

**ORDINANCE 17-\_\_**

**AN OMNIBUS ORDINANCE OF THE TOWNSHIP OF WOODBRIDGE, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING MULTIPLE REDEVELOPMENT PLANS TO FACILITATE THE IMPLEMENTATION OF THE WOODBRIDGE TOWNSHIP HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Woodbridge Township Planning Board originally adopted the Woodbridge Township Housing Plan Element and Fair Share Plan on April 6, 2016, and the Woodbridge Township Council originally endorsed same on April 19, 2016.

**WHEREAS**, the Woodbridge Township Planning Board subsequently readopted the Woodbridge Township Housing Plan Element and Fair Share Plan with revisions two times, on June 8 and July 27, 2016, and the Woodbridge Township Council endorsed same on June 14 and August 23, 2016.

**WHEREAS**, the Woodbridge Township Planning Board will readopt the Woodbridge Township Housing Plan Element and Fair Share Plan with additional revisions on \_\_\_\_\_, 2017, and the Woodbridge Township Council will endorse same on \_\_\_\_\_, 2017.

**WHEREAS**, it is necessary to revise various redevelopment plans of the Township of Woodbridge in order to implement the Woodbridge Township Housing Plan Element and Fair Share Plan.

**WHEREAS**, this Ordinance is intended to: provide assurances that low- and moderate-income units (i.e., "affordable units") are created with controls on affordability over time; provide assurances that low- and moderate-income households shall occupy those affordable units; and, set forth the administrative mechanisms necessary to implement the Woodbridge Township Housing Plan Element and Fair Share Plan.

**BE IT ORDAINED**, by the Mayor and Council of the Township of Woodbridge in the County of Middlesex and State of New Jersey as follows:

**SECTION 1. OLSEN TOWERS REHABILITATION PLAN**

- A. The section entitled "Site Standards," which begins on Page 11, is supplemented with a new sub-section entitled "Affordable Housing" to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150

- 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

## SECTION 2. COOPER TOWERS REHABILITATION PLAN

- A. The section entitled “Plan Principles/Strategies,” which begins on Page 8, is hereby amended as follows (text to be deleted with ~~striketrough~~, text to be added with underline):

The Township of Woodbridge is in a position to rehabilitate the Cooper Towers complex. The Township’s Housing Element and Fair Share Plan of the Master Plan was adopted in ~~2009~~2017 and stated~~s~~ the township’s ~~growth-share~~ affordable housing obligation pursuant to ~~the New Jersey Council on Affordable Housing’s third round regulations and applicable state statute a settlement agreement made between the Township of Woodbridge and the Fair Share Housing Center on June 13, 2016~~. The Housing Element and Fair Share Plan lists Cooper Towers as one of the existing age restricted public housing developments that the Township plans to reconstruct in order to meet a portion of the growth share obligation. The reconstruction of this site will improve the quality of life for residents and provide greater energy efficiency in this ~~45~~ 50 year-old building.

The reconstruction of Cooper Towers will provide perpetual affordable housing opportunities in the region. At the same time, the reconstruction of these units will contribute to the residential opportunities necessary to ensure an active and vibrant commercial corridor along Oak Tree Road.

- B. The section entitled “Area Standards,” which begins on Page 10, is supplemented with a new sub-section entitled “Affordable Housing” to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability

controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

### **SECTION 3. JACOB’S LANDING REHABILITATION PLAN**

- B. The section entitled “Site Standards,” which begins on Page 8, is supplemented with a new sub-section entitled “Affordable Housing” to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

### **SECTION 4. CEDAR MEADOW’S REDEVELOPMENT PLAN**

- A. The sub-section entitled “Additional Standards,” which begins on Page 10, is supplemented with a new sub-section entitled “Affordable Housing” to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a

redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

- B. The third paragraph of the sub-section entitled “Relationship to the Township Master Plan” on Page 13 is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):

In ~~2012~~2017, the Woodbridge Township Planning Board adopted a new Master Plan Housing Plan Element and Fair Share Plan as a Master Plan Amendment. The new Housing Plan identified the Warden Home Site (“Site #~~39~~) as a location for 80 ~~affordable owner-occupied~~ special needs rental units and 2820 rental units ~~of supportive and special needs housing~~ for the developmentally disabled.

#### **SECTION 5. AVENEL ARTS VILLAGE REDEVELOPMENT PLAN**

- A. The sub-section entitled “Affordable Housing” on Page 22 is hereby supplemented with a new paragraph to read as follows:

Any substantive amendment that has an impact on the total number of units to be constructed, or any new redevelopment project with a multi-family component within this redevelopment area will be subject to the following:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

#### **SECTION 6. HOPELAWN VFW REHABILITATION PLAN**

- A. The fourth paragraph of the section entitled “Introduction” on Page 1 is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):

This rehabilitation plan is in furtherance of the Township’s affordable housing efforts. This area has been identified as “Site ~~1411~~1411” in the Township of

Woodbridge Master Plan Housing Element and Fair Share Plan. The Township will use funds from its affordable housing trust fund to acquire the property for development as a 100-percent affordable housing site.

- B. The section entitled “Site Standards,” which begins on Page 8, is supplemented with a new sub-section entitled “Affordable Housing” to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

## SECTION 7. SILVER OAKS REDEVELOPMENT PLAN

- A. The sub-section entitled “Permitted Uses” on Page 9 is hereby amended as follows (text to be deleted with ~~strikethrough~~, text to be added with underline):

### ***Permitted Uses:***

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- Medical Offices, including urgent care
- Eighty (80) –bed Assisted living
- Senior Housing
- **Minimum 80 units special needs family rental, 20 rental units for the developmentally disabled**
- In addition to the above, any industry not inconsistent with the above that is totally similar in purpose, function, character and effort

## SECTION 8. METROPARK WOOD AVENUE SOUTH REDEVELOPMENT PLAN

- A. The section entitled “Metropark Wood Avenue South Redevelopment Area Zoning Standards,” which begins on Page 9, is supplemented with a new sub-section entitled “Affordable Housing” to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

**SECTION 9. RAHWAY AVENUE – NIELSON STREET REDEVELOPMENT PLAN**

- A. The sub-section entitled “Affordable Housing” on Page 20 is hereby repealed in its entirety and amended to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

**SECTION 10. ONE WOODBRIDGE CENTER DRIVE REHABILITATION PLAN**

- A. The sub-section entitled “Affordable Housing” on Page 4 is hereby repealed in its entirety and amended to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by

reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

**SECTION 11. ROUTE 27—AREA 4 REDEVELOPMENT PLAN**

- A. The sub-section entitled “Affordable Housing” on Page 9 is hereby repealed in its entirety and amended to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

**SECTION 12. MAIN STREET REHABILITATION & TRANSIT VILLAGE**

- A. The section entitled “Land Use,” which begins on Page 14, is supplemented with a new sub-section entitled “4.D Affordable Housing” to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability

controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

**SECTION 13. HESS–WOODBRIDGE REDEVELOPMENT PLAN.**

- A. The sub-section entitled “Affordable Housing” on Page 2 is hereby repealed in its entirety and amended to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

**SECTION 14. HESS–WEST AVENUE AND MILOS WAY, PORT READING REDEVELOPMENT PLAN.**

- A. The sub-section entitled “Affordable Housing” on Page 2 is hereby repealed in its entirety and amended to read as follows:

Any multi-family residential component of the redevelopment project shall include a set-aside for affordable housing, or a contribution in lieu of the construction of affordable housing, if permitted, in accordance with the terms and conditions set forth in Ordinance §150 - 83C which is incorporated by reference herein and made a part hereof. Affordable housing shall be constructed consistent with the phasing schedule set forth in Ordinance §150 - 83D; shall be subject to resale or re-rental controls as set forth in Ordinance §150 - 83E; and shall be affirmatively marketed and subject to affordability controls as otherwise set forth in Ordinance §150 – 83 together with the other requirements of that ordinance pertaining to affordable housing. The terms and conditions for the provision of affordable housing shall be incorporated into all development approvals and shall be further set forth in a



redevelopment agreement between the redeveloper and the Township of Woodbridge or the Woodbridge Redevelopment Agency as the case may be.

**SECTION 15.** This Ordinance shall be subject to review and recommendation by the Woodbridge Township Planning Board in accordance with N.J.S.A. 40:55D-26 and notice requirements of N.J.S.A 40:55D-62.1.

**SECTION 16.** All ordinances or parts thereof that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of their inconsistencies.

**SECTION 17.** The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

**SECTION 18.** This Ordinance shall take effect immediately upon its final passage and publication as required by law and filing with the Middlesex County Planning Board.

---

Township of Woodbridge  
John E. McCormac, Mayor

**NOTICE**

**TAKE NOTICE** that the ordinance entitled as above was introduced and passed on first reading at a regular meeting of the Mayor and Council of the Township of Woodbridge held on the \_\_\_ day of \_\_\_\_\_ 2017 and will be further considered upon second reading for final passage at a regular meeting of the Mayor and Council of the Township of Woodbridge to be held on the \_\_\_ day of \_\_\_\_\_ 2017 at the Woodbridge Township Municipal Building, 1 Main Street, Woodbridge, New Jersey, at 7:00 p.m. or as soon thereafter as the matter may be reached, at which time and place any person desiring to be heard thereon will be given such opportunity.

---

John M. Mitch, RMC, CMC, CMR  
Municipal Clerk