant to NJAC 5:93-5.8 (alternative living arrangements), the group home is eligible for crediting and pursuant to NJAC 52:27D-311k.(1), the property is eligible for a full bonus credit per bedroom.

Based on the information above, the group home at 20 Maple Avenue is eligible to receive **6 credits** and **6 bonus credits**.

Berlant

The proposed Berlant mechanism includes Lots 1, 3, 4, and 4.01 of Block 122, which are located between Hauser Lane and Wichser Lane. This collection of four lots contains approximately 16.65 acres and is largely undeveloped. However, Lots 3 and 4.01 contain single-family dwellings. The site is surrounded by single-family dwellings to the east, south, and west, the Warrenbrook Golf Course to the southeast, and office uses to the north.

On May 19, 2025, Robert D. Berlant, who owns each property through his related entities, submitted a letter expressing interest in developing the site with between 88 and 90 residential units, including 18 affordable units. The affordable units would be family rental units in a stacked townhouse configuration, while the market-rate units would be for-sale townhomes. Mr. Berlant's letter indicate he or his entities also own property in the Township of Warren to the north and the Borough of Watchung to the east, which would provide access between the proposed inclusionary development and Mountain Boulevard located in Warren Township. See the concept plan on the following page for the potential site layout.

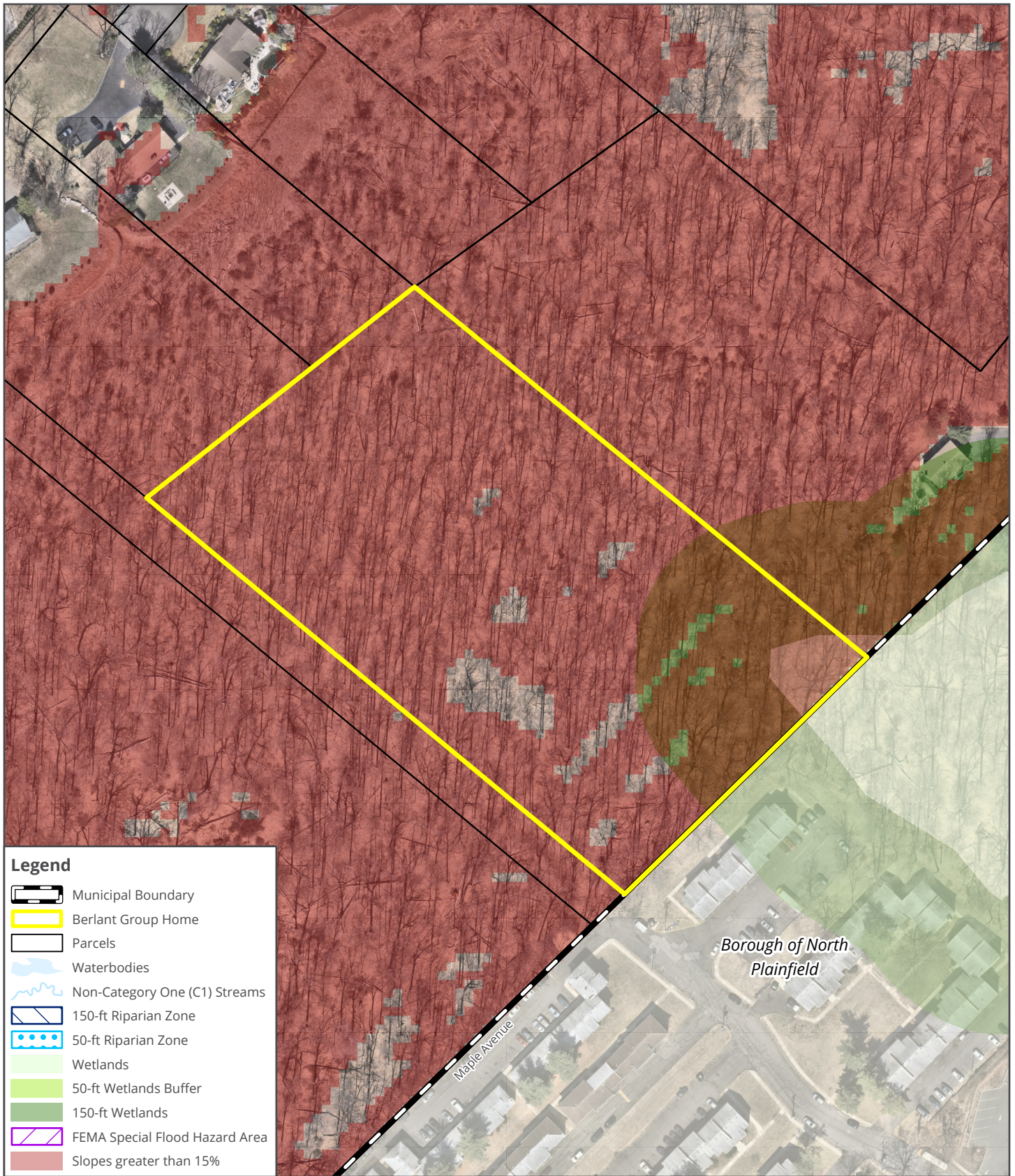
The four lots in Block 122 are currently located in the LD-1 Residential District, which permits single-family dwellings and cluster residential development. The Township will rezone the property to

permit inclusionary residential development as-of-right. See Appendix T for a copy of the draft ordinance.



This mechanism meets the Four-Prong Test of NJAC 5:93-1 as follows:

- Approvable site – The site is located in the LD-1 District, which permits single-family dwellings and cluster residential development. The Township will rezone the property to permit the proposed inclusionary development as-of-right. This will enable the property owner to pursue an as-of-right application for the inclusionary development.
- Available site – Lot 1 is owned by RETS Partners, LLC, Lot 3 is owned by Real-Vest Construction, LLC, Lot 4 is owned by Somerset Equity Investors, Inc., and Lot 4.01 is owned by Associated Realty Ventures, all of which are entities where Mr. Berlant is the President or Managing Member authorized to make binding decisions. The Township is unaware of any title issues or encumbrances.
- Developable site – All four lots are within water and sewer service areas.
- Suitable site – The property is adjacent to residential uses to the east, south, and west, a golf course to the southeast, and office uses to the north. Lots 1 and 4 have frontage along Wichser Lane to the west, which is a variable width “travelled way” that is 10 to 20 feet wide. Lots 3 and 4.01 do not have direct street frontage. However, as noted above, adjacent properties are owned by Mr. Berlant or related entities that would provide access to the site from Mountain Boulevard. As shown in the concept plan above, the site contains areas of wetlands, which primarily encompass the western half of the tract. Additionally, a 150-foot wetlands buffer from wetlands to the west encroach into the site. FEMA’s Special Flood Hazard Area is present on Lots 1, 3, and 4.01, while a 50-foot riparian zone is present on Lots 3 and 4.01. Some small areas of slopes greater than 15% are located in the southern half of the site. Overall, approximately 8.78 acres of the 16.65-acre site is environmentally constrained. See the map on page 65 for the location of the site and these environmental features.



ENVIRONMENTAL CONSTRAINTS - BERLANT GROUP HOME
BLOCK 157, LOT 13.02
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

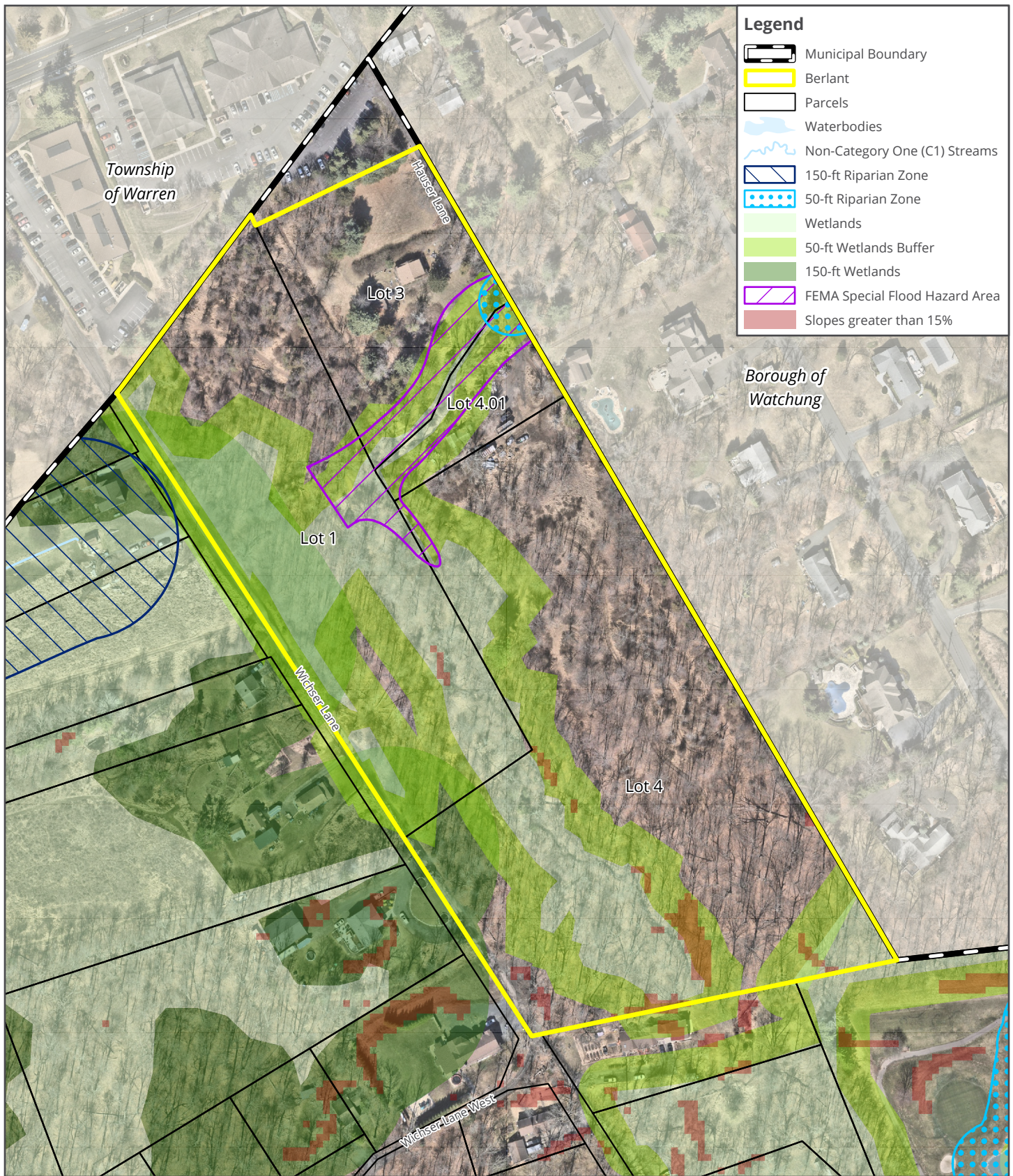
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June 10, 2024
 GBT064A



ENVIRONMENTAL CONSTRAINTS - BERLANT
BLOCK 122, LOTS 1, 3, 4, & 4.01
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

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 1 inch = 200 feet



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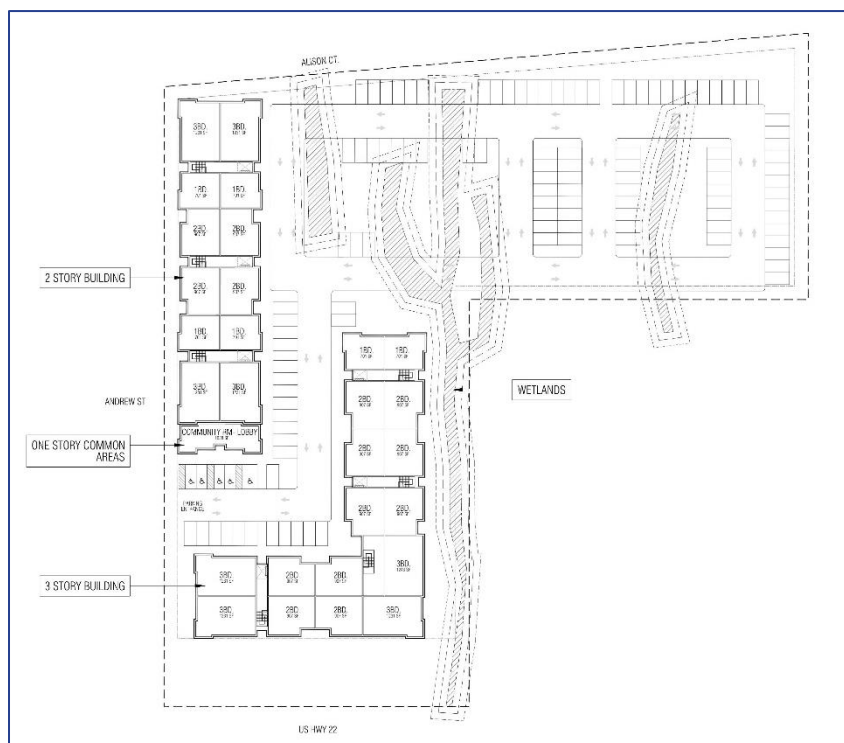
June 10, 2024
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Pursuant to NJAC 5:93-5.6 (inclusionary development), the Berlant mechanism is eligible for **18 credits**.

RPM

The proposed RPM site is located at 172-176 Route 22 on Block 76, Lot 30 and contains 3.4 acres. The site is owned by Portfolio One, LLC c/o HCR Tax Department and contains a vacant commercial building (former Cedar Fence site) that is on the market for sale. The site is surrounded by residential uses to the north and west, vacant land to the northeast, and commercial uses to the east, south, and southwest.

The Township is partnering with RPM Development, LLC to construct a 55-unit 100% affordable family rental development. A superintendent unit will also be provided, which brings the total number of units to 56. Green Brook adopted Resolution 2025-06-07 on June 2, 2025 entitled "Resolution of Need for Affordable Housing Pursuant to the Provisions of the New Jersey Housing and Mortgage Finance Agency". The Township memorialized Resolution 2025-06-08 on June 2, 2025, which authorized a Memorandum of Understanding ("MOU") with RPM Development, LLC to construct the 100% affordable development. The MOU is currently being drafted. RPM has provided the Township with the below concept plan illustrating the potential site layout.



The southern portion of the site near Route 22 is located in RHC Regional Highway Commercial District, while the northern portion closer to Allison Court is located in the SMD Special Mountainside Development District. The RHC District permits shopping centers, retail sales and service, personal services, business offices, restaurants, recreational facilities, auto-oriented services, hotels, and self-storage facilities. The SMD District permits single-family dwellings and adult communities. The Township will rezone the property to permit the 100% affordable development as-of-right. See Appendix U for a copy of the draft ordinance.

This mechanism meets the Four-Prong Test of NJAC 5:93-1 as follows:

- Approvable site – The site is located in the RHC District, which primarily permits retail, restaurant, and other non-residential uses, and the SMD District, which permits single-family dwellings and adult communities. The Township will rezone the property to permit the proposed 100% affordable development as-of-right. This will enable the property owner or a contract purchaser to pursue an as-of-right application for the inclusionary development.
- Available site – The property is owned by Portfolio One, LLC c/o HCR Tax Dept. The Township is unaware of any title issues or encumbrances.
- Developable site – The property is within water and sewer service areas.
- Suitable site – The property is adjacent to residential uses to the north and west, vacant land to the northeast, and commercial uses to the east, south, and southwest. The property has street frontage along Route 22, Andrew Street, and Allison Court. More than half of the site contains wetlands, which have an associated 50-foot buffer. It should be noted that the publicly available mapping appears to overstate the wetlands as compared to what is illustrated in the above concept plan. Additionally, slopes greater than 15% are scattered throughout the northern portion of the property. See the map on page 68 for the location of the site and these environmental features.

Pursuant to NJAC 5:97-6.7 (100% affordable development), the RPM mechanism is eligible for **55 credits**. Additionally, the units are eligible for bonus credits pursuant to NJSA 52:27D-311k.(6) (one half bonus credit per unit) as the site is an existing commercial building that will be redeveloped to a 100% affordable housing development. Therefore, the RPM mechanism is eligible for **22 bonus credits**.



ENVIRONMENTAL CONSTRAINTS - RPM
BLOCK 76, LOT 30
TOWNSHIP OF GREEN BROOK
SOMERSET COUNTY, NEW JERSEY

0 60 120
 1 inch = 120 feet



Colliers
 Engineering
 & Design

This map was developed using GIS digital data from FEMA, NJDEP, NJDOT, NJGIN, but this secondary product has not been verified and is not state-authorized. Aerial image sourced from NearMap, dated March 18, 2025.

June 11, 2024
 GBT064A

Summary of Proposed Mechanisms & Credits

The table below summarizes the mechanisms and credits Green Brook proposes to address its four-part affordable housing obligation.

Proposed Mechanisms & Credits						
Mechanism	Credit Type	Tenure	Age-Restricted	Credit	Bonus	Total
Rehabilitation Credits						
Township-Sponsored Rehabilitation Program	Rehabilitation	-	-	TBD		TBD
Total				TBD	0	TBD
Third Round RDP Credits						
Sage	Inclusionary	TBD	TBD	40		40
Paolella	Inclusionary	Rental	No	13	5	18
K Jabat	Inclusionary	Rental	No	18		18
Fox and Foxx	Inclusionary	Rental	No	13	13	26
1013 Washington Avenue	Inclusionary	Rental	No	17	17	34
998 Washington Ave - Phase 2	Inclusionary	Rental	No	3		3
Total				104	35	139
Third Round Unmet Need						
Township-Wide Set-Aside	Inclusionary	TBD	TBD	Zoning in Place		
Village Commercial District	Inclusionary	TBD	TBD	Zoning in Place		
Total				Zoning in Place		
Fourth Round Credits						
Mountainview - Sale	Extension of Controls	Sale	No	28		28
Berlant - Group Home	Alternative Living Arrangement	Rental	No	6	6	12
Berlant	Inclusionary	Rental	No	18		18
RPM	100% Affordable	Rental	No	55	22	77
Total				107	28	135

Summary of Mechanisms & Credits

The table on the following page provides a summary of the mechanisms, credits, and bonuses this HEFSP proposes. It should be noted that all proposed mechanisms will meet the required very-low, low-, and moderate-income distribution and will abide by the UHAC rules in place at the time of Board approval regarding bedroom distribution.

Existing & Proposed Credits

Mechanism	Credit Type	Credit	Bonus	Total
<i>Rehabilitation Credits</i>				
Township-Sponsored Rehabilitation Program ¹	Rehabilitation	TBD		TBD
	Total	TBD		TBD
<i>Prior Round Credits</i>				
Tallwoods	Inclusionary	20	20	40
Woods at King George	Inclusionary	67	18	85
Mountainview	Inclusionary	26		26
	Total	113	38	151
<i>Third Round RDP Credits</i>				
Mountainview	Inclusionary	2		2
Estel Place	Alternative Living Arrangement	5	5	10
Warrenville Road, Inc.	Alternative Living Arrangement	3	3	6
998 Washington Avenue	Inclusionary	6	6	12
Woods at King George - Off-Site	Inclusionary	12	12	24
Green Brook Regional Center	Assisted Living	55		55
Woods at King George - 2021 Application	Inclusionary	1	1	2
Sage ¹	Inclusionary	40		40
Paoella ²	Inclusionary	13	5	18
K Jabat ¹	Inclusionary	18		18
Fox and Foxx ²	Inclusionary	13	13	26
1013 Washington Avenue ²	Inclusionary	17	17	34
998 Washington Avenue - Phase 2 ²	Inclusionary	3		3
	Total	188	62	250
<i>Third Round Unmet Need</i>				
Township-Wide Set-Aside ¹	TBD			Zoning in Place
Village Commercial District ¹	Inclusionary			Zoning in Place
	Total	TBD		TBD
<i>Fourth Round Credits</i>				
Mountainview - Sale ¹	Extension of Controls	28		28
Berlant - Group Home ¹	Alternative Living Arrangement	6	6	12
Berlant ¹	Inclusionary	18		18
RPM ¹	100% Affordable	55	22	77
	Total	107	28	135

¹ Proposed Mechanisms

² Board Approved Mechanisms

XIII. Implementation Schedule

The chart below and on the following page provide an anticipated implementation schedule for the mechanisms that are proposed within the Township of Green Brook.

Implementation Schedule											
Mechanism	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35
Township-Sponsored Rehabilitation Program											
Advertise Program											
Rehabilitate as Applicable											
Sage											
Application Review & Approval											
Construction											
Occupancy											
Paolella											
Construction											
Occupancy											
K Jabat											
Application Review & Approval											
Construction											
Occupancy											
Fox and Foxx											
Construction											
Occupancy											
1013 Washington Avenue											
Construction											
Occupancy											
998 Washington Avenue											
Construction											
Occupancy											
Township-Wide Set-Aside											
Application Review & Approval											
Construction											
Occupancy											
Village Commercial District											
Application Review & Approval											
Construction											
Occupancy											
Maintainview - Sale											
Extend Controls											

Implementation Schedule (continued)

Mechanism	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	'35
Berlant - Group Home											
Application Review & Approval											
Construction											
Occupancy											
Berlant											
Adopt Ordinance											
Application Review & Approval											
Construction											
Occupancy											
RPM											
Adopt Ordinance											
Application Review & Approval											
Construction											
Occupancy											

XIV. Implementing Documents

The deadlines prescribed in the Amended FHA failed to realize the multitude of moving parts in the world of affordable housing. On December 20, 2024, the Housing and Mortgage Finance Agency (“HMFA”) adopted “amendments” to the Uniform Housing Affordability Controls (“UHAC”). These special adopted rules are hardly amendments as there are widespread and dramatic changes throughout the 192-page document. Furthermore, these rules are only effective until December 19, 2025, or such earlier date at which time the HMFA amends, adopts, or readopts the rules pursuant to the New Jersey Administrative Procedure Act.

Then, on March 17, 2025, the State issued proposed rules (NJAC 5:99), which are open for public comment until May 16, 2025. These rules concern the municipal ordinance requirements for development fees; monitoring requirements; regulations regarding municipal housing liaison and administrative agents, etc.

The above two documents impact several of the standard implementing documents that typically accompany a HEFSP. As municipal affordable housing trust funds are a precious and finite resource, the following documents will be drafted once permanent UHAC regulations and NJAC 5:99 rules are adopted:

1. Rehabilitation Program Manual
2. Affordable Housing Ordinance
3. Development Fee Ordinance
4. Affirmative Marketing Plan
5. Operating Manuals
6. Affordability Assistance Mini-Manuals

There is no harm in postponing the drafting of these documents as municipalities have an obligation to create a realistic opportunity for their fair share of affordable housing which ends in 2035. Furthermore, the Amended FHA does not require the adoption of implementing ordinances and resolutions until March 15, 2026. Prior to that date, the 5:99 rules will be adopted and HMFA will have addressed the interim UHAC rules.

A copy of the Affirmative Marketing Plan and associated approving resolution are included in Appendix V. A copy of the operating manual and associated governing body resolution are included in Appendix W. All of these documents were approved by the 2019 Final Judgment of Compliance and Repose.

A copy of the Township’s current Development Fee Ordinance can be found in Section 1101.4r. “Affordable Housing Development Fees” of Article 11 “Fees and Charges; Transcripts” of the Land Development Ordinance (https://www.greenbrooktpw.org/_readwritedata/_file_depot/3c7e74d3-1073-4361-bc82-375c53391cfc.pdf, page 152). Green Brooks’s current Affordable Housing Ordinance can be found in Chapter 9 Building and Housing, Section 9-3 Affordable Housing Requirements (<https://ecode360.com/37090545#37090665>).

XV. Appendix

- A. 2017 FSHC Settlement Agreement
- B. 2019 Conditional Final Judgment of Compliance and Repose
- C. Resolution 2025-01-04 Committing to Fourth Round Obligations
- D. Complaint for a Declaratory Judgment of Compliance with Fair Housing Act
- E. April 8, 2025 Program Settlement Recommendation Present Need and Prospective Need
- F. Mountainview Original Deed, Recent Deed Restriction, Affordable Housing Agreement
- G. Estel Place License, Supportive and Special Needs Housing Survey, Mortgage/Promissory Note
- H. Warrenville Road, Inc. Supportive and Special Needs Housing Survey, Deed, License
- I. 998 Washington Avenue 2019 Deed Restriction
- J. Woods at King George – Off Site 2018 Deed Restrictions
- K. Green Brook Regional Center Supportive and Special Needs Housing Survey, Medicaid Approval Letter
- L. 2020 1533 King Court Deed Restriction
- M. Administrative Agent Resolution
- N. 2022 Paoella Board Resolution
- O. Ordinance 2025-910
- P. 2023 Fox and Foxx Board Resolution
- Q. 2023 1013 Washington Avenue Board Resolution
- R. 2024 998 Washington Avenue Board Resolution
- S. Draft Set-aside Ordinance
- T. Draft Berlant Zoning Ordinance, Two Letters
- U. Draft RPM Zoning Ordinance, Resolution 2025-06-07, Resolution 2025-06-08
- V. Affirmative Marketing Plan and Resolution
- W. Operating Manual and Resolution
- X. Draft 2025 Spending Plan
- Y. Municipal Housing Liaison Resolution
- Z. 2025 Board Resolution Adopting HEFSP