

**Township of Readington, Hunterdon County**  
**Annual Affordable Housing Unit Monitoring**  
 July 19, 2021

READINGTON TOWNSHIP, HUNTERDON COUNTY																		
PROJECT/UNIT MONITORING - JULY 19, 2021																		
Site / Program Name:	Rehabilitation			Regional Contribution Agreement			Credits without Controls			ECHO (Elder Cottage Housing Opportunity)			Calio House			Nelson Street/Main Street		
Project Type:	County Home Improvement Loan Program & CDBG			RCAs with Carteret Township, Bound Brook and Manville Boroughs			Credits without Controls			100% Affordable Development			100% Affordable Development			Municipally Sponsored 100% Affordable Development		
Block & Lot / Street:	N/A			-			-			Block 90, Lot 1 / 10 A Broad Street; Block 28, Lot 29 / 6 Kline Blvd.; Block 38, Lot 50.05 / 31 Ridge Road; and Block 50, Lot 34.04 / 9 Tamarack Trail			Block 21.12, Lot 25 / 17 James Street			Block 32, Lot 12; Block 34, Lots 8, 10, & 11 / Main Street & Whitehouse Avenue		
Status:				Completed			Court Master Certified			Program has ended			Completed			Completed		
Date:				2005						C.O. 1992			C.O. 10/22/1992			C.O. 12/30/2019		
Length of Affordability Controls:	10 years									99 years			20 years (1996)			30 years+ 15 years		
Administrative Agent:	Hunterdon County Housing Rehabilitation Program c/o Hunterdon County Division of Housing P.O. Box 2900 Flemington, NJ 08822-2900 908-788-1336									Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Whitehouse Urban Renewal Associates, LLC (Ingerman Development Company) 5 Powell Lane Collingswood, NJ 08108		
In-Lieu Contribution:																		
Type of Units:	21 Unit Obligation			188 Prior Round			Family Affordable For-Sale			Age-Restricted Affordable Rental			Family Affordable Rental			Family Affordable Rental		
Total Affordable Units:							32 Prior Round			4 Prior Round			1 Prior Round			72 Prior and Third Round		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1BR	2BR	3BR	1 BR	2 BR	3 BR
Very Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	5	7
Low-Income	-	-	-	-	-	-	-	-	-	2	1	-	-	-	-	6	14	20
Moderate-Income	-	-	-	-	-	-	-	-	-	1	-	-	-	-	1	2	7	9
Comments	County reports no units in Readington have been rehabilitated in the past year using County funds.			Carteret: 116 units; Bound Brook: 57 units; and Manville: 15 units. 164 credits to Prior Round. 24 of the Carteret units will apply to Third Round						Program has now ended, although two units remain in service.								

**Township of Readington, Hunterdon County  
Annual Affordable Housing Unit Monitoring  
July 19, 2021**

READINGTON TOWNSHIP, HL PROJECT/UNIT MONITORING																		
Site / Program Name:	Whitehouse Village			Winfield-Cushetunk Manor			Hartman			Anderson House			ARC			Allies, Inc.		
Project Type:	Inclusionary Development			Inclusionary Development			Inclusionary Development			Alternative Living Arrangement			Alternative Living Arrangement			Alternative Living Arrangement		
Block & Lot / Street:	Block 34, Lot 36 / Sorrel, Blue Flag, Buttercup, & Aster Courts			Block 8, Lot 3 / 422 Route 22 West			Block 36, Lots 47 & 48 / 663, 665, and 667 Route 22			Block 42, Lot 8.02 / 532 Route 523			Block 95, Lots 12.211, 371, 271, 285, 405, & 185 / 211 Nuthatch, 371 Burdock, 271 & 285 Kingbird, 405 Ferncrest, 185 Milkweed Courts			Block 95, Lots 12.347, 12.055, 12.246, 12.203, 12.062, & 12.296 / 347 Pheobe, 55 Junco, 246 Nuthatch, 203 Milkweed, 62 Junco, & 296 Kingbird Courts		
Status:	Completed			Completed			Completed			Completed			Completed			Completed		
Date:	C.O.s 1987-1989			C.O. 2011			Approved July 2010			Expanded 1997			Controls 2000			Controls 2001-2010		
Length of Affordability Controls:	20 years			30 years			30 years			30 years			30 years			30 years		
Administrative Agent:	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Anderson House, Inc. (now part of Turning Point) 532 County Road 523 Whitehouse Station, NJ 08889 Tel. (908) 534-5818			The Arc of Hunterdon County, Inc., Colleen Dennis 1322 Route #31 North Annandale, NJ 08801			Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690		
In-Lieu Contribution:																		
Type of Units:	Family Affordable For-Sale			Family Affordable Rental			Family Affordable Rental			Affordable Rental			Special Needs Affordable Rental			Special Needs Affordable Rental		
Total Affordable Units:	14 Prior Round			12 Prior Round			15 Prior Round			6 Prior Round Bedrooms			14 Prior Round Bedrooms			13 Prior Round Bedrooms		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	-	-	-	1	-	1	1	1	-	6	-	-	-	2	-	-	5	1
Low-Income	7	-	-	-	3	1	1	2	4	-	-	-	-	1	2	-	-	-
Moderate-Income	7	-	-	1	3	2	1	2	3	-	-	-	-	1	-	-	-	-
Comments										Registered by NJDCA as a Class C Boarding Home								

**Township of Readington, Hunterdon County**  
**Annual Affordable Housing Unit Monitoring**  
 July 19, 2021

READINGTON TOWNSHIP, HL PROJECT/UNIT MONITORING																		
Site / Program Name:	Lake Cushetunk Woods			Mirota (LSM)			Whitehouse Village			ARC			Bergen County United Way / Madeline Housing Partners			Community Options		
Project Type:	Inclusionary Development			100% Affordable Development			Extension of Controls			Alternative Living Arrangement			Alternative Living Arrangement			Alternative Living Arrangement		
Block & Lot / Street:	Block 21, Various Lots / Dove Cote Court, South Branch Drive, and Well Sweep Road			Block 21.05, Lot 2 / 200 Van Horne Road			Block 34, Lot 36 / Sorrel, Blue Flag, Buttercup, & Aster Courts			Block 95, Lot 12.399 / 399 Ferncrest Court; Block 95, Lot 12.401 / 401 Ferncrest Court; Block 95, Lot 12.005 / 5 Owl Court			Block 22, Lot 66 / 2 Railroad Avenue			Block 95.01, lot 3 537 Old York Road		
Status:	Completed			Completed			Completed			Executed Agreement			Executed developer's agreement, contract of sale			Executed Agreement		
Date:	C.O. 1998			C.O. 8/20/1998			Various			3/1/2020			Ord. Adopted 5/4/2020			-		
Length of Affordability Controls:	30 years			30 years			30 years			30 years			50 years			50 years		
Administrative Agent:	Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Lutheran Social Ministries of New Jersey, Inc. ("LSMNJ") Robin Schloesser 3 Manhattan Drive, Burlington, NJ 08016 Phone 609-534-9300			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Arc of Hunterdon County 1465 Route 31 South Annandale, NJ 08801 Tel. 908 730 7827			Bergen County United Way 6 Forest Avenue, Suite 220 Paramus, NJ 07652 Tel. (201) 291-4050			Community Options, Inc. 16 Farber Road Princeton, NJ 08540 Tel. (609) 951-9900		
In-Lieu Contribution:																		
Type of Units:	Family Affordable For-Sale			Age-Restricted Affordable Rental			Family Affordable For-Sale			Special Needs Affordable Rental			Age-Restricted and Special Needs Affordable Rental			Special Needs Affordable Rental		
Total Affordable Units:	84 Third Round			60 Third Round			13 Third Round Extensions			6 Third Round			43 Third Round			4 Third Round Bedrooms		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	-	-	-	-	-	-	-	-	-	-	3	-	6	-	-	4	-	-
Low-Income	8	27	9	27	3	-	7	-	-	-	-	-	12	4	-	-	-	-
Moderate-Income	8	24	8	27	3	-	6	-	-	-	-	-	18	3	-	-	-	-
Comments				Located in Lake Cushetunk Woods neighborhood						ARC owns all three units; Township is in the process of executing deed restrictions and transferring funds.			20 age-restricted, 12 units for special needs (containing 23 beds), 25 1-bed, 7 2-bed.  Developer has applied for demolition permits and anticipates a site plan application may be submitted by the end of 2021.			Community Options has acquired the property, and the Township is in the process of executing a deed restriction on it and transferring funds.		

**Township of Readington, Hunterdon County**  
**Annual Affordable Housing Unit Monitoring**  
 July 19, 2021

READINGTON TOWNSHIP, HL PROJECT/UNIT MONITORING																		
Site / Program Name:	Proposed Group Homes			Allies, Inc.			Township Market to Affordable Program			Harriet's Mobile Home Park			Habitat for Humanity - James Street			Dobozynski Farm Apartment		
Project Type:	Alternative Living Arrangement			Alternative Living Arrangement			Market to Affordable			Market to Affordable			Municipally Sponsored 100% Affordable Development			Municipally Sponsored Inclusionary Development		
Block & Lot / Street:	TBD			TBD			Various			Block 38, Lots 85 & 86 / 3605 Route 22			Block 21.12, Lot 25 / 17 James Street (Calio House)			Block 63, Lot 19 / Woodschurch Road		
Status:	No longer applicable			Executed Agreement			Active			Proposed			Memorandum of Understanding			Completed		
Date:	-			Agreement 4/27/2020			-			M.O.U. 6/27/2018			Within 2 years of JOR			Restrictions 1996		
Length of Affordability Controls:	30 years			30 years			30 years			50 years			30 years			30 years		
Administrative Agent:	TBD			Allies, Inc. 1262 Whitehorse-Hamilton Square Road, Suite 101 Building A Hamilton, NJ 08690			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org			TBD			Readington Township Housing Office - Christine Dey 509 Route 523 Whitehouse Station, NJ 08889 Tel. (908) 534-0974 Email: ss@readingtontwp-nj.org		
In-Lieu Contribution:																		
Type of Units:	Special Needs Affordable Rental			Special Needs Affordable Rental			Affordable For-Sale			Family Affordable Rental			Family Affordable For-Sale			Family Affordable Rental		
Total Affordable Units:	0			17 Third Round			25 Third Round; 1 completed, 5 in process			22 Third Round			2 Third Round			1 Third Round		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	1	-	-	17	-	-	-	-	-	-	-	-	-	-	-	-	1	-
Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comments	One unit was to have been generated by this program; it will be replaced by one of the units at the Plaza 22/SAVE Associates project.			Twp. and Allies are in agreement to provide 17 beds (part of 20 proposed group home bedrooms). Because of the pandemic, no progress has been made on these units. Allies remains committed to the project and has asked to present to the Township's Mount Laurel committee sometime in the fall of 2021.			13 Low-Income, 12 Moderate. Bond Ordinance adopted. As of July 2021, one unit has been purchased, one was under contract, one contract had been approved by the governing body, an offer had been accepted on a fourth property, and a fifth and sixth unit were under consideration.			5 low income units, 17 moderate income units. Bond Ordinance adopted. WQMP Amendment Application Submitted to DEP by VanCleave in March 2020; Township still awaiting DEP decision.			Was originally to have provided three units. Township has decided to subdivide this lot. The existing structure will remain on one lot, and the Township will donate to Habitat the other two lots, on which Habitat will construct two affordable units as semi-detached dwellings; the additional unit will be made up as part of Plaza 22/SAVE project. The Township is drafting a zoning ordinance to permit semi-detached homes on the smaller lots to make the proposal conforming.					

**Township of Readington, Hunterdon County**  
**Annual Affordable Housing Unit Monitoring**  
 July 19, 2021

READINGTON TOWNSHIP, HL PROJECT/UNIT MONITORING																		
Site / Program Name:	Three Bridges - Diaz			Kaplan (formerly SAR)			Readington Commons			Fox Hollow			Plaza 22/SAVE Associates			Mirotta Expansion (LSM)		
Project Type:	Municipally Sponsored 100% Affordable Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Inclusionary Development			Municipally Sponsored 100% Durational Adjustment Site		
Block & Lot / Street:	Block 81, Lot 1 / Route 202			Block 36, Lots 5, 5.02, & 5.04 / Mullen Road & Maple Lane			Block 4, Lots 51 & 52 / Route 22 Westbound			Block 15, Lot 28 / Route 22			Block 35, lots 65 and 66 649 Route 22 West			Block 21.05, Lot 2 / 200 Van Horne Road		
Status:	Proposed			Draft Redevelopment Plan			Under Construction			Proposed			Memorandum of Understanding			Proposed Expansion		
Date:	Ord. Adopted 5/4/2020			Ord. Amended 7/1/2019			1/11/2021			Ord. Adopted 6/15/2020						Ord. Adopted 6/15/2020		
Length of Affordability Controls:	30 years + 15 years			30 years			30 years			30 years			30 years			30 years + 15 years		
Administrative Agent:	TBD			TBD			TBD			TBD			TBD			TBD		
In-Lieu Contribution:																		
Type of Units:	Family Affordable Rental			Family Affordable Rental			Family Affordable Rental			Age-Restricted Affordable Rental			Family Affordable Rental			Age-Restricted Affordable Rental		
Total Affordable Units:	80+ Third Round			48 Third Round			64 Third Round			48 Third Round			2 Third Round			80+ Third Round		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	2	7	2	2	3	2	2	5	2									
Low-Income	6	17	6	3	11	3	5	14	20									
Moderate-Income	8	24	8	4	15	5	9	23	32				1	1				
Comments	WQMP Amendment Application submitted to DEP by VanCleeef in March 2020; Township still awaiting DEP decision. To recapture capacity for the project, the Township is addressing inflow and infiltration in the sewer system through physical improvements to the system and through enforcement. PIRHL named redeveloper. Income-bedroom distribution is UHAC/FHA.			Kaplan has purchased this property, and it is included in a redevelopment plan currently being drafted that also includes the Hionis site and the Plaza 22/SAVE site. Redevelopment plan should be adopted by Fall 2021.			Zoning ordinance for the district requires 25% set-aside of 254 units, for no fewer than 64 affordable units.			Income/Bedroom distribution to be determined. No further progress on this project to date.			New compliance mechanism. Redevelopment Plan being drafted for adoption by Fall 2021; The Redevelopment Plan will also include Kaplan (formerly SAR) and Hionis sites.			Proposed expansion of existing 60-unit development. Anticipated that future provider will seek 9% HMFA credits Income/bed distribution to be determined.		

**Township of Readington, Hunterdon County**  
**Annual Affordable Housing Unit Monitoring**  
 July 19, 2021

READINGTON TOWNSHIP, HL									
PROJECT/UNIT MONITORING									
Site / Program Name:	Van Doren			Hionis			Three Bridges Inclusionary		
Project Type:	Inclusionary Development Durational Adjustment Site			Inclusionary Development Durational Adjustment Site			Inclusionary Development Durational Adjustment Site		
Block & Lot / Street:	Block 21.13, Lots 8, 12, & 14 /			Block 36, Lot 4 / Route 22			Block 81, Lots 2 & 3 / Railroad Avenue & Route 202		
Status:	Proposed			Draft Redevelopment Plan			Proposed		
Date:	Ord. Adopted 6/15/2020			Ord. Adopted 5/4/2020			Ord. Amended 8/3/2020		
Length of Affordability Controls:	30 years			30 years			30 years		
Administrative Agent:	TBD			TBD			TBD		
In-Lieu Contribution:									
Type of Units:	Family Affordable Rental or For-Sale			Family Affordable Rental or For-Sale			Family Affordable Rental or For-Sale		
Total Affordable Units:	41 Third Round			33 Third Round			42 Third Round		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income	1	4	1	1	2	2	1	4	1
Low-Income	3	8	4	2	8	2	3	9	3
Moderate-Income	4	12	4	3	10	3	4	12	5
Comments	Affordable setaside of 20% for-sale or 15% rental Tentative income/bed dist.			Now included with Kaplan (formerly SAR) and Plaza 22/SAVE sites in draft redevelopment plan, due to be adopted by Fall 2021. 20% setaside of 165 units. Tentative income/bed dist.			25% setaside of 168 units Tentative income/bed dist.  Developer asked for further amendments to the rezoning ordinance to provide greater flexibility in site design. Additional amendments are currently being negotiated.		