

Montville Township, Morris County

Settlement Agreement Project/Unit Monitoring – December 14, 2022 (Page 1)

Site / Program Name	Montville Township Home Improvement Program	Signature Healthcare	Stiles Lane Overlay Zone	Rt. 202 Overlay Zone	Montville Urban Renewal (Avalon Bay)
Project Type	Housing Rehabilitation Program	Alternative Living Arrangements	Inclusionary Family	Inclusionary Family	Inclusionary Family - Rental
Block & Lot / Street	Various	Block: 125.6 / Lots: 1/181 Pine Brook Road	Block: 160.2 / Lots: 1-5; 8-14 Stiles Lane/Changebridge Road	Block: 56 / Lots: 6.02, 10, 11, 11.01, 12, 12.01 & 13 – Route 202	Block 167/Lots 28-32/Block 178/Lot 3/Block179/Lot 1 – Bloomfield Ave
Status	2 rehabs completed	Memorandum of Understanding & Zoning Ordinance adopted; Affordable Deed Restriction Executed; 8/13/19 – Application filed pending completeness review	Proposed/Zoned	Sterling Montville approved resolution adopted 1/13/22 - 178 overall units with 36 of which to be affordable units – Rental on B: 56, L: 6.02 – In Close out process	Paper Approvals Received through the Planning Board – currently under construction
Date	Various	08/13/2019- Adoption of Memorandum of Understanding & Zoning ordinance	08/13/2019- Adoption of Zoning Ordinance	08/13/2019- Adoption of Zoning Ordinance – Partial approvals not overall overlay zone	Paper Approvals Received 5/6/2020
Length of Affordability	At least 10 Years	At least 30 Years	At least 30 Years	At least 30 Years	At least 30 Years
Administrative Agent	CGP&H 1249 South River Road Suite 301 Cranbury, NJ 08512 (609) 644-2786	Undetermined	Undetermined	Undetermined	Undetermined
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Housing Rehabilitation Program	Alternative Living Arrangements	Not yet determined	Rental	Rental
Total Affordable Units	2 Present Need	Up to 65 (31 existing, with up to another 34 Board pending)	Not yet determined – up to 75	Up to 50 Units (36 approved under the Sterling Application)	52 units currently under construction
Unit Notes	2 residential rehabs completed with affordable deed restrictions	31 existing (22 low income, and 9 very low) with an additional 34 pending PB approval; Very Low income: Not less than 13% of overall units	Bedroom-Income Distribution 50% Low/Mod split; 13% Very Low Income; 50% to be 2 bedroom; 50% to be 3 Bedroom	Bedroom-Income Distribution 50% Low/Mod split; 13% Very Low Income; 50% to be 2 bedroom; 50% to be 3 Bedroom	4 – Studio (2 low/2 mod); 6 – 1 bdrm units (3 low/3 mod); 31- 2 bdrm units (16 low/15 mod); 11 – 3 bdrm units (6 low/5 mod)/ 50% Low/Mod split; 13% Very Low Income

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Settlement Agreement Project/Unit Monitoring – December 16, 2022 (Page 2)

Site / Program Name	Montville 340 Changebridge Urban Renewal (Millcreek)	V&L Associates (Juve Group)			
Project Type	Inclusionary Family - Rental	Inclusionary Family – Fee Simple			
Block & Lot / Street	Block 159/Lot 5.01 – 340 Changebridge Rd.	Block 81/Lot 7 – Rt. 202			
Status	Under construction	Application Approved before the Planning Board – In Closeout Process			
Date	Paper Approvals Received 5/6/2020	Zoning Ordinance Adopted 8/13/19 – Planning Board Resolution adopted 1/13/22			
Length of Affordability	At least 30 Years	At least 30 Years			
Administrative Agent	Undetermined	Undetermined			
Contribution	\$75,000	N/A			
Type of Units	Rental	Fee Simple			
Total Affordable Units	47	14			
Units Notes	28 - 2-bdrm units (14 low/14 mod); 19 - 3-bdrm units (10 low/9 mod)/ 50% Low/Mod split; 13% Very Low Income	7 – 2 bdrm units (4 low/3 mod)/7 – 3 bdrm units (4 low/3 mod)			

EXISTING FEE SIMPLE SUMMARY

Type of Unit	Jade Mountain	Montville Chase	Hunting Hills	Longview - Non Senior	Longview - Senior 62+	Briar Hill - Senior 55+	Total
1 Bedroom Low	6	18	8	3	30	3	68
2 Bedroom Low	2	10	1	4	21	0	38
3 Bedroom Low	3	8	2	2	0	0	15
1 Bedroom Mod	5	20	3	9	23	3	63
2 Bedroom Mod	3	12	5	4	21	0	46
3 Bedroom Mod	3	7	3	2	0	0	15
Total	22	75	22	24	95	6	245

EXISTING RENTAL SUMMARY

RACHEL GARDENS	
Type of Unit	
Efficiency Low	3
1 Bedroom Low	36
2 Bedroom Low	19
3 Bedroom Low	14
Efficiency Mod	4
1 Bedroom Mod	41
2 Bedroom Mod	26
3 Bedroom Mod	25
Total	168

Towaco Transit Village (LaSala)	
Type of Unit	
1 Bedroom Low	1
Total	1

Towaco Station (Shops on Main)	
Type of Unit	
1 Bedroom Very Low	1
2 Bedroom Low	1
3 Bedroom Moderate	1
Total	3

****MONTVILLE RESIDENCY – 3 Units (28 overall) – Under Construction** (approved as purchase or rental) – unit breakdown not yet determined

Montville Township, Morris County: Very-Low Income Units 2022

Development/Compliance Mechanism	Project Status	Controls Date	Affordable Units	Very-Low Income Units
Route 202 Overlay Zone	Proposed/Zoned (Planning Board Paper Approvals for Sterling)	08/13/2019- Adoption of Zoning Ordinance	Up to 50 units in the entire zone, including the following approved for Sterling: 18 - 2 bdrm units 18 - 3 bdrm units	Not less than 13% of rental
Stiles Lane Overlay Zone	Proposed/Zoned	08/13/2019- Adoption of Zoning Ordinance	Not yet Determined up to 75	Not less than 13% of rental
Montville 340 Changebridge Urban Renewal (Millcreek)	Under Construction	7/19/19 – Adoption of Zoning Ordinance	28 - 2-bdrm units; 19 - 3-bdrm units	Not less than 13% of rental
Montville Urban Renewal (Avalon Bay)	Under Construction	April 9, 2019 – Adoption of Zoning Ordinance	4 – Studio 6 – 1 bdrm units 31- 2 bdrm units 11 – 3 bdrm units	Not less than 13% of rental
Signature Realty	27 existing – Potential up to 65 Application filed – Pending completeness before Planning Board	8/13/19 – Memorandum of Understanding and Zoning Ordinance adopted	31 low and very low existing with up to another 34 pending Board approval	9 currently existing; Not less than 13% of total overall units

Totals:

*(%) of VLI units: Not less than 13%
Very-Low Income Units*