



TOWNSHIP OF SOUTH BRUNSWICK

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Via Email and Regular Mail

January 6, 2016

Honorable Douglas K. Wolfson, J.S.C.
Superior Court of New Jersey
Middlesex County Courthouse
56 Paterson Street
P.O. Box 964
New Brunswick, NJ 08903-0964

Re: In the Matter of the Application of the Township of South Brunswick
Docket No. MID-L-3878-15
Our File No. L1347

Dear Judge Wolfson:

Pursuant to the Court's order of November 16, 2015, I submitted on December 18, 2015, revisions to the Township's preliminary Third Round Plan. The December 18 revised plan continued to utilize the 2014 COAH obligation numbers for South Brunswick. The Plan and the cover letter accompanying same alerted the court to the fact that the Township was reserving the right to revise its Third Round Housing Element and Fair Share Plan based upon the anticipated report from Econsult regarding statewide, regional and municipal obligations.

By my letter of January 4, 2016, I transmitted a copy of the Econsult Solutions report dated December 30, 2015, to the court, Special Master Coffone and all parties in this matter. This report indicates that the Township's obligations are as follows:

- Prior Obligation (1987-1999): 842 (which has been fully satisfied)
- Present Need (1999-2015): 130 (representing rehabilitation units)
- Prospective Need (2015-2025): 215 (new units required)

The Township continues to remain committed to voluntary compliance with its constitutional obligation to provide realistic opportunities for affordable housing. Given these revisions to the Township's Third Round Prospective obligation, the Township hereby submits the enclosed revised Plan based upon the obligations contained in the Econsult report. The enclosed revision is submitted without prejudice, the Township reserving all rights it has to amend same should the need arise as this matter progresses.

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Thank you for your considerations in this matter. If you have any questions or comments, please do not hesitate to contact me.

Respectfully submitted,

s/Donald J. Sears

Donald J. Sears
Director of Law

DJS/lw

Cc: Robert A. Kasuba, Esq., attorney for AVB
Henry Kent-Smith, Esq., attorney for Richardson
Kenneth D. McPherson, Jr., attorney for SBC
Kevin J. Moore, Esq., attorney for SG
Kevin Walsh, Esq., and Adam Gordon, Esq., attorneys for FSHC
Brett Tanzman, Esq., attorney for Windsor
Benjamin Bucca, Jr., Esq., attorney for SB Planning Board
Christine Nazzaro-Cofone, PP, Special Master

**TOWNSHIP OF SOUTH BRUNSWICK
DRAFT PRELIMINARY THIRD ROUND PLAN
(Amended January 6, 2016)**

**Credits Addressing the Third Round Prospective Need Obligation (2015-2025)
Assuming Use of the Econsult 12-30-15 Obligation Calculated for South
Brunswick***

South Brunswick's Third Round Compliance Mechanisms – Prospective Need (2015-2025) = 215 needed	Units	Bonuses	Total
<i>Write-Down/Buy-Down (Market to Affordable)</i>			
REACH – inclusionary affordable family sales	32	0	32
REACH – inclusionary affordable family rentals	9	9	18
<i>Extensions of Controls</i>			
Woodhaven/Deans Apts – completed	40	0	40
Regal (5), Monmouth Walk (43), Nassau Square (49) – inclusionary sales	97	0	97
Wheeler Road Group Home	3	0	3
Major Road Group Home	3	0	3
Dungarvin (Cranston Road) Group Home	4	0	4
Charleston Place I & II - completed	84	0	84
<i>Built, Proposed , Approved Units</i>			
Sassman – inclusionary affordable family sale completed	1	0	1
Wilson Farm - affordable senior rentals/special needs rentals	-	-	-
RPM – family rentals/special needs rentals	-	-	-
The Township's recent resolution confirming funding for Wilson Farm and RPM demonstrates that funding will be available for these projects. The Township remains committed to these projects, even though it can more than satisfy its Third Round Prospective obligation without them.			
TOTAL 2015-2025	273	9	282

* In the event the Township's actual obligation is more or less than what is reflected in the Econsult 12-30-15 calculations, the Township reserves the right to add or eliminate sites from the above so that it satisfies the actual obligation established for South Brunswick.