

LAND USE BOARD MEETING AGENDA March 29, 2018 7:30 PM

(In order in your folder as listed on the Agenda)

1.) Master Plan Amendment

Establishing two new zoning districts as part of the Township's Third Round affordable housing settlement agreement:

- (1) the I-C / AH – Affordable Housing Overlay District consisting of all land zoned I-C Industrial Commercial along Milford-Frenchtown Road (CR619); and
- (2) the E-AR-AH Elderly Agricultural Residential Affordable Housing Overlay District, consisting of Block 18, Lots 39, 39.01, 41, 44 & 51 situated in the Frenchtown Sewer Service Area, which includes the Valley View healthcare center.

2.) Master Plan

3.) Reexamination Report which includes “Track Changes”

The Reexamination Report recommends:

- a. Adoption of the 2018 amended Third Round Housing Plan Element and Fair Share Plan (previously distributed to the Planning Board);
- b. Adoption of Land Use Plan Amendment that establish the I-C / AH – Affordable Housing Overlay District on all land zoned I-C Industrial Commercial along Milford-Frenchtown Road (CR619); and (2) the E-AR-AH Elderly Agricultural Residential Affordable Housing Overlay District, consisting of Block 18, Lots 39, 39.01, 41, 44 & 51 (previously distributed to the Planning Board);
- c. Adoption (by the governing body) of an amended Affordable Housing Ordinance and Development Fees Ordinance to conform to updated Fair Housing Act and Uniform Housing Affordability Control *UHAC) regulations; and
- d. Adoption (by the governing body) of the rezoning ordinance amending the zoning map and establishing the I-C / AH Affordable Housing Overlay District and the E-AR-AH Elderly Agricultural Residential Affordable Housing Zone.

4.) Resolution 2018-002 Adopting 2018 Periodic Examination for a General Reexamination of the Alexandria Township Master Plan and Development Regulations, Reexamination Report

5.) Resolution 2018-003 Adopting 2018 Land Use Plan Amendment Establishing the I-C/AH Affordable Housing Overlay District and the E-AR-AH Elderly Agricultural Residential Affordable Housing Zone

6.) Resolution 2018-004 Adopting 2018 Township of Alexandria Housing Plan Element and Fair Share Plan

7.) Resolution 2018-005 Concerning Master Plan Consistency Review in Accordance with NJSA 40:55D-26 “Referral Powers” of Township Committee Land Use Ordinances 2018-02, 2018-03, 2018-04 That Implement Alexandria Township’s Third Round Housing Element and Fair Share Plan

Resolution finding that Township Committee Ordinances 2018-02 (amending affordable housing procedures and requirements), 2018-03 (amending "Development Fees") and 2018-04 (amending zoning as per the 2018 Land Use Plan amendment with new zones: (1) the I-C / AH – Affordable Housing Overlay District consisting of all land zoned I-C Industrial Commercial along Milford-Frenchtown Road (CR619); and (2) the E-AR-AH Elderly Agricultural Residential Affordable Housing Overlay District.

The three ordinances introduced by the governing body, which have also been previously provided are also attached in connection with the Master Plan consistency review:

- **1st Reading** Ordinance 2018-02 Amending Chapter 53, Article I of the Code Entitled “Affordable Housing Regulations” to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Control (UHAC) Regarding Compliance with the Township’s Affordable Housing Obligations
- **1st Reading** Ordinance 2018-3 To Amend and Supplement Chapter 53 “Affordable Housing” with a New Article II “Affordable Housing Development Fees”, to Provide Updated Standards for the Collection of Development Fees in Support of Affordable Housing as Permitted by the New Jersey Fair Share Housing Act
- **1st Reading** Ordinance 2018-4 Amending Chapter 115 of the Code of the Township of Alexandria to Establish Zoning Standards for the Development of Affordable Housing Pursuant to Alexandria Township’s Third Round Affordable Housing Obligations

8.) Comments Board/Public

9.) Adjournment