
Township of Cranford, NJ Informal Meeting

Monday, November 11, 2019

**Informing Residents about
“Fair Share” and Affordable
Housing**

What is “Fair Share?”

- ❖ In 1975, the New Jersey Supreme Court ruled that towns were zoning to prevent affordable housing and that this violated the N.J. Constitution. The Legislature enacted the Fair Housing Act creating COAH and incorporating the Mount Laurel doctrine.

The **Mount Laurel Doctrine** requires towns to enact zoning ordinances to address their affordable housing obligations.

If a town addresses its affordable housing obligations voluntarily, it determines where – if it doesn't, a builder can sue to build high density almost anywhere, i.e., a **builder's remedy** lawsuit.

Key Terms

Fair Share: The number generated by a formula that includes the municipality's share of the region's need for low and moderate income housing. The region includes Union, Essex, Morris and Warren counties.

Realistic Development Potential (RDP): The portion of the Township's **Fair Share** that can realistically be created after accounting for the lack of vacant land and land likely to redevelop.

Unmet Need: The portion of the Township's **Fair Share** that cannot realistically be created because of a lack of vacant land and land likely to redevelop.

Current Fair Share Plan – December 2018

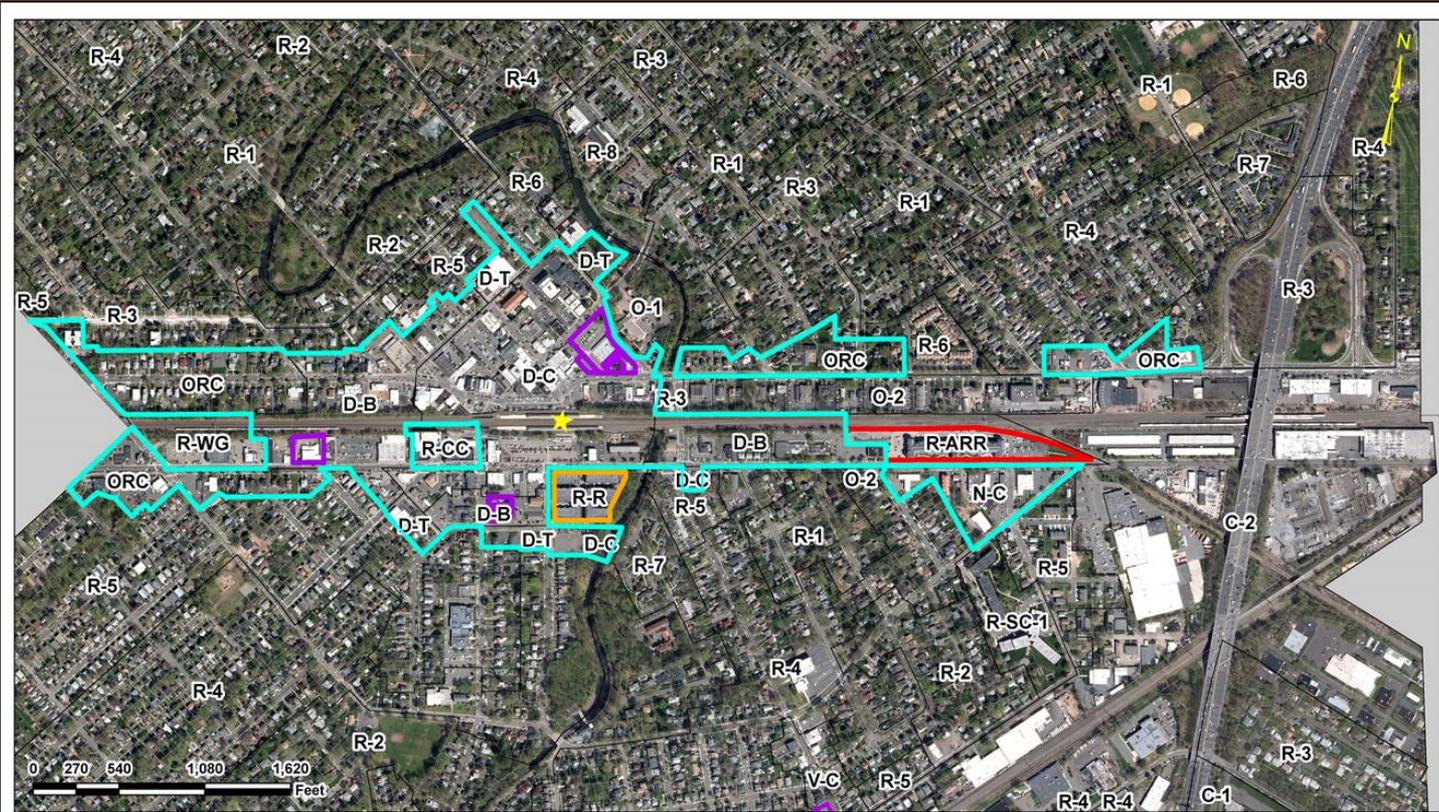
Fair Share: 381 to 1,227 units

RDP: 85 units

Proposed Projects:

- Myrtle Street Special Needs Housing
- Myrtle Street Mixed Use Project
- E.F. Britten & Co. Site/24 South Avenue West
- North Avenue Redevelopment Area

Current Fair Share Plan: Unmet Need



-  Proposed North and South Ave Overlay
-  Woodmont Project (Prior Round)
-  Cranford Train Station
-  Third Round RDP Sites
-  Riverfront Project (Prior Round)



Proposed Settlement With FSHC

Existing Plan

Fair Share: 381 to 1,227 units

RDP: 85 units

Proposed Settlement:

Fair Share: 440 units

RDP: 131 + 20 units

Removed Projects:

Myrtle Street Mixed Use Project

New Projects:

Chestnut Street: Former Wells Fargo Drive-Thru

750 Walnut Avenue

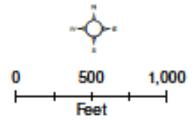
Market to Affordable Housing Program

Proposed Settlement: Unmet Need

**Exhibit B:
Overlay Zones**
*Portion of Cranford Township
Union County, NJ
October 2019*

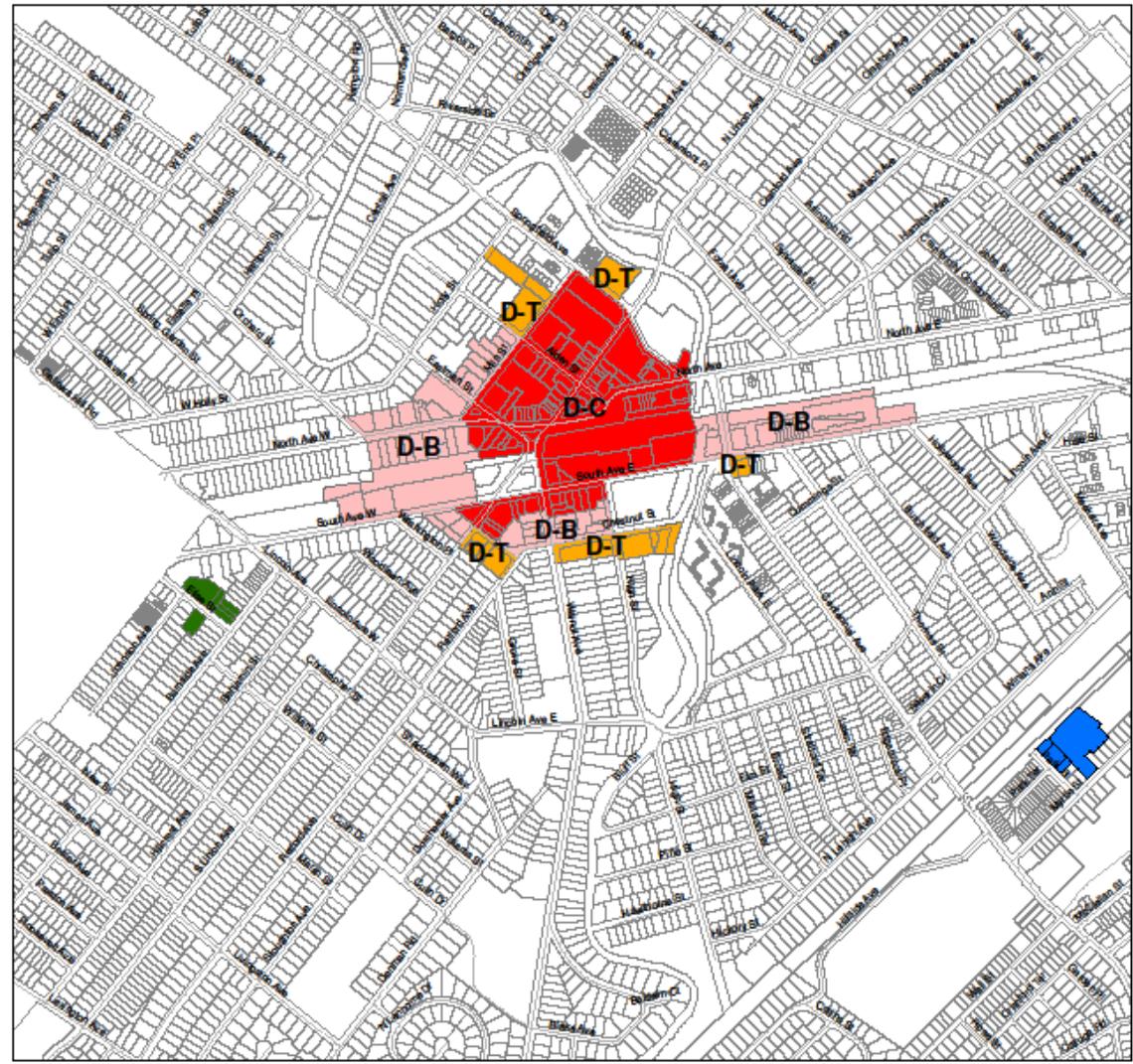
Legend

-  Elise/Burnside
-  Park Street Block
- Downtown Overlay**
-  D-B
-  D-C
-  D-T



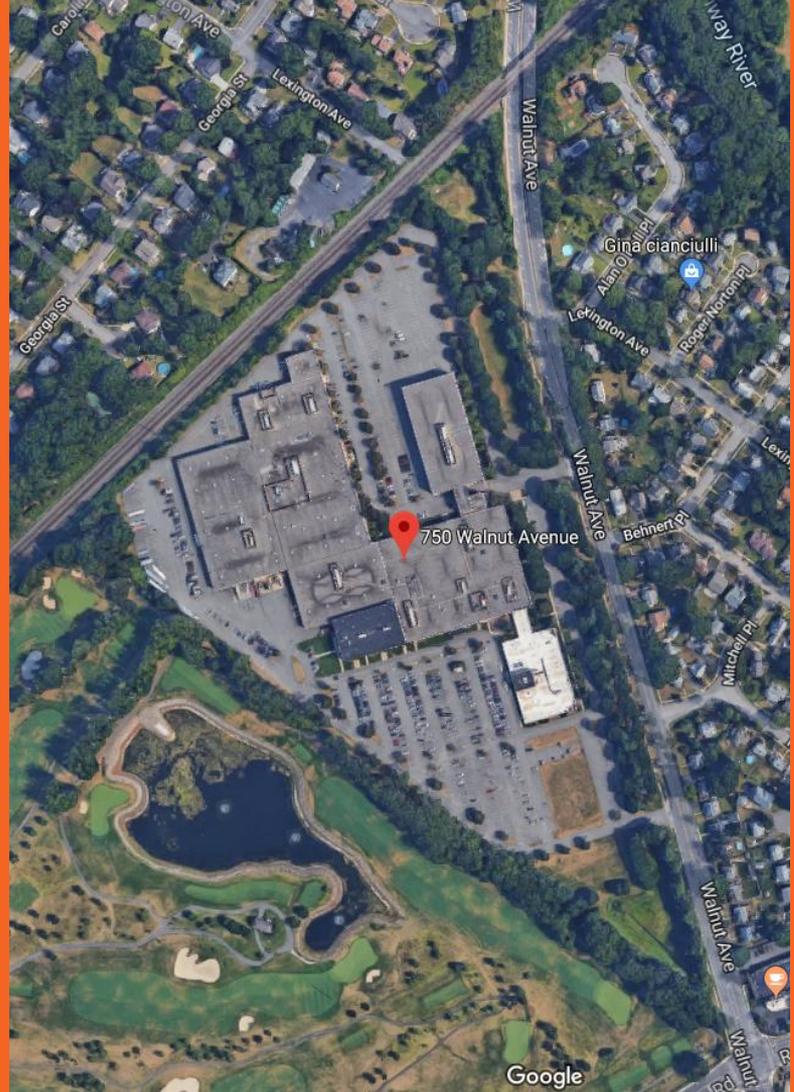
Date Source:
NJGIS Parcels and MCOIV data
NJDOT Roadway/Mileage

PANISCH
INCORPORATED



750 Walnut Avenue

- 6-acre PSE&G substation
- 245 total townhomes:
 - 196 age-restricted townhomes
 - 49 affordable units, not age-restricted



Proposed Settlement

- Concentrate redevelopment Downtown
- Preserve character of single-family neighborhoods
- Variety of housing for all Cranford residents
- Certainty on Affordable Housing obligation
- Immunity and repose until 2025
- Surplus of affordable units for future changed circumstances