

# Housing Plan Element and Fair Share Plan

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Alexandria Township  
Hunterdon County, New Jersey

Public Hearing: June 26, 2025

*Adopted by the Alexandria Township Land Use Board: June 26, 2025*

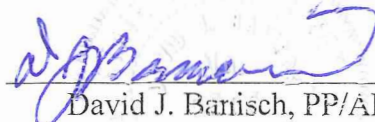
*Endorsed by the Alexandria Township Committee: June 26, 2025*

*Adopted Amendment (pages 11 & 12): February 19, 2026*

*Prepared by  
Alexandria Township Planning Board*

in consultation with Banisch Associates, Inc.  
111 Main Street, Flemington, NJ 08822

The original of this report was signed and sealed  
in accordance with N.J.A.C. 13:41-1.3

 June 27, 2025, 2-19-2026  
David J. Banisch, PP/AICP NJ Lic. #5565

**RESOLUTION OF THE LAND USE BOARD OF THE TOWNSHIP OF ALEXANDRIA,  
IN THE COUNTY OF HUNTERDON, APPROVING AND ADOPTING A HOUSING  
ELEMENT AND FAIR SHARE PLAN TO SATISFY THE TOWNSHIP'S FOURTH  
ROUND AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (“Amended FHA”); and

**WHEREAS**, the Township adopted a “binding resolution” committing to a Present Need obligation of zero (0) units and a Prospective Need obligation of forty-nine (49) units based on the Township’s Affordable Housing Planner, David Banisch, P.P., A.I.C.P. (“Planner”)’s calculations using the methodology in the Amended FHA; and

**WHEREAS**, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24 (“Directive #14-24”), the Township filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“Program”), along with its binding resolution, on January 31, 2025; and

**WHEREAS**, the filing of the DJ Complaint gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

**WHEREAS**, the New Jersey Builders Association (“NJBA”) filed a timely challenge to the DJ Action; and

**WHEREAS**, the Honorable Thomas C. Miller, J.S.C. (Ret.) was assigned to manage the proceedings, host settlement conferences, and make recommendations to the Mount Laurel Judge of Hunterdon Vicinage; and

**WHEREAS**, the Township was unable to reach a settlement agreement with NJBA after a settlement conference and a session hosted by Judge Miller; and

**WHEREAS**, Judge Miller conducted a hearing on March 25, 2025 and took testimony from the Township Planner, David J. Banisch, P.P., AICP, and heard argument from the Township's Affordable Housing Counsel, John C. Gillespie, Esquire, and Steven P. Goodell, Esquire; and

**WHEREAS**, on April 16, 2025, Judge Miller provided a Statement of Reasons recommending that the Township's Prospective Need obligation be set at forty-nine (49) units with a caveat that should the Salvation Army's "Camp Tecumseh" property become available for development by virtue of a change in use or sale within the period of the Fourth Round, that the Township's Prospective Share be revisited; and

**WHEREAS**, on April 22, 2025, the Honorable William G. Mennen, J.S.C., the designated Mount Laurel Judge for the Hunterdon Vicinage, issued a decision and order adopting Judge Miller's Statement of Reasons; and

**WHEREAS**, pursuant to the Amended FHA and Directive #14-24, the municipality must adopt a housing element and fair share plan as provided for by the "Fair Housing Act," P.L. 1985, c. 222 by June 30, 2025; and

**WHEREAS**, the Township Planner has drafted a Fourth Round Housing Element and Fair Share Plan ("HEFSP"); and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Township of Alexandria Land Use Board ("Board") may prepare and adopt or amend a master plan or component parts thereof, after a public hearing, to guide the use of lands within the municipality in a manner which protects health and safety and promotes the general welfare; and

**WHEREAS**, upon notice in accordance with N.J.S.A. 40:55D-13, the Board held a public hearing on June 26, 2025, on the adoption of the Fourth Round HEFSP as required by the Municipal Land Use Law. Said hearing was attended by the Planner, who was duly sworn, and provided testimony regarding the Fourth Round HEFSP; and

**WHEREAS**, the hearing was opened to the public, and the opportunity for comments and questions was provided; and

**WHEREAS**, during the hearing, Mr. Banisch testified that the Fourth Round HEFSP as presented ought to be amended with respect to a mathematical error on Table 4, page. 10. Specifically, the column pertaining to the total remaining zone capacity allocatable to Round 4 should read “78” (which is the conservative number, as explained at the hearing) instead of 88, and the Board agrees with this amendment;

**WHEREAS**, the Board determined that the Fourth Round HEFSP is consistent with the goals and objectives of the Township’s current Master Plan, and that adoption and implementation of the Fourth Round HEFSP is in the public interest and protects public health and safety and promotes the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Township of Alexandria, acting in its capacity as Planning Board, County of Hunterdon, State of New Jersey as follows:

1. That the above recitals are incorporated and made a part hereof as if set forth at length herein.
2. That the Land Use Board hereby adopts the Fourth Round HEFSP, attached hereto as Exhibit A, with the afore-described amendment to Table 4 on page. 10; and

**BE IT FURTHER RESOLVED** that the Land Use Board of the Township of Alexandria adopts this resolution to memorialize the action taken by the Board following the close of the public hearing on June 26, 2025.

**BE IT FURTHER RESOLVED** that the Secretary is hereby authorized and directed to transmit a copy of the adopted Fourth Round HEFSP and a certified copy of this Resolution to the governing body together with this Board's request that the governing body endorse the adopted Fourth Round HEFSP.

\*\*\*\*\*

ROLL CALL VOTE ON MOTION TO ADOPT THE HOUSING ELEMENT AND FAIR SHARE PLAN AFTER FINDING THAT IT IS CONSISTENT WITH THE MASTER PLAN.

(June 26, 2025)

Moved By: Rochelle

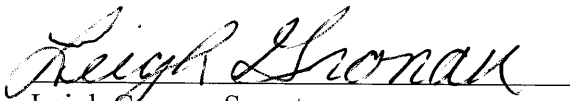
Seconded By: Savacool

Those in Favor: Rochelle, Pauch, Canavan, Kiernan, Arancio, Giannone, Hahola, Savacool, Miller.

Those Opposed: None

Those Absent or Recused: Papazian, Freedman, Tucker, Gara.

I hereby certify this to be a true and accurate copy of the resolution adopted by the Land Use Board of the Township of Alexandria, Hunterdon County, New Jersey at a public meeting held on June 26, 2025.

  
Leigh Gronau, Secretary  
Alexandria Township Land Use Board

**TOWNSHIP OF ALEXANDRIA  
COUNTY OF HUNTERDON  
RESOLUTION 2025-081**

**RESOLUTION ENDORSING THE FOURTH ROUND  
HOUSING ELEMENT AND FAIR SHARE PLAN AND APPROVING DRAFT  
ZONING ORDINANCE REVISIONS/AMENDMENTS**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

**WHEREAS**, pursuant to the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24 (“Directive #14-24”), the Township of Alexandria (“Township”) Committee adopted Resolution 2025-048, accepting a Present Need obligation of zero (0) units and a Prospective Need obligation of forty-nine (49) units based on the Township’s Affordable Housing Planner, David Banisch, P.P., A.I.C.P. (“Planner”)’s calculations using the methodology in the Amended FHA; and

**WHEREAS**, the Township filed a timely Fourth Round Declaratory Judgment action (“DJ Action”) with the Affordable Housing Dispute Resolution Program (“Program”), along with its binding resolution, on January 31 2025; and

**WHEREAS**, the filing of the DJ Action gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

**WHEREAS**, the New Jersey Builders Association (“NJBA”) filed a timely challenge to the DJ Action; and

**WHEREAS**, the Honorable Thomas C. Miller, J.S.C. (Ret.) was assigned to manage the proceedings, host settlement conferences, and make recommendations to the Mount Laurel Judge of Hunterdon Vicinage; and

**WHEREAS**, the Township was unable to reach a settlement agreement with NJBA after a settlement conference and a session hosted by Judge Miller; and

**WHEREAS**, Judge Miller conducted a hearing on March 25, 2025 and took testimony from the Township Planner, David J. Banisch, P.P., AICP, and heard argument from the Township's Affordable Housing Counsel, John C. Gillespie, Esquire, and Steven P. Goodell, Esquire; and

**WHEREAS**, on April 16, 2025, Judge Miller provided a Statement of Reasons recommending that the Township's Prospective Need obligation be set at forty-nine (49) units with a caveat that should the Salvation Army's "Camp Tecumseh" property become available for development by virtue of a change in use or sale within the period of the Fourth Round, that the Township's Prospective Share be revisited; and

**WHEREAS**, on April 22, 2025, the Honorable William G. Mennen, J.S.C., the designated Mount Laurel Judge for the Hunterdon Vicinage, issued a decision and order adopting Judge Miller's Statement of Reasons; and

**WHEREAS**, pursuant to the Amended FHA and Directive #14-24, the municipality must adopt a housing element and fair share plan as provided for by the "Fair Housing Act," P.L. 1985, c. 222 by June 30, 2025; and

**WHEREAS**, the Township Planner has prepared a Fourth Round Housing Element and Fair Share Plan ("Fourth Round HEFSP") that addresses the Township's Fourth Round affordable housing obligation; and

**WHEREAS**, the Township of Alexandria Land Use Board, at a duly noticed meeting held on June 26, 2025, reviewed the Fourth Round HEFSP and determined that it was consistent with the Master Plan and that implementation of the Fourth Round HEFSP is in the public interest

and would promote the general welfare and, by Resolution entitled, “ Resolution of the Land Use Board of the Township of Alexandria, in the County of Hunterdon, Approving and Adopting a Housing Element and Fair Share Plan to Satisfy the Township’s Fourth Round Affordable Round Housing Obligation” dated June 26, 2025, adopted the Fourth Round HEFSP; and

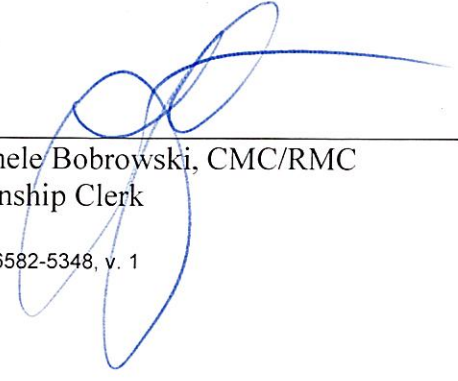
**WHEREAS**, the Township Committee acknowledges that existing zoning ordinances already provide for the means by which to satisfy a portion of the Fourth Round Affordable Housing obligation, and has reviewed and approved the draft zoning ordinance revisions/amendments which will implement the means by which to satisfy remainder of the Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, on this 26 day of June 2025, that:

1. The Township Committee hereby endorses the Fourth Round HEFSP as adopted by the Land Use Board as an amendment to the Township's Master Plan and agrees to implement the Fourth Round HEFSP by adopting applicable ordinances.
2. The Township Committee has reviewed and approved the drafts of the zoning ordinance revisions/amendments needed to implement the Plan.
3. The Mayor, Township Administrator and Township Clerk, together with all other officers, professionals and employees of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

  
\_\_\_\_\_  
JAY ARANCIO, MAYOR

Attest: June 26, 2025



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Michele Bobrowski, CMC/RMC  
Township Clerk

4897-6582-5348, v. 1

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**APPENDIX (TO BE SUBMITTED)**

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- Appendix A: Affordable Housing Ordinance
- Appendix B: Administrative Agent and Affordable Housing Municipal Liaison resolutions
- Appendix C: Affirmative Marketing Plan
- Appendix D: Spending Plan
- Appendix E: Development Fee Ordinance

## EXECUTIVE SUMMARY

This amended Housing Plan Element and Fair Share Plan (“HE/FSP” or “Housing Plan”) has been prepared to address Alexandria Township’s Round Four (2025-2035) affordable housing obligations. This Housing Plan sets forth the manner in which Alexandria Township will address its Round Four affordable housing obligations. This Housing Plan has been prepared in accordance with the Municipal Land Use Law (M.L.U.L.) and the NJ Fair Housing Act, as amended in 2024 (“2024 FHA Amendments”) and applicable rules including N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:80-26.1 et seq., as amended through December 2024.

Alexandria Township’s Round Four affordable housing obligations are identified, as follows:

- |                                  |                       |
|----------------------------------|-----------------------|
| 1. Round Four Prospective Share: | 49 units <sup>1</sup> |
| 2. Round Four Present Need:      | 0 (zero) units.       |

Alexandria Township received a Round Three Judgment of Compliance and Repose (JOC&R) on March 3, 2022 from Hon. Thomas C. Miller, A.J.S.C. through July 2025 for the Prior Round (1987-1999) and Round Three (2000-2025), pursuant to Alexandria Township’s Settlement Agreement with the Fair Share Housing Center<sup>2</sup> (FSHC). Prior to Round Three, Alexandria Township received substantive certifications from the Council on Affordable Housing (COAH) for Rounds One and Two.

Alexandria Township received a Durational Adjustment because there is no public water or sewer infrastructure in Alexandria Township. These conditions have not changed. Due to the unavailability of sewer and water infrastructure and capacity, the Court declared and ordered that the Township is entitled to a durational adjustment in accordance with N.J.A.C. 5:93-4.3. Alexandria Township identified affordable housing units and adopted durational adjustment inclusionary zoning as described in the JOC&R that address the entire Round Three fair share obligation.

With no existing or proposed sewer service areas, Alexandria Township is entitled to a Round Four durational adjustment in accordance with N.J.A.C. 5:93-4:3. Alexandria Township will address the entire Round Four durational adjustment obligation Prospective Need of 49 units by amending existing inclusionary zoning to accommodate revisions called for in the 2025 FHA Amendments. Alexandria Township has no Round Four Present Need obligation to be addressed.

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<sup>1</sup> The determination of Alexandria Township’s Round Four is determination was established by the Court in the April 22, 2025 Decision and Order on Fair Share Obligation, signed by Honorable William J. Menen, J.S.C., that identifies Alexandria Township’s Prospective Share obligation of 49 affordable housing units, which was accompanied by the April 14 Statement of Reasons prepared by Affordable Housing Dispute Resolution Program Member Thomas C. Miller, A.J.S.C. (ret.).

<sup>2</sup> The FSHC Settlement Agreement is September 26, 2017, last signed by the Township on October 11, 2017.

The Highlands Water Protection and Planning Act designates Alexandria Township within the Highlands Region. Under the 2024 FHA Amendments, all new residential development resulting in 5 or more dwelling units in the Highlands Region is required to provide a 20% affordable housing set-aside. This change applies to Alexandria Township's durational adjustment inclusionary zoning that was adopted to address Round Three obligations. This change in the Law requires an amendment to the Round Three durational adjustment inclusionary zoning to eliminate the 15% rental housing set-aside and to require all development under the zoning to provide a 20% set-aside, irrespective of whether the developer chooses to build for-sale or rental housing. The 20% set-aside provides affordable unit yield sufficient to address Alexandria Township's Round Three and Round Four Prospective Share obligations. Therefore, Alexandria Township will amend the durational adjustment inclusionary zoning to reflect this change in the Law that will address both the Round Three and Round Four Prospective Share obligations.

### **ALEXANDRIA TOWNSHIP'S AFFORDABLE HOUSING COMPLIANCE**

Alexandria Township has consistently and voluntarily demonstrated compliance with its constitutional obligation to address its fair share of Regional affordable housing obligations through the COAH process since adoption of the FHA in 1985.

- On February 6, 1991, the Township obtained First Round substantive certification from the New Jersey Council on Affordable Housing ("COAH") with respect to its first round or first cycle affordable housing obligation.<sup>3</sup>
- On October 4, 2000, the Township obtained Second Round substantive certification from COAH with respect to its second round or second cycle affordable housing obligation.<sup>4</sup>
- In September 2006, the Township Petitioned COAH for Third Round substantive certification of the 2006 HPE&FSP under the first iteration of COAH's Third Round rules (N.J.A.C. 5:94-1 et seq. and N.J.A.C. 5:95-1 et seq.)

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<sup>3</sup> Pursuant to the Fair Housing Act ("FHA"), specifically, N.J.S.A. 52:27D-314, COAH issues "substantive certification" of a municipality's Housing Plan Element of its Master Plan and implementing Fair Share Plan if the plans are consistent with the rules and criteria adopted by COAH, and if the plans and municipal land use ordinances make the achievement of the municipality's fair share of its regions need for low and moderate income housing realistically possible. The New Jersey Supreme Court held in *So. Burlington County NAACP v. Mount Laurel Tp.*, 92 N.J. 158, 215, 238-239, 243 (1983) (Mount Laurel II) that every municipality located in a growth area of the State has a State constitutional obligation to provide a realistic opportunity for the construction of its fair share of its region's present and prospective low- and moderate-income housing need. The Court defined a "realistic opportunity" as "whether there is in fact a likelihood -to the extent economic conditions allow -that lower income housing will actually be constructed." *Id.* at 222. If COAH grants substantive certification, the municipality is insulated to a substantial extent from exclusionary zoning litigation for a period of what previously was six and is now ten years in accordance with N.J.S.A. 52:27D-313(a). In re Adoption of N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462, 472 (App. Div. 2010), *aff'd*, 214 N.J. 529 (2013).

<sup>4</sup> COAH's first round rules governed Mt. Laurel compliance with affordable housing obligations assigned for 1987 through 1993, the second round rules governed the cumulative period from 1987 through 1999, and COAH readopted the second round or cycle rules in 1999, establishing an expiration date of May, 2004. In re Adoption of N.J.A.C. 5:94 and 5:95, 390 N.J. Super. 1, 11 (App. Div. 2007).

- On May 27, 2010 the Township Planning Board (the "Board") adopted an amended Third Round Housing Plan Element and Fair Share Plan (the "2010 HPE & FSP") under the second iteration of COAH's Third Round rules (N.J.A.C. 5:96-1 et seq. and N.J.A.C. 5:97-1 et seq.) and, on June 8, 2010, the Township Committee again petitioned COAH for Third Round substantive certification based on the 2010 HPE & FSP.
- Alexandria Township's 2010 HPE & FSP fully addressed all prior and current affordable housing obligations assigned to the Township under the second iteration of COAH's Third Round rules in accordance with the provisions established in N.J.A.C. 5:96-1 et seq. and N.J.A.C. 5:97-1 et seq.
- On July 2, 2015, Alexandria Township filed a declaratory judgment action in Superior Court in response to the NJ Supreme Court's March 10, 2015 decision allowing municipalities to seek a judgment of voluntary compliance from the Court after COAH's third attempt at Round Three rule-making was invalidated.
- In 2016, Alexandria Township entered into settlement negotiations with Fair Share Housing Center at the urging of the Court to resolve the Third Round declaratory judgment litigation authorized by the Supreme Court.
- On September 26, 2017, Alexandria Township and Fair Share Housing Center (FSHC) entered into a settlement agreement resolving the Township's Third Round litigation, subject to approval by the Court.
- On December 7, 2017, Judge Thomas C. Miller of the NJ Superior Court approved the September 26, 2017 settlement agreement between Alexandria Township and FSHC, including the Third Round Affordable Housing obligations.
- Alexandria Township adopted the Round Three HE/FSP on March 29, 2018. The Alexandria Township Committee endorsed the adopted Round Three HE/FSP on April 7, 2018.
- Among other actions implementing the Round Three HE/FSP, Alexandria Township adopted:
  - Zoning Amendments (Ord. No. 2018-4) implementing durational adjustment inclusionary zoning on April 17, 2018;
  - Affordable Housing Ordinance (Ord. N. 2018-2) on April 17, 2018.
  - Updated Development Fee Ordinance (Ord. No. 2018-03) on April 17, 2018.
  - Updated Affirmative Marketing Plan (Resolution 2018-59) March 28 2018
  - Spending Plan, November 13, 2019.(Resolution 1019-098).
  - Resolution appointing Administrative Agent (Resolution No. 2019-099) on November 13, 2019.
  - Resolution appointing Municipal Housing Liaison (Resolution No. 2019-094) on November 13, 2019.
- Honorable Thomas C. Miller, A.J.S.C. granted Alexandria Township a final JOC&R to Alexandria Township on March 3, 2022.

## STATUTORY AFFORDABLE HOUSING REQUIREMENTS

This Housing Plan has been prepared in accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-28b(3)) and the Fair Housing Act (FHA) as amended (N.J.S.A. 52:27D-310), to address Alexandria Township's Round Four (2025-2035) affordable housing obligations.

The Municipal Land Use Law at N.J.S.A. 40:55D-28.b(3), identifies the following requirements for a Housing Plan Element:

(3) A housing plan element pursuant to section 10 of P.L.1985, c.222 (C.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;

The essential contents of a Housing Element are identified in the Fair Housing Act at N.J.S.A 52:27D-310 which provides that "a municipal housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing, and shall contain at least:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;

b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low-and moderate-income housing; and

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration

of lands of developers who have expressed a commitment to provide low and moderate income housing.”

g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);

h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality’s most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.”

The 2024 FHA Amendments identify an additional requirement for the Round Four HE/FSP at C.52:27D-304.1 subsection 3. f. (2) (a), as follows:

“... As part of its housing element and fair share plan, the municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds ... If a prior round obligation remains unfulfilled, ... the municipality shall address such unfulfilled prior round obligation in its housing element and fair share plan.”

## **ASSESSMENT OF PRIOR ROUNDS AFFORDABLE HOUSING COMPLIANCE**

This section of the Housing Plan provides an assessment of the degree to which Alexandria Township has met its fair share obligation from the prior rounds pursuant to C.52:27D-304.1 subsection 3. f. (2) (a). Alexandria Township’s Round Three Housing Plan fully satisfied all unit requirements and planning parameters for affordable units, which were specified in the Township’s Settlement Agreement with Fair Share Housing Center, dated September 26, 2017, last signed by the Township on October 11, 2017, and confirmed in Alexandria Township’s Final Judgment of Compliance and Repose, dated March 23, 2022.

Table 1 below identifies Alexandria Township’s Prior Round and Round Three obligations that are identified in paragraph #3 of the Round Three FSHC Settlement Agreement and the Township’s March 3, 2022 final JOR&C:

**Table 1: PRIOR ROUND & ROUND THREE AFFORDABLE HOUSING OBLIGATIONS**

<b>Rehabilitation (Present Need) Obligation</b>	<b>0 units</b>
<b>Prior Round (1987-1999) Obligation</b>	<b>22 units</b>
<b>Third Round (1999-2025) Fair Share Prospective Need and Gap Present Need Obligation</b>	<b>167 units</b>

The following assessment identifies the fair share obligation for each round of affordable housing obligation and the degree to which the municipality has met the fair share obligation from prior rounds.

**PRIOR ROUND (1987-1999) ASSESSMENT**

Table 2 below lists the units satisfying the 22-unit Prior Round obligation identified in the Round Three Housing Plan, and identified in paragraph #6 the Round Three FSHC Settlement Agreement and paragraph #5 of the March 3, 2022 final JOC&R:

**Table 2: UNITS SATISFYING THE PRIOR ROUND**

Development	Units	Bonus	Credits
Lambertville RCA	8	0	8
Sky Manor Rental (Sky Manor Road)	1	1	2
Valley View (Ves) Healthcare Center, Block 18, Lot 39	5	1	6
Alternatives – ADTI Corp, Inc., 46 Kappus Rd, B18/L9.06	3	3	6
<b>Total:</b>	<b>17</b>	<b>5</b>	<b>22</b>

Paragraph 5 in the Township’s March 3, 2022 Round Three Final JOR&C describes how the units listed in Table 2 above fully satisfy the 22-unit Prior Round (1987-1999) obligation, reads, as follows:

- “5. It is adjudged, declared and ordered that the Township has satisfied its Prior Round (1987-1999) Obligation of 22-units through the following mechanisms:
- a. 8 RCA units (from the 15 units transferred to Lambertville through the RCA agreement, which 15 RCA units were attributed to the age-restricted Heritage Village rental development which is constructed and occupied);
  - b. 6 rental units (one (1) stand-alone rental unit at the Sky Manor Rental development and five (5) rental units at the Valley View (VES) Healthcare Center);
  - c. 5 rental bonus credits; and
  - d. 3 group home bedrooms (out of a total of 4 bedrooms in the Alternatives – ADTI Corp group

home, all of which are constructed and occupied)."

***Thus, the 1987-1999 Prior Round obligation has been fully satisfied as set forth above in paragraph #5 of the final Judgment of Compliance and Repose.***

**ROUND THREE (1999-2025) ASSESSMENT**

This section assesses how the 167-unit Round Three (1999-2025) Prospective Need and Gap Present Need Gap (2000-2015) referred to hereinafter as Round Three.

Table 3 below lists the affordable units and inclusionary zoning that fully satisfies the 167-unit Round Three obligation in the Round Three Housing Plan as listed in paragraph #7. in the Round Three FSHC Settlement agreement and addressed in paragraph #6 of the final JOC&R:

**Table 3: UNITS & INCLUSIONARY ZONING ADDRESSING ROUND THREE**

Development	Units	Bonus	Credits
a. Lambertville RCA	7	--	7
b. Alternatives/ADTI, 46 Kappus Rd, Block 18, Lot 9.06	1	1	2
c. The ARC of Hunterdon, CR513, Block 18, Lot 15.01	4	4	8
d. The ARC of Hunterdon, CR513, Block 18, Lot 15.02	4	4	8
e. Valley View (E-AR-AH) Rezoning, CR513, B 18, L's 39, 39.01, 41, 44 & 51			40 <sup>5</sup>
f. IC-AH Rezoning, CR619, Milford-Frenchtown Road			111 <sup>6</sup>
Totals	16	9	176 <sup>7</sup>

Paragraphs 6 and 7 in the Township's March 3, 2022 Round Three Final JOR&C describe how the units and zoning listed in Table 3 above fully satisfy the 167-unit Round Three (2000-2025) obligation, reads, as follows:

"6. It is adjudged, declared and ordered that the Township has satisfied its Third Round (1999-2025) Fair Share Prospective Need and Gap Present Need Obligation of 167 units through the following mechanisms (these mechanisms may yield as many as 176 units, including 9 rental bonus credits, resulting in

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<sup>5</sup> 55-65 age-restricted affordable units planned, 40 of which are eligible for credit within the 25% cap addressing the Third Round prospective need. This is 25% of the total obligation, calculated by subtracting 7 carry-over RCA units from the 167 unit obligation (167 – 7 RCA carry-over units = 160 x .25 age-restricted cap = 40 eligible age-restricted credits).

<sup>6</sup> Minimum of 111 affordable units are required to fully address the 167-unit Prospective Need obligation. The 12 d.u./ac. IC rezoning yields 130 affordable units under a 15% inclusionary set-aside; and 173 units under a 20% set-aside.

<sup>7</sup> 167-credits, not including 9 bonus credits for existing developed affordable housing.

as many as 9 surplus credits which can be applied to future affordable housing rounds):

- a. 7 remaining Lambertville RCA units (from the 15 units transferred to Lambertville through the RCA agreement);
  - b. 9 bedrooms in supportive and special needs housing;
  - c. 40 age-restricted units from the proposed Valley View Healthcare Center redevelopment [dual adjustment inclusionary zoning]<sup>8</sup>;
  - d. 130 to 173 family units from the adopted IC/AH district inclusionary re-zoning; and
  - e. 9 rental bonus credits.
7. However, as detailed in the Settlement, the Township cannot satisfy the entirety of its Third Round (1999- 2025) Fair Share Prospective Need and Gap Present Need Obligation through new construction / development at this time due to the unavailability of sewer and water infrastructure and capacity. As such, it is adjudged, declared and ordered that the Township is entitled to a durational adjustment in accordance with N.J.A.C. 5:93-4.3."

***Thus, the Round Three obligations have been fully satisfied. In addition, the JOC&R grants Alexandria Township a Round Three durational adjustment due to the unavailability of sewer and water, as set forth above in paragraphs #6 & #7 of the March 3, 2022 Final JOC&R.***

#### **SUMMARY – PRIOR ROUND & ROUND THREE COMPLIANCE ASSESSMENT**

Alexandria Township’s 22-unit Prior Round (1987-1999) and the Round Three (2000-2025) obligations have been fully satisfied, as set forth in the March 3, 2022 final Judgment of Compliance and Repose.

#### **ROUND FOUR FAIR SHARE PLAN**

This section of the Housing Plan sets forth Alexandria Township’s Fair Share Plan to address the Round Four affordable housing obligation consisting of a 49 unit Prospective Share obligation and a Present Need Obligation of zero (0) units.

No conditions have changed pertaining to the availability of water and sewer service in Alexandria Township since the JOR&C was granted by the Court on March 3, 2022. Due to the unavailability of water and sewer, Alexandria Township is entitled to a Round Four

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<sup>8</sup> Bracketed text in item 6.c. above: “[ ]” is added for clarity to the reference to inclusionary zoning.

durational adjustment. Nevertheless, zoning that Alexandria Township adopted to address the Round Three durational provides affordable unit yield that fully addresses the Round Four Prospective Share obligation of 49-units. These are the E-AR-AH Overlay District and the IC-AH Overlay District. The two zoning districts are optimally situated in Alexandria Township to take advantage of nearby water and sewer utilities that are situated in the adjacent Boroughs of Frenchtown and Milford as briefly described below.

Alexandria Township adopted two inclusionary zoning ordinances with the potential to yield a significant number of affordable housing units to address the Round Three obligations. These districts include:

1. The E-AR-AH (Elderly-Agriculture Residential-Affordable Housing Overlay District) located near Frenchtown on CR 513, situated approximately 1,000 from the nearest possible point of connection to sewer, and included in the Frenchtown Sewer Service area amendment of 2015, and remains situated within the sewer service area.
2. The IC-AH (Industrial Commercial Affordable Housing Overlay District) located on CR 619 extending the length of the road between the Boroughs of Frenchtown and Milford, and adjacent to designated sewer service areas in the two Boroughs, each of which have sufficient capacity to serve future development in Alexandria Township.

These two districts are identified in Table 3 above, the Settlement Agreement (paragraphs #7. (1) & (2)) and the final JOC&R as the Valley View Rezoning (E-AR-AH) and the IC-AH inclusionary zoning. According to the adopted zoning and the Settlement Agreement, the affordable unit yield for the two districts is as follows:

- E-AR-AH: 56-66 affordable units.<sup>9</sup>
- IC-AH: 173-affordable units.<sup>10</sup>

The 2024 FHA Amendments include a new affordable housing set-aside standard for Highlands municipalities that will require an amendment to the two existing durational adjustment inclusionary zoning ordinances, as follows:

- The law states all residential development of five (5) or more new dwelling units in the Highlands Region shall provide 20% of the units as affordable housing units.
- This 20% requirement applies to Alexandria Township's durational adjustment inclusionary zoning districts, including the E-AR-AH and the IC-AH overlay districts that are located in the Highlands Region.
- As a result of this FHA requirement, all residential development in Alexandria Township consisting of five (5) or more dwelling new units must provide a 20%

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<sup>9</sup> For planning purposes, the Round Four Housing Plan identifies the low-end of the range in the Round Three Settlement Agreement to meet a portion of the 49-unit Round Four obligation and to demonstrate that the the 30% cap on age-restricted units will not be exceeded.

<sup>10</sup> The March 3, 2022 JOC&R identifies affordable unit yield in the zone at 130, which is the yield with a 15% set-aside that is no longer applicable due to changes in the law; and 173-units, which is the affordable unit yield for the IC-AH District under the now required 20% set-aside. This is so because conforming to the 2024 FHA Amendments requires a 20% set-aside for all residential development of 5 or more new dwelling units. As such, the yield for the IC-AH district is now 173-affordable units under this change and for the purpose of computing affordable unit yield under Round Four.

affordable housing set-aside, irrespective of whether new development is rental or for-sale units, including new development resulting from the Round Three provisions for the IC/AH and E-AR-AH zoning districts.

- As a result, Alexandria Township’s two affordable housing inclusionary zoning ordinances will have to be amended to conform to the mandatory Highlands 20% affordable housing set-aside for all developments of five (5) or more dwelling units.
- The 15% set-aside provision has to be eliminated in the IC-AH District to conform to the law.

The following table identifies the zoning capacity of Alexandria Township’s durational adjustment inclusionary zoning districts referenced above (Valley View and IC Rezoning). Under the 2024 Fair Housing Act that requires 20% of all units in the Highlands (i.e. developments of five or more new residential dwelling units) shall provide a 20% affordable housing set-aside.

**Table 4: INCLUSIONARY ZONING ADDRESSING ROUND FOUR**

		Round Three	Round Four	
Obligation:		167	49	
	Existing Zone Capacity	Units Allocated to Round 3	Remaining Zone Capacity - Units Allocatable to Round 4	<b>Remaining Zone Capacity to be Allocated to Round 4</b>
IC-AH-(12du/ac-20%)	173	111	62	<b>62</b>
E-AR-AH	56	40 <sup>11</sup>	16	<b>14<sup>12</sup></b>
	<b>Total:</b>	151 <sup>13</sup>	78	<b>76</b>

Table 4 above indicates that all of Alexandria Township’s existing IC-AH and the E-AR-AH Districts will yield a total of 76 affordable units, which is sufficient to fully address Alexandria Township’s 49-unit Round Four Prospective Share obligation.

Alexandria Township proposes to address the 49-unit Round Four Prospective Share obligation with a combination of units from the IC-AH and the E-AR-AH district, which would result in a surplus of 27 affordable units. However, it is noteworthy that the development capacity of IC-AH District (62-units) is sufficient to address the 49-unit Round Four Prospective Share obligation without any new development in the E-AR-AH (age-restricted) district. Because the IC-AH zone is for housing available to families with children, it is possible that Alexandria Township’s entire 49-unit obligation could be satisfied with affordable units available to families with children.

<sup>11</sup> Maximum of 25% age-restricted permitted to address Round Three obligation.

<sup>12</sup> 26 age-restricted affordable units are available under the E-AR-AH District zoning. 14 age-restricted affordable units may be applied to address the Round Four 49-unit obligation (i.e.  $49 \times .3 = 14.7$ ) under the 30% Round Four age-restricted cap.

<sup>13</sup> The balance of the Round Three 167-unit Obligation was addressed with 25 units and bonuses from four projects, including Lambertville RCA (7), Alternatives/ADTI group home (2), ARC of Hunterdon (16).  $151 + 25 = 176$  Round 3 units identified in the Round Three Plan.

## **SITE SUITABILITY ANALYSIS**

There is no public water and sewer in Alexandria Township. Approximately 85 percent of Alexandria Township is designated Highlands Planning Area and approximately 15% is designated Highland Preservation Area. Under the State Development and Redevelopment Plan, the entirety of the Township is designated Rural Planning Area, with approximately one-third designated Environmentally Sensitive Rural Planning Area. These designations recognize that Alexandria Township is primarily agricultural land and single-family detached dwellings at rural densities with only limited non-residential development. Nonresidential land uses in Alexandria Township are located primarily in two areas: along CR619 on the west side of the Township and in the crossroads village of Pittstown along CR 513 where a handful of small businesses are situated. All land use in Alexandria Township is dependent upon individual on-site septic systems.

Without sewer, residential development at inclusionary zoning densities to address the Township's Round Four obligation cannot be supported. The creation or extension of centralized wastewater collection and treatment systems is needed. For this reason, Alexandria Township has designated the inclusionary zoning districts adjacent to existing sewer service areas in Milford Borough and Frenchtown Borough.

The following discussion addresses site suitability of the two durational adjustment inclusionary zoning districts, E-AR-AH and IC-AH, that Alexandria Township has zoned with sufficient density to attract new residential development with affordable housing.

### **IC-AH OVERLAY DISTRICT**

Alexandria Township's IC-AH durational adjustment inclusionary zoning district extends the entire length of Milford-Frenchtown Road (CR619) and is zoned with a residential density of 12-dwelling units per acre (12 du/ac). This density was recommended in Round Three by the Court's Special Master. In Round 4 new NJDEP Flood Hazard Area Act delineations had the effect of reducing developable area in the IC-AH, which in turn requires an increase to the currently permitted density of 12 du/ac to 18 du/ac. Under Round 4, Alexandria Township will increase the permitted density to 18 dwelling units per acre (18 du/ac) to maintain the overall IC-AH affordable unit yield of 173 affordable units.

Table 5 below indicates that the projected affordable unit yield for the IC rezoning is 173 affordable units under the recommended 18 dwelling unit per acre density (18 du/ac) with the FHA mandated 20% set-aside for all development of 5 or more new dwelling units in the Highlands Region. The 173 unit yield is based on 18 du/ac. with a 20% set-aside standard applied to net developable land ("Net Acres") for each parcel listed, which are parcels identified in the IC-AH district that exhibit a likelihood to develop or redevelop with inclusionary zoning. Additional parcels in the IC-AH could develop and increase affordable unit yield, but are not included in Table 5. Figure 1 identifies constraints in IC-AH Overlay Zone deducted from gross acres to calculate "Net Acres" affordable unit yield.

**Table 5: IC-AH OVERLAY AFFORDABLE UNIT YIELD**

IC Nonage-restricted Affordable Housing Overlay Zone					
Block	Lot(s)	Gross Acres	Net Acres	Yield @ 18 du/ac	Aff. Unit Yield at 20% Inclusionary For-sale
17.01	1.01	39.98	12.94	232.9	47
	5, 6 & 7	14.25	4.26	76.8	16
	10	6.08	6.08	109.4	22
	11	6.64	6.64	119.5	24
	11.04	5.22	5.22	94.0	19
	12	12.94	12.76	229.6	46
<b>TOTALS:</b>		85.11	47.9	574.8	<b>174</b>

**Figure 1: IC-AH Overlay Zone**

**E-AR-AH OVERLAY DISTRICT**

Pursuant and in accordance with Alexandria Township’s Round Three Housing Plan and FSHC Settlement Agreement, Alexandria Township created the E-AR-AH (Valley View) Overlay durational adjustment inclusionary zoning district that consists of Block 18, Lots 39, 39.01, 41, 44 & 52, as depicted on Figure 2. The overall affordable unit yield from the zoning is 56-66 affordable units. As indicated in zoning and the Settlement Agreement, the E-AR-AH Overlay permits the redevelopment and substantial expansion of the Valley View Healthcare Center, which will include the following range of housing choices that yield the following affordable units:

**Table 6: E-AR-AH OVERLAY AFFORDABLE UNIT YIELD**

Type	Units
Independent living:	100 units, of which 20% to 30% will be affordable ( <b>20-30 units</b> );
Assisted living units:	120 units, of which 30% will be affordable ( <b>36 units</b> );
Hospice Care:	60 units (available on site to residents)
Adult day care:	100 units (available on an in- and out-patient basis)

A total of 56 - 66 affordable units will result from the Valley View redevelopment project on an inclusionary basis and in accordance with the affordable beds and units identified above. These affordable units will be credited as age-restricted units up to the 25 percent age-restricted cap of Alexandria's 167-unit obligation after deducting the RCA credits for the Third Round (i.e. 25% of (167-7) = 40 units).

This Round Four Plan will apply 14 units of the 56-66 units under the E-AR-AH zoning to the Round Four 49-unit Prospective Share (i.e. new 30% age-restricted cap of the 49-unit Round Four obligation = 14.7). 40 of the 56-66 units satisfied Alexandria Township’s Round Three obligation, which leaves a minimum of 16 units that the Township may credit

## **SITE SUITABILITY ANALYSIS**

There is no public water and sewer in Alexandria Township. Approximately 85 percent of Alexandria Township is designated Highlands Planning Area and approximately 15% is designated Highland Preservation Area. Under the State Development and Redevelopment Plan, the entirety of the Township is designated Rural Planning Area, with approximately one-third designated Environmentally Sensitive Rural Planning Area. These designations recognize that Alexandria Township is primarily agricultural land and single-family detached dwellings at rural densities with only limited non-residential development. Nonresidential land uses in Alexandria Township are located primarily in two areas: along CR619 on the west side of the Township and in the crossroads village of Pittstown along CR 513 where a handful of small businesses are situated. All land use in Alexandria Township is dependent upon individual on-site septic systems.

Without sewer, residential development at inclusionary zoning densities to address the Township's Round Four obligation cannot be supported. The creation or extension of centralized wastewater collection and treatment systems is needed. For this reason, Alexandria Township has designated the inclusionary zoning districts adjacent to existing sewer service areas in Milford Borough and Frenchtown Borough.

The following discussion addresses site suitability of the two durational adjustment inclusionary zoning districts, E-AR-AH and IC-AH, that Alexandria Township has zoned with sufficient density to attract new residential development with affordable housing.

### **IC-AH OVERLAY DISTRICT**

Alexandria Township's IC-AH durational adjustment inclusionary zoning district extends the entire length of Milford-Frenchtown Road (CR619) and is zoned with a residential density of 12-dwelling units per acre. This density was recommended in Round Three by the Court's Special Master: to increase the 10-dwelling unit per acre density that was initially identified by FSHC in the Township's Round Three settlement agreement to 12-dwelling units per acre.

Table 5 below indicates that the projected affordable unit yield for the IC rezoning is 173 affordable units under the recommended 12 dwelling unit per acre density (12 du/ac) with the FHA mandated 20% set-aside for all development of 5 or more new dwelling units in the Highlands Region. The 173 unit yield is based on 12 du/ac. with a 20% set-aside standard applied to net developable land ("Net Acres") for each parcel listed, which are parcels identified in the IC-AH district that exhibit a likelihood to develop or redevelop with inclusionary zoning. Additional parcels in the IC-AH could develop and increase affordable unit yield, but are not included in Table 5. Figure 1 identifies constraints in IC-AH Overlay Zone deducted from gross acres to calculate "Net Acres" affordable unit yield.

**Table 5: IC-AH OVERLAY AFFORDABLE UNIT YIELD**

IC Nonage-restricted Affordable Housing Overlay Zone					
Block	Lot(s)	Gross Acres	Net Acres	Yield @ 12 du/ac	Aff. Unit Yield at 20% Inclusionary For-sale
17.01	1.01	39.98	37.58	450.9	90.1
	5, 6 & 7	14.25	4.26	51.1	10.2
	10	6.08	6.08	72.9	14.5
	11	6.64	6.64	79.6	15.9
	11.04	5.22	5.22	62.6	12.5
	12	12.94	12.76	153.1	30.6
<b>TOTALS:</b>		85.11	72.54	870.2	<b>173.8</b>

**Figure 1: IC-AH Overlay Zone**

**E-AR-AH OVERLAY DISTRICT**

Pursuant and in accordance with Alexandria Township’s Round Three Housing Plan and FSHC Settlement Agreement, Alexandria Township created the E-AR-AH (Valley View) Overlay durational adjustment inclusionary zoning district that consists of Block 18, Lots 39, 39.01, 41, 44 & 52, as depicted on Figure 2. The overall affordable unit yield from the zoning is 56-66 affordable units. As indicated in zoning and the Settlement Agreement, the E-AR-AH Overlay permits the redevelopment and substantial expansion of the Valley View Healthcare Center, which will include the following range of housing choices that yield the following affordable units:

**Table 6: E-AR-AH OVERLAY AFFORDABLE UNIT YIELD**

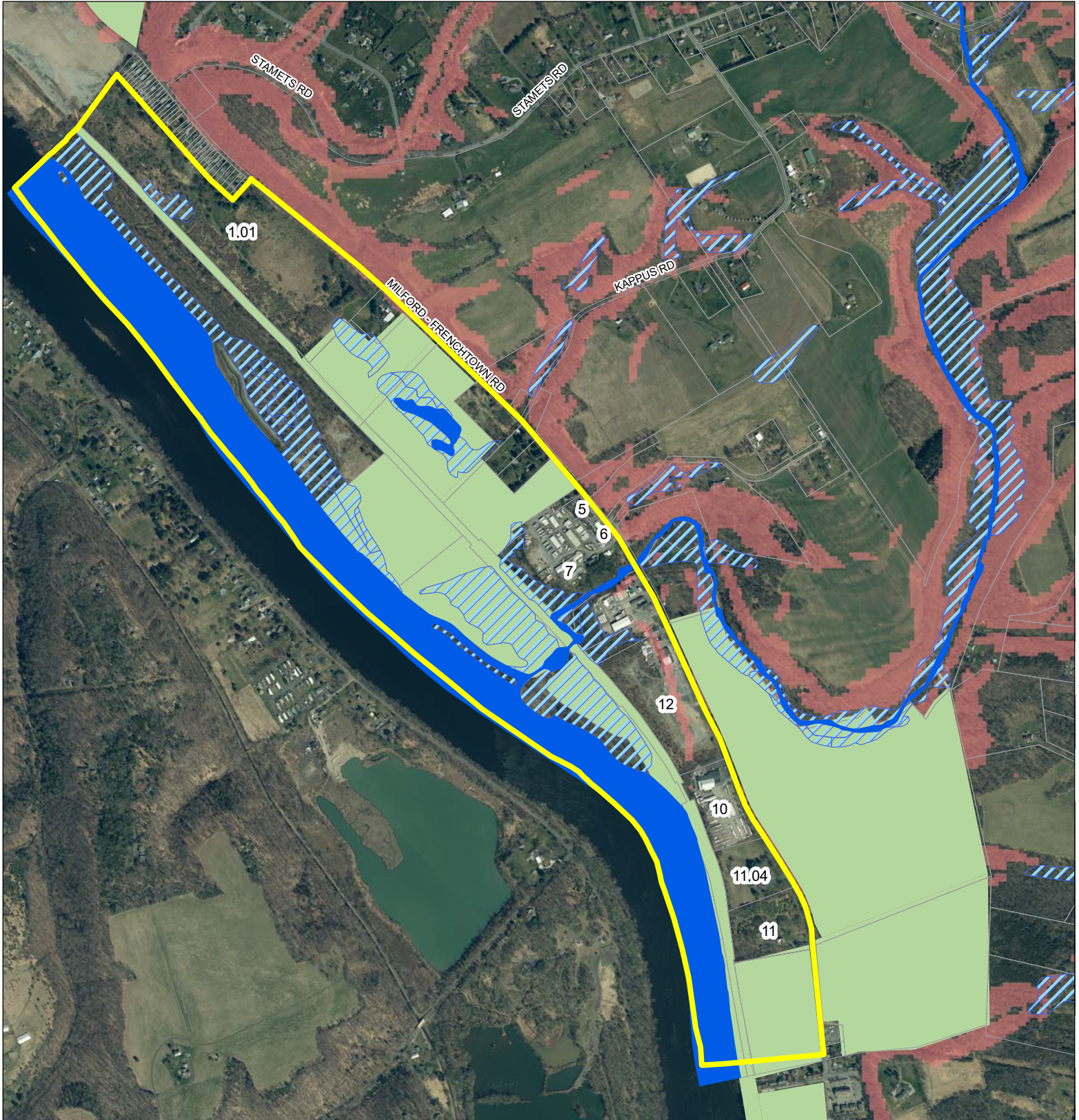
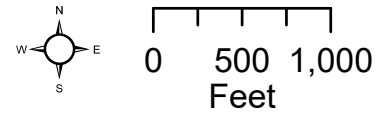
<u>Type</u>	<u>Units</u>
Independent living:	100 units, of which 20% to 30% will be affordable ( <b>20-30 units</b> );
Assisted living units:	120 units, of which 30% will be affordable ( <b>36 units</b> );
Hospice Care:	60 units (available on site to residents)
Adult day care:	100 units (available on an in- and out-patient basis)

A total of 56 - 66 affordable units will result from the Valley View redevelopment project on an inclusionary basis and in accordance with the affordable beds and units identified above. These affordable units will be credited as age-restricted units up to the 25 percent age-restricted cap of Alexandria's 167-unit obligation after deducting the RCA credits for the Third Round (i.e. 25% of (167-7) = 40 units).

This Round Four Plan will apply 14 units of the 56-66 units under the E-AR-AH zoning to the Round Four 49-unit Prospective Share (i.e. new 30% age-restricted cap of the 49-unit Round Four obligation = 14.7). 40 of the 56-66 units satisfied Alexandria Township’s Round Three obligation, which leaves a minimum of 16 units that the Township may credit

# Figure 1: Industrial Commercial Zone AH Overlay

Alexandria Township,  
Hunterdon County, NJ  
June 2025



## Legend

- IC AH Zone District
- Preserved Lands
- Wetlands
- Slopes greater than 15%
- Water

Data Sources:  
NJDEP 2020 LULC  
NJDEP 10 Meter DEM's  
NJGIN Parcels 2024  
**BANISCH**  
ASSOCIATES, INC.  
Planning and Design

toward Round Four, but only 14 may be credited under the Round Four 30% age-restricted cap.

The Valley View site consists of a substantial upland area (see Figure 2) that is located on CR513. The sewer collection line is in the ground approximately 1,000’ from the site where there is a manhole located in CR513. As depicted on Figure 2, the zoning district is substantially free of environmental constraints. COVID-19 and what are perceived as financial constraints on the owner of the facility has served to slow progress toward redevelopment. At this point in time, permits for renovations of the existing Valley View facility have been received for the existing facility, but the site and lands zoned for the overall development are available, approvable, developable and suitable.

**Figure 2: E-AR-AH OVERLAY ZONE**

### Round 4 Fair Share Plan Summary

Alexandria Township will address the Round Four Prospective Share by applying 14 affordable units from the existing E-AR-AH and 49 affordable units from the IC-AH overlay zoning districts that were adopted under Round Three. Both inclusionary zones yield a surplus of units after the units are credited to Round three.

- A surplus of 16-26 units are available from the E-AR-AH Overlay on CR 513 because 40 affordable units of the total 56-66 affordable units are credited to Round Three. 14 of these affordable units may be applied to the 49-unit Round Four Prospective Share under the 30% age-restricted cap.
- A surplus of 62 affordable units are available from the IC-AH Overlay on CR619 because 111 units of the 173 affordable units from this zone are credited to Round Three. 49-affordable units from the IC-AH will be applied to the 49-unit Round Four obligation.

Inclusionary Zone (Existing)	Affordable Unit Yield	Units Allocated to Round Three	Units Available to Address Round Four	Units Allocated to Address Round Four
E-AR-AH	56-66	40	16-26	<b>14</b>
IC-AH	173	111	62	<b>49</b>

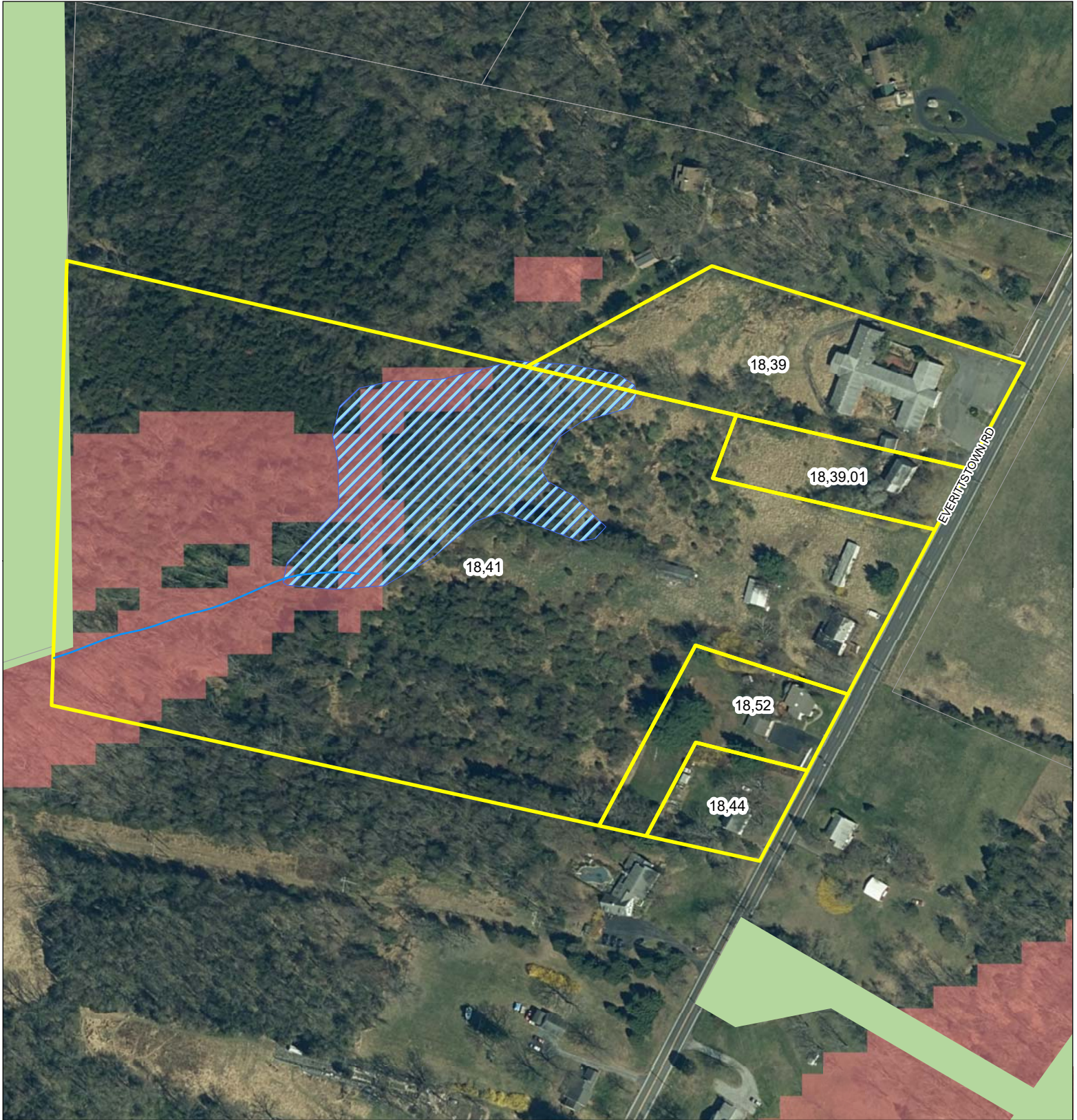
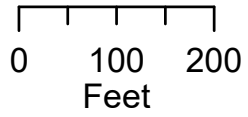
*Alexandria Township’s 49-unit Round Four Prospective Share is satisfied with a total of 63 affordable units provided through existing zoning adopted in Round Three.*

### 2024 FHA Compliance Parameters

The 2024 FHA Amendments identify a series of requirements to be addressed in the Fair Share Plan. A series of compliance parameters are to be applied to the whole number of units addressing the Prospective Share in the Housing Plan, including a 30% cap on age-restricted units, a requirement for at least 50% of the units to be available to families with children, a 25% rental unit requirement, and 12.5% family rental unit requirement, a

# Figure 2: E-AR-AH Overlay District (Valley View)

Alexandria Township,  
Hunterdon County, NJ  
June 2025



## Legend

- E-AR-AH Overlay Zone District
- Preserved Lands
- Wetlands
- Slopes greater than 15%
- Water

Data Sources:  
NJDEP 2020 LULC  
NJDEP 10 Meter DEM's  
NJGIN Parcels 2024  
**BANISCH**  
ASSOCIATES, INC.  
Planning and Design

requirement for 13% of the units in the plan to be reserved for very low-income households and one-half of the very low-income units available to families with children. The FHA identifies these compliance parameters, as follows:

“C.52:27D-311 1. A municipality may [1] **not** satisfy **more than 30 percent** of the affordable housing units, exclusive of any bonus credits, to address its prospective need affordable housing obligation through the creation of **of age-restricted housing**. A municipality shall satisfy [2] **a minimum of 50 percent of the actual affordable housing units**, exclusive of any bonus credits, created to address its prospective need affordable housing obligation through the creation of housing available to **families with children** and otherwise in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321). A municipality shall satisfy [3] **a minimum of 25 percent of the actual affordable housing units**, exclusive of any bonus credits, to address its prospective need affordable housing obligation, **through rental housing**, [4] **including at least half** of that [rental] number **[12.5%]** available to families with children. All units referred to in this section shall otherwise be in compliance with the requirements and controls established pursuant to section 21 of P.L.1985, c.222 (C.52:27D-321).

“C.52:27D-329.1\_7. Housing elements and fair share plans adopted pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) shall ensure that [5] **at least 13 percent** of the housing units made available for occupancy by low-income and moderate-income households to address a municipality’s prospective need obligation will be **reserved for** occupancy by **very low income households**, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), [6] **with at least half of such units made available for families with children**. The 13 percent shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality’s prospective need obligation.

Alexandria Township will amend the Township’s Affordable Housing Ordinance to include these compliance parameters identified in the 2024 FHA amendments. Alexandria Township’s durational adjustment inclusionary zoning does not prohibit nor require age-restricted units. All housing provided for shall be available to families, unless a developer proposes age-restricted housing development, in which case not more than 30% of the affordable units provided shall be age-restricted.

All affordable housing units will meet the required bedroom distribution, controls on affordability and be affirmatively marketed in conformance with the Uniform Housing Affordability Controls, (U.H.A.C., (N.J.A.C. 5:80-26.1)) as shown through the adoption of an Affordable Housing Ordinance (see Appendix). Alexandria Township has appointed an Administrative Agent and Affordable Housing Liaison (see Appendix). The Township’s affordable housing program will be administered in accordance with the updated Affirmative Marketing Plan (see Appendix).

## REDEVELOPMENT

Opportunities for development and redevelopment in Alexandria Township are limited by the fact that the Township has a limited supply of nonresidential development for redevelopment. That is partly due to the Township’s long history of being predominantly a farming community, and partly due to the lack of water and sewer that hasn’t attracted non-residential development of any scale. However, the two durational adjustment inclusionary zoning districts in this plan are (1) the E-AR-AH District (Valley View Healthcare Center) on CR 513 for redevelopment and new development; and (2) the IC-AH District where vacant land and marginally successful businesses present opportunities for development and redevelopment within the CR 619 highway corridor. Both inclusionary districts are adjacent to sewer service areas with capacity and pipes in the ground near or adjacent to municipal boundaries, but at the present time lack the actual infrastructure in the ground that is needed to support redevelopment

## FUNDING

The Township will amend the existing Development Fee Ordinance (see Appendix) in conformance with updated regulations. The Township’s Spending Plan will be revised to provide support for affordable housing opportunities that may arise, such as special needs housing capable of being developed on sites with on site septic systems, and to assist with rehabilitation funding as needed to supplement the Hunterdon County HOME Rehabilitation Program funding to address Present Need. Particular emphasis will be placed on attracting and providing financial subsidy and support very low-income persons with special needs that can benefit from supportive housing.

## MULTIGENERATIONAL FAMILY HOUSING

The amended Fair Housing Act requires:

“An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the **Multigenerational Family Housing Continuity Commission**, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);”

The duties of the Commission are to prepare and adopt recommendations on how governments, community groups, and private entities can advance the goal of enabling senior citizens to reside at the home of their extended families. This section of the Housing Plan addresses that section of the FHA (N.J.S.A. 52:27D-310 (g.) that calls for “an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).”

As of the date of this Housing Plan, there have been no recommendations by the Multigenerational Family Housing Continuity Commission on which to provide an analysis.

Nevertheless, Alexandria Township's ordinances do not impede the Commission's goals for seniors to live with extended family members. Alexandria Township's zoning ordinance provides an expansive definition of family that suggests a liberal interpretation of what constitutes a family, as follows:

**FAMILY**

One or more persons related by blood, foster relationship, marriage or adoption and, in addition, any domestic servants or gratuitous guests thereof, or a group of not more than five persons who need not be so related and, in addition, domestic servants or gratuitous guests thereof who are living together in a single dwelling unit and maintaining a common household with single cooking facilities. A roomer, boarder or lodger shall not be considered a member of the family.

All dwelling units in the Township are intended as living accommodations for a family and there are no definitions or regulations restricting a household comprised of unrelated individuals from living together in a single-family dwelling, or any type of dwelling unit. Therefore, the Township's ordinance does not inhibit the ability for intergenerational living among extended family members.

**RELATIONSHIP TO STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

The entirety of Alexandria Township is designated Rural Planning Area and Environmentally Sensitive Rural Planning Area, with the predominant designation being Environmentally Sensitive Rural Planning Area. The Planning objectives for the Rural Planning Area include the maintenance of valuable, productive farmland and vast expanses of agricultural resource areas and in the Environmentally Sensitive Rural Planning Area the same objectives apply, while also protecting environmentally sensitive natural resources. Limiting growth and growth inducing infrastructure and concentrating development are important objectives that apply to the Rural Planning Area to minimize the fragmentation and loss of farmland areas and to prevent degradation of environmentally sensitive areas. As such to achieve the goal of addressing the municipal affordable housing obligations, Alexandria Township's existing durational adjustment zoning districts are well situated to achieve the goal of providing affordable housing in locations that are appropriate for high-density residential development and at the same time, limit the incursion of growth into areas designated in the State Plan for continued maintenance of large expanses of agriculturally viable farmland. In addition, Alexandria Township's designation of durational adjustment inclusionary zoning densities needed to address affordable housing responsibilities serve to minimize the fragmentation and loss of the Township's agricultural land base and the Rural Planning Area and Environmentally Sensitive Planning Area.

**HOUSING ELEMENT PLAN**

**Inventory of Municipal Housing Conditions**

The primary source of information for the inventory of the Township's housing stock is the 2023 American Community Survey (ACS) 5-year estimates, which the Census now utilizes for demographic and housing data reporting.

According to the 2023 Census, the Township had 1,863 housing units, of which 6,067 (97%) were occupied. Table A1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consisted of one-family, detached dwellings (97% of the total, compared to 82% in the County), there were 57 units in attached or multi-family structures. The Township had a relatively low percentage of renter-occupied units, 8%, compared to 14% in Hunterdon County and 36.3% in the State. The Township's housing stock indicates a stable residential community with limited rental options.

**Table A1: Units in Structure by Tenure**

Units in Structure	Total Units	Vacant Units	Occupied Units		
			Total	Owner	Renter
1, detached	1,806	0	1,806	1,669	137
1, attached	0	0	0	0	0
2	0	0	0	0	0
3 or 4	0	0	0	0	0
5+	57	57	0	0	0
Other	0	0	0	0	0
Mobile Home	0	0	0	0	0
<b>Total</b>	<b>1,863</b>	<b>0</b>	<b>0</b>	<b>1,669</b>	<b>137</b>

*Source: 2023 ACS 5-year estimates B25032 and B25024*

Table A2 indicates the year housing units were built by tenure, while Table A3 compares the Township to Hunterdon County and the State. The age of Alexandria's housing stock depicted 56% of the housing built after 1980. Before the 1980s, the housing stock is primarily from pre-1940 and the 1970s. Owner-occupied units follow the same pattern as the year structures were built with the majority of owner-occupied units being built after 1980 with the largest increase found during the 1990s. Renter-occupied units had the largest gains in the 1960s. Older housing stock suggests potential concerns for maintenance and modernization, particularly for renter-occupied units. The presence of older housing stock is one of the factors that correlates highly with filtering. Filtering is a downward adjustment of housing needs that recognizes that the housing requirements of lower-income groups can be served by supply additions to the higher-income sections of the housing market.

**Table A2: Year Structure Built by Tenure**

Year Built	Total Units	% of Total	Vacant Units	Occupied Units		
				Total	Owner	Renter
2020 or later	0	0.0%	0	0	0	0
2010 - 2019	25	1.3%	0	25	25	0
2000 – 2009	248	13.3%	0	248	248	0
1990 – 1999	457	24.5%	0	457	442	15
1980 – 1989	316	17.0%	0	316	316	0
1970 – 1979	236	12.7%	57	179	179	0
1960 – 1969	145	7.8%	0	145	72	73
1950 - 1959	73	3.9%	0	73	73	0
1940 – 1949	37	2.0%	0	37	37	0
Pre-1940	326	17.5%	0	326	277	49
Total	1,863	100%	57	1,806	1,669	137

*Source: 2023 ACS 5-year estimates DP-04 and B25036*

Table A3 compares the year of construction for all dwelling units in the Township to Hunterdon County and the State. Alexandria had a larger percentage of units built in the 1990s than did the County or State and a smaller percentage of units built between 1940 and 1969.

**Table A3: Comparison of Year of Construction for Township, County, and State**

Year Built	%		
	Alexandria Township	Hunterdon County	New Jersey
2020 or later	0.0%	1.4%	2%
2010 - 2019	1.3%	3.1%	6%
2000 – 2009	13.3%	7.9%	9%
1990 – 1999	24.5%	16.0%	8%
1980 – 1989	17.0%	21.5%	12%
1970 – 1979	12.7%	10.5%	12%
1960 – 1969	7.8%	10.1%	13%
1950 - 1959	3.9%	7.6%	13%
1940 – 1949	2.0%	4.0%	6%
Pre-1940	17.5%	18.0%	18%
Median Year	1984	1980	1970

*Source: 2023 ACS 5-year estimates B25034 and B25035*

The 2023 Census documented household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables A4 and A5, respectively. Table

A4 indicates that renter-occupied units are all one and two-person households, with 61% of owner-occupied units having fewer than two persons.

**Table A4: Household Size in Occupied Housing Units by Tenure**

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	362	256	106
2 persons	787	756	31
3 persons	239	239	0
4 persons	163	163	0
5 persons	185	185	0
6 persons	70	70	0
7+ persons	0	0	0
Total	1,806	1,669	137

*Source: 2023 ACS 5-year estimates B25009*

The distribution of housing units by bedroom count shows a strong preference for larger homes, with four-bedroom units making up the majority (56.7%) of the housing stock, followed by three-bedroom units (22.2%). This suggests a market primarily catering to larger households and families, with fewer options for smaller living spaces.

Smaller units, including one-bedroom and two-bedroom homes, account for only 16.4% of total housing. Notably, studio (no-bedroom) units are nonexistent, and only 72 one-bedroom units (3.9% of total housing) exist, all of which are owner-occupied. This indicates a limited supply of smaller housing options, which could pose challenges for individuals, young professionals, or elderly residents looking to downsize.

Among two-bedroom units (12.5% of total housing), the split between owner-occupied (111 units) and renter-occupied (122 units) is relatively balanced, suggesting that this size serves both homeowners and renters. However, rental opportunities decline sharply for larger homes, as three-bedroom and five-plus-bedroom units have no renter occupancy at all, and only 15 out of 1,057 four-bedroom units are rented. This highlights a clear trend where larger homes are primarily retained for ownership rather than rental purposes.

Overall, the data reflects a housing market dominated by larger homes and homeownership, with very limited rental options, particularly for those needing more than two bedrooms.

**Table A5: Number of Bedrooms per Unit by Tenure**

Number of Bedrooms	Total Units	(%)	Occupied Units		
			Total	Owner	Renter
No bedroom	0	0.0%	0	0	0
1 bedroom	72	3.9%	15	15	0
2 bedrooms	233	12.5%	233	111	122
3 bedrooms	414	22.2%	414	414	0
4 bedrooms	1,057	56.7%	1,057	1,042	15
5+ bedrooms	87	4.7%	87	87	0

*Source: 2023 ACS 5-year estimates DP-04 and B25042*

Table A6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units in 2023 to those of the County and State. The Township's average household size for owner-units was higher than the State and County, with the renter-occupied units significantly less than both. Alexandria Township has larger household sizes (2.64 overall) compared to Hunterdon County (2.50) and New Jersey (2.58).

**Table A6: Average Household Size for Occupied Units for Township, County, and State**

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Alexandria Township	2.64	2.76	1.21
Hunterdon County	2.50	2.57	2.10
New Jersey	2.58	2.72	2.32

*Source: 2023 ACS 5-year estimates B25010*

The distribution of number of bedrooms per unit is shown in Table A7. The Township had considerably fewer units with zero (0) to three (0) bedroom units and a higher percentage of four or more-bedroom units than the County or State. This distribution aligns with the Township's predominantly larger household size and larger owner-occupied nature but may present affordability challenges for small households or individuals seeking rental housing.

**Table A7: Percentage of All Units by Number of Bedrooms**

Jurisdiction	None or one	Two or Three	Four or More
Alexandria Township	3.9%	34.7%	61.4%
Hunterdon County	8.4%	51.8%	39.7%
New Jersey	18%	57%	26%

*Source: 2023 ACS 5-year estimates DP-04*

In addition to data concerning occupancy characteristics, the 2023 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used in calculating a municipality's deteriorated units and indigenous need. The surrogates used to identify housing quality, in addition to age (Pre-1940 units in Table A2), are the following:

Persons per Room	1.01 or more persons per room is an index of overcrowding.
Plumbing Facilities	Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.
Kitchen Facilities	Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table A8 compares the Township, County, and State for some of the above indicators of housing quality. The Township has no units that are overcrowded and have inadequate plumbing or kitchen facilities. These indicators suggest relatively high housing quality in the Township.

**Table A8: Housing Quality for Township, County, and State**

Condition	%		
	Alexandria Township	Hunterdon County	New Jersey
Overcrowding	0%	.8%	4%
Lacking Complete plumbing Facilities	0%	.5%	.3%
Lacking Complete Kitchen Facilities	0%	.7%	.8%

*Source: 2023 ACS 5-year estimates DP-04*

The last factors used to describe the municipal housing stock are the assessed housing values and gross rents for residential units. Most homes fall within the \$500,000–\$999,999 range, with a median home value of \$545,900. High home values reflect a stable housing market but may present affordability barriers for lower-income residents. Future housing initiatives may consider affordable housing expansion.

**Table A9: Value of Residential Units**

Value	Number	%
Less than \$50,000	21	1.3%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	0	0.0%
\$150,000 to \$199,999	59	3.5%
\$200,000 to \$299,999	112	6.7%
\$300,000 to \$499,999	510	30.6%
\$500,000 to \$999,999	891	53.4%
\$1,000,000 or more	76	4.6%
Median (dollars)	\$545,900	

*Source: 2023 ACS 5-year estimates DP-04*

The majority of rental units exceed \$1,000 per month. The median rent was not reported but is likely in line with that of the County. Rental affordability is a concern, as high rents may exclude lower-income households. Increasing affordable rental units could address housing accessibility challenges.

**Table A10: Gross Rents for Specified Renter-Occupied Housing Units**

Contract Monthly Rent	Number	%
Less than \$500	106	77.4%
\$500 to \$999	0	0.0%
\$1,000 to \$1,499	16	11.7%
\$1,500 to \$1,999	0	0.0%
\$2,000 to \$2,499	0	0.0%
\$2,500 to \$2,999	15	10.9%
\$3,000 or more	0	0.0%
Median (contract rent)	Not Reported	

*Source: 2023 ACS 5-year estimates DP-04*

The data in Table A11 indicate that in 2023 there were 200 households earning less than \$35,000 annually. Many households earning under \$75,000 experience housing cost burdens, spending more than 30% of their income on housing. A figure of 30% is considered the limit of affordability for housing costs.

**Table A11: Household Expense in 2023 by as a Percentage of Household Income in 2023**

Income	Number of Households	Less than 30%	More than 30%
< \$20,000	128	0	128
\$20,000 – 34,999	72	0	72
\$35,000 - \$49,999	106	21	85
\$50,000 - \$74,999	45	21	24
\$75,000 +	1,455	821	634

*Note: <sup>1</sup>The universe for this Table is specified occupied housing units.*

*Source: 2023 ACS 5-year estimates S2503*

The comparison between housing units authorized for new construction (Table A12) and housing units demolished (Table A13) from 2013 to 2023 highlights a slow but positive net housing growth. From 2013 to 2021, annual housing permits remained minimal, with most years recording between 0 to 7 units approved. The only year in this period with more than five permits was 2015, when 7 new single-family units were authorized. Notably, no permits were issued in 2018 or 2020, reflecting periods of complete inactivity in housing development. Demolitions during this time were also minimal, typically at zero or one unit per year, except for 2019 (2 units)

and 2017 (1 unit). This suggests a relatively stable housing stock with limited replacement activity.

A slight increase in development occurred in 2022 and 2023, when 5 and 12 units were approved, respectively. 2023 stands out as the most active year, with 11 single-family homes and 1 mixed-use unit authorized. However, demolitions also peaked in 2022 (5 units) and 2023 (8 units), nearly offsetting new construction. This small-scale growth trend suggests that while new development is occurring, it is barely outpacing housing losses, potentially limiting overall housing availability. Overall, the data reflects a low-growth housing market with a strong reliance on single-family home construction and minimal diversification into multifamily or mixed-use development.

**Table A12: Housing Units Authorized by Building Permits for New Construction 2013-2024**

Year	Total	1&2 family	Multifamily	Mixed use
2013	3	3	0	0
2014	4	4	0	0
2015	7	7	0	0
2016	1	1	0	0
2017	2	2	0	0
2018	0	0	0	0
2019	2	2	0	0
2020	0	0	0	0
2021	4	4	0	0
2022	5	5	0	0
2023	12	11	0	1

*Source: New Jersey Department of Community Affairs, Development Trend Viewer*

**Table A13: Housing Units Demolished 2013-2024**

Year	Total	1&2 family	Multifamily	Mixed use
2013	0	0	0	0
2014	0	0	0	0
2015	0	0	0	0
2016	0	0	0	0
2017	1	1	0	0
2018	0	0	0	0
2019	2	2	0	0
2020	0	0	0	0
2021	1	1	0	0
2022	5	5	0	0
2023	8	8	0	0

*Source: New Jersey Department of Community Affairs, Development Trend Viewer*

The data on non-residential space Certificates of Occupancy (COs) from 2013 to 2023 reveals fluctuating levels of commercial and industrial development, with notable peaks and dips in activity. Overall, the annual square footage of non-residential space approved shows significant variation, indicating an inconsistent but active development landscape.

From 2013 to 2017, the annual square footage gradually increased, starting at 16.9 thousand square feet in 2013 and growing to 44.5 thousand square feet in 2017. This suggests a steady expansion of commercial and industrial development during the first half of the period.

In 2018, there was a significant spike to 85.2 thousand square feet, representing the highest level of non-residential development within the period. This surge may indicate a major commercial or industrial project completed that year. However, this momentum was not sustained, as development dropped sharply to 24.9 thousand square feet in 2019 and remained relatively low through 2020 (17.9 thousand square feet).

A second wave of increased activity occurred in 2021, reaching 57.7 thousand square feet, reflecting renewed investment in non-residential spaces. However, this was followed by another decline in 2022 (41 thousand square feet) and 2023 (28 thousand square feet), signaling a slowdown in commercial and industrial construction in recent years.

Overall, the data suggests a cyclical pattern of non-residential development, with occasional peaks driven by larger projects, followed by periods of lower activity. While there has been significant expansion at times, the inconsistency in development trends may indicate challenges such as economic shifts, market demand fluctuations, or regulatory influences.

**Table A14: Square Feet of Non-residential Space CO**

Year	Total (thousands)
2013	16.9
2014	29.3
2015	22.8
2016	31.9
2017	44.5
2018	85.2
2019	24.9
2020	17.9
2021	57.7
2022	41
2023	28

*New Jersey Department of Community Affairs, CO Yearly Summary*  
<https://www.nj.gov/dca/codes/reporter/co.shtml>

### Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2023 U.S. Census. The Census data provide a wealth of information concerning the characteristics of the Township's population in 2023.

The 2020 Decennial Census indicates that the Township had 4,809 residents, or 111 more residents than in 2000, representing a population increase of approximately 2%. The Township's 2% increase from the 2000's compares to a 6% increase in Hunterdon County and 10% in New Jersey.

The age distribution of the Township's residents is shown in Table A15. The Township, similar to most areas in the State and Country, has an aging population, with a higher percentage of residents over 55 compared to county and state averages.

**Table A15: Population by Age**

Age	% Persons
Under 5 years	4.8%
5 to 9 years	5.3%
10 to 14 years	6.5%
15 to 19 years	6.4%
20 to 24 years	4.4%
25 to 34 years	6.3%
35 to 44 years	11.4%
45 to 54 years	9.0%
55 to 59 years	12.2%
60 to 64 years	7.9%
65 to 74 years	16.7%
75 to 84 years	6.3%
85 years and over	3.0%
Median Age	51.1%

*Source: 2023 DP-05 ACS 5-year Estimates*

Table A16 compares the Township to the County and State by age categories. The principal differences among the Township, County, and State occur in the 20-34 age category, where the Township had a smaller proportion than the County and State. The Township generally had more persons in the 55 and older age categories than the County and State.

**Table A16: Comparison of Age Distribution for Township, County, and State (% of persons)**

Age	Alexandria Township	Hunterdon County	New Jersey
Under 5 years	4.8%	4.8%	5.6%
5 to 9 years	5.3%	4.8%	5.8%
10 to 14 years	6.5%	5.8%	6.3%
15 to 19 years	6.4%	5.7%	6.3%
20 to 24 years	4.4%	5.2%	5.9%
25 to 34 years	6.3%	9.9%	12.7%
35 to 44 years	11.4%	12.3%	13.3%
45 to 54 years	9.0%	13.4%	12.8%
55 to 59 years	12.2%	8.6%	6.6%
60 to 64 years	7.9%	8.4%	6.8%
65 to 74 years	16.7%	12.3%	10.3%
75 to 84 years	6.3%	6.7%	5.5%
85 years and over	3.0%	2.2%	1.9%
Median	51.1	46.2	40.4

*Source: 2023 DP-05 5-year estimates*

Table A17 provides Census data on household size for the Township, while Table A18 compares household sizes in the Township to those in Hunterdon County and the State. The Township has more households with either two persons than the County or State and fewer 3-person households than either the County or State.

**Table A17: Persons in Household**

Household Size	%
1 person	20.0%
2 persons	43.6%
3 persons	13.2%
4 or more persons	23.1%
Average Household Size	2.64

*Source: 2023 ACS 5-year Estimates U.S. Census, S2501.*

**Table A18: Comparison of Persons in Household for Township, County, and State (% of households)**

Household Size	Township	County	State
1 person	20.0%	21.7%	26.2%
2 persons	43.6%	37.0%	31.7%
3 persons	13.2%	18.0%	17.0%
4+ persons	23.1%	23.3%	25.0%
Average household Size	2.64	2.5	2.58

*Source: 2023 ACS5-year estimate S2501 and S1101*

Table A19 presents a detailed breakdown of the Township's population by household type and relationship for persons over 65. Family households dominate, but non-family households account for a substantial portion (20%). Planning should include housing that accommodates both family and non-family households, ensuring a diverse and inclusive housing market as demand for senior housing increases.

**Table A19: Persons 65+ by Household Type and Relationship**

	Persons
In households:	1,220
In family households:	975
Householder:	475
Male	346
Female	129
Spouse	428
Parent	54
Parent-in-law	0
Other relatives	11
Nonrelatives	7
In nonfamily households:	245
Householder:	245
Male:	35
Living alone	35
Not living alone	0
Female:	210
Living alone	210
Not living alone	0
Nonrelatives	0
In Group Quarters	31

*Source: 2023 ACS B09020 5-year estimate.*

Table A20 provides 2023 income data for the Township, County, and State. The Township's per capita and family incomes were higher than the County and State. Higher incomes suggest economic stability.

**Table A20: 2023 Income for Township, County, and State**

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Alexandria Township	\$74,886	\$156,797	\$185,921
Hunterdon County	\$69,860	\$137,275	\$159,970
New Jersey	\$53,118	\$99,781	\$121,944

*Source: 2023 U.S. Census ACS 5 Year Estimates B19301 and S1901,*

Table A21 addresses the lower end of the income spectrum, providing data on poverty levels for persons and families in 2023. According to the data in Table A21, the Township had proportionately fewer persons qualifying for poverty status than the State but similar levels as the County.

**Table A21: Poverty Status for Persons and Families for Township, County, and State  
(% with 2023 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Alexandria Township	5.7%	3.6%
Hunterdon County	4.9%	3.6%
New Jersey	9.8%	7%

*Source: 2023 ACS 5-year estimates S1701 and S1702*

The U.S. Census includes a vast array of additional demographic data that provide insights into an area's population. For example, Table A22 provides a comparison of the median year households moved into their current residences. This is a surrogate measure of the mobility/stability of a population. A higher percentage of homeowners and renters have resided in the same home longer compared to county and state averages.

**Table A22: Comparison of Median Year Householder Moved Into Unit for Township, County, and State**

Jurisdiction	Owner Occupied	Renter Occupied
Alexandria Township	2002	2014
Hunterdon County	2010	2019
New Jersey	2010	2019

*Source: 2023 ACS 5-year estimates B25039*

Table A23 compares the educational attainment for Township, County, and State residents over age 25. The data indicate that more Township residents achieved a high school diploma or higher than the County and State.

**Table A23: Educational Attainment for Township, County, and State Residents  
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Alexandria Township	96.3%	61.4%
Hunterdon County	95.6%	58.7%
New Jersey	90.7%	42.9%

*Source: 2023 ACS 5-year estimates DP02*

The 2023 Census also provides data on the means of transportation that people use to reach their place of work. Table A24 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township had a relatively high percentage of those who drive alone and a relatively low percentage of workers who carpool or use public transit. However, the Township has a higher percentage of those who walk to work in comparison to the County and State. This may reflect a change toward remote work for residents.

**Table A24: Means of Transportation to Work for Township, County and State Residents (Workers 16 years old and over)**

	Alexandria Township	Hunterdon County	New Jersey
Car, truck, or van -- drove alone	64.2%	72.8%	63.7%
Car, truck, or van -- carpooled	5.3%	5.0%	7.7%
Public transportation (excluding taxicab)	0.0%	1.2%	8.5%
Walked	0.0%	1.5%	2.6%
Other means	0.0%	0.4%	2.4%
Worked from home	30.5%	19.0%	15.0%

*Source: 2023 ACS 5-year estimates DP-03*

The 2023 Census also provided information on resident employment by industry. Education and healthcare dominate the employment sectors, followed by professional services. A strong presence in education and healthcare indicates job stability.

**Table A25: Employment by Industry**

Industry	Persons	%
Civilian employed population 16 years and over	2,076	
Agriculture, forestry, fishing and hunting, and mining	13	0.6%
Construction	153	7.4%
Manufacturing	355	17.1%
Wholesale trade	28	1.3%
Retail trade	112	5.4%
Transportation and warehousing, and utilities	0	0.0%
Information	88	4.2%
Finance and insurance, and real estate and rental and leasing	200	9.6%
Professional, scientific, and management, and administrative and waste management services	328	15.8%
Educational services, and health care and social assistance	483	23.3%
Arts, entertainment, and recreation, and accommodation and food services	114	5.5%
Other services, except public administration	89	4.3%
Public administration	113	5.4%

*Source: 2023 ACS 5-year estimates DP-03*

The employment rate, according to the 2023 census shows that the Township had fewer people in the labor forced. The Township’s higher median age may represent a larger retired population. The Township has lower employment of those in the labor force than the State and County.

**Table A26: Labor Force and Employment (%)**

<b>Jurisdiction</b>	<b>Percent in Labor Force</b>	<b>Employed</b>	<b>Unemployed</b>
Alexandria Township	57.4%	52.1%	5.3%
Hunterdon County	65.8%	63.6%	2.2%
New Jersey	66.2%	62.1%	4.1%

*Source: 2023 ACS 5-year estimates DP-03*

The forecast for population and employment growth from 2015 to 2050 indicates modest expansion over the 35-year period, with an annualized growth rate of 0.2% for population and 0.3% for employment. The population is projected to grow from 4,849 in 2015 to 5,220 in 2050, representing a 7.6% total increase, which suggests slow but steady demographic growth. This minimal population expansion implies that residential demand will rise gradually rather than sharply, potentially leading to stable housing needs without significant pressure for rapid expansion.

Employment is forecasted to grow slightly faster than population, increasing from 943 jobs in 2015 to 1,088 by 2050. The higher growth rate in employment compared to population suggests a gradual strengthening of the local economy, potentially attracting more workers and increasing job opportunities. However, with such modest population growth, the local workforce may need to rely on in-commuters to fill new jobs.

**Table A27: Forecast for Employment and Population**

	<b>2015</b>	<b>2050</b>	<b>Annualized % Change 2015-2045</b>
<b>Population</b>	4,849	5,220	.2
<b>Employment</b>	943	1,088	.3

*Source: NJTPA Municipal Forecasts 2015-2050 Appendix E*

Overall, the forecast reflects a stable, slow-growing community with a slightly stronger employment expansion relative to population growth.

## Frenchtown and Milford Sewer Service and Water Supply Capacity

Wastewater Capacity Based on Average vs. Permitted Flow:

NJDEP Data Miner provides wastewater treatment reports for the average flow vs. permitted flow for the Frenchtown and Milford sewer plants. In summary, it appears that there is approximately 295,000 gpd in average flow available between the two sewage treatment plants based on the twelve month period spanning March 2017 through February 2018, under NJDEP's 95% capacity cap, based on the information below.

<b><u>Municipal Facilities Average Flow vs. Permitted Flow</u></b>						
For Time Period: March 1, 2017 – February 28, 2018						
NJPDES #	Outfall	County	Permit Flow	12 Month Average flow	Units	CAP %
<b>FRENCHTOWN WASTEWATER TREATMENT PLANT</b>						
NJ0029831	001A	Hunterdon	<b>0.15</b>	0.140	MGD	
NJ0029831	001A	Hunterdon	<b>0.26</b>	0.140	MGD	<i>Estimated at 53.85%</i>
				0.140		#MULTIVALU E
<b>MILFORD SEWER UTILITY</b>						
NJ0021890	001A	Hunterdon	<b>0.4</b>	0.192	MGD	
				0.192		48.00%
<b>DISCLAIMER:</b> <i>This tool can be used to create a report in order to determine if a treatment plant has reached or exceeded the CAP threshold of 95 percent (12-month average reported flow from DMRs vs permitted flow). Missing or incorrect data may affect the result. The Department works with permittees to resolve missing or incorrect data as quickly as possible. When using this tool, it is recommended that the 1st day of the first month be set as the start date and the last day of the twelfth month be used as the end date (i.e. 4/1/16 – 3/31/17).</i>						

**Source:** NJDEP – DEP Data Miner, 12-consecutive month average flow as a percentage of a treatment plant permitted Flow for Surface Water

<https://www13.state.nj.us/DataMiner/Search/SearchByCategory?isExternal=y&getCategory=y&catName=NJPDES+Permitting+Program>

Frenchtown: 95% capacity = 247,000 gpd; 107,000 gpd remaining between 12 consecutive month average and plant capacity under the 95% cap (247,000 gpd – 140,000 gpd = 107,000 gpd remaining capacity under the 95% cap).

Milford: 95% capacity = 380,000 gpd; 188,000 gpd remaining between 12 consecutive month average and plant capacity under the 95% cap (380,000 gpd – 192,000 gpd = 188,000 gpd remaining capacity under the 95% cap).

Total capacity of the two plants available according to the NJDEP 12 consecutive month average flow report: 295,000 gpd. This equates to approximately 842 units @ 350 gpd.

Water Supply Availability Analysis:

IC Nonage-restricted Affordable Housing Overlay Zone					
Block	Lot(s)	Gross Acres	Net Acres	Yield @ 12 du/ac	Aff. Yield at 20% Inclusionary
17.01	1.01	39.98	37.58	450.9	90.1
	5, 6 & 7	14.25	4.26	51.1	10.2
	10	6.08	6.08	72.9	14.5
	11	6.64	6.64	79.6	15.9
	11.04	5.22	5.22	62.6	12.5
	12	12.94	12.76	153.1	30.6
<b>TOTALS</b>		<b>85.11</b>	<b>72.54</b>	<b>870.2</b>	<b>173.8</b>

Water Supply Information for Rezoning

Water supply information is provided in NJDEP Division of Water Supply and Geoscience reports for the Milford and Frenchtown water supply systems. Both systems are currently operating with water supply surpluses. . The water supply system reports can be found here: <http://www.nj.gov/cgi-bin/dep/watersupply/pwsproc.pl> and copies of each report are attached to this email.

Estimated water demand is approximately 198,460 gpd for the Valley View and IC Zone inclusionary zoning districts, including the affordable units. The estimate is detailed below.

NJDEP Division of Water Supply and Geoscience reports identify three water supply surplus figures for Milford and Frenchtown water supply systems, including (1) a firm capacity surplus, (2) a monthly allocation permit surplus and (3) a yearly allocation permit surplus. These are identified in the table below as indicated on NJDEP's website. The surplus firm capacity for both systems is 221,000 gallons per day compared to the demand for the IC and Valley View inclusionary zoning district potential water demand is 198,460 gallons per day. When combined, the surpluses for the two systems are identified as follows:

- 221,000 gpd (firm capacity)
- 353,700 gpd (water allocation permit gpd/monthly)
- 240,000 gpd (water allocation permit gpd/yearly)

Compared to the estimated demand of 198,460 gpd for the two rezoning projects, the combined firm capacity surplus for the Milford and Frenchtown systems is approximately 73,000 gpd less than estimated demand; however, the combined monthly allocation permit surplus exceeds estimated demand for the two rezoning projects by 32,000 gpd and the combined yearly allocation permit surplus exceeds estimated demand by approximately 138,000 gpd. The water system surpluses are identified in the following table. Water supply demand estimates for the two rezoning projects are detailed below the table.

**Water Supply Surplus:**

Both systems are currently operating with a water supply surplus, as confirmed with Matt Myers, NJDEP Bureau of Water Allocation and Well Permitting, on 12/5/17. The surpluses identified below are based on the last update from each of the suppliers dated 03/30/17 as indicated on the Bureau’s website, as follows:

Municipality:	Milford Water Department	Frenchtown - NJ American Water
<b>Surplus:</b>		
Firm Capacity	<b>.052 MGD</b> (52,000 gallons daily)	<b>.169 MGD</b> (169,000 gallons daily)
Water Allocation Permit	<b>6.020 MGM</b> (/31= 194,000 gpd) <b>43.295 MGY</b> (/12=3.607 MGM /31= 116,000 gpd)	<b>4.953 MGM</b> (/31= 159,700 gpd) <b>46.193 MGY</b> (/12=3.994 MGM /31= 124,000 gpd)

**Rezoning Water Supply Demand Estimates (based on RSIS TABLE 5.1 WATER DEMAND/GENERATION BY TYPE/SIZE OF HOUSING)**

Valley View Rezoning (Frenchtown):

- 100 Independent living units (including 20-30 affordable units); and
- 120 Assisted living units (including 36 affordable units).

Estimated water demand for Valley View rezoning: 120 gpd/unit (1.56 persons per unit and demand for garden apt. multiplier is used as per RSIS).

220 units x 120 gpd = **26,400 gpd**

IC Rezoning (Frenchtown & Milford):

- 867 units (including a combination of up to 130 rental/173 for-sale affordable units).

Estimated water demand *IF* the 867 units in the IC rezoning are developed as 467 Townhouse & 400 Rental apartments:

Townhouse ( ½ - 2-br units 150 gpd; and ½ - 3-br units 210 gpd - an average daily demand of 180 gpd is used): 467 x 180 gpd = **84,060 gpd**

Garden apt. ( ½ - 2-br units 175 gpd; and ½ - 3-br units 270 gpd - an average daily demand of 200 gpd is used): 400 x 220 gpd = **88,000 gpd**

Total water demand (**Valley View and IC Rezoning**): **110,460 gpd** vs. identified surpluses, as follows:

- 221,000 gpd (firm capacity)
- 353,700 gpd (water allocation permit gpd/monthly)
- 240,000 gpd (water allocation permit gpd/yearly)