

Plans, Master Plans and Amendments

Report to the Board April 9th through May 13th 2015

Municipality	Chester Township
Document	Master Plan Housing Element and Fair Share Plan
Public Hearing	May 19, 2015
Summary	Master Plan Amendment incorporating a Housing Element and Fair Share Plan aligned with the Highlands Regional Master Plan and COAH's third round methodology proposed on June 2, 2014.

<ul style="list-style-type: none"> • The most recent Chester Township Housing Element and Fair Share Plan (Plan) was adopted on May 11, 2010 which utilized the COAH third round methodology for calculating fair share obligation effective as of June 2, 2008, including prospective need for the years 2004-2014, rehabilitation and unanswered prior obligation. The proposed Plan notes that new rules were issued by COAH on June 2, 2014. The proposed Plan reflects changes in the 2014 rules, covers years 2014 through 2024 and incorporates provisions to align the Plan with the Highlands Regional Master Plan (RMP). • The Plan identifies major goals and objectives relating to future housing in the Highlands Area. These include, but are not limited to: <ul style="list-style-type: none"> ○ To the extent feasible, guide new residential development into center based projects. ○ Incorporate affordable housing into any new residential construction, including mixed use, redevelopment and/or adaptive reuse projects. ○ Reduce long term housing costs by incorporating green building technology, sustainable site design, efficient water management and energy efficient technologies. ○ Use smart growth approaches to addressing housing needs; e.g. use land more efficiently, support a diverse mix of housing, target housing to areas with higher densities, without environmental constraints, within walking distance of schools, employment, services, transit and community facilities where capacity is available. • The new Plan incorporates RMP provisions as the basis for determining Chester Township's capacity to grow using the Highlands municipal build-out analysis. Incorporating Highlands capacity constraints and the June 2014 COAH rules, the Plan concludes that Chester Township has a total pre-credited obligation of 39 units (Rehabilitation- 27 units, unanswered prior obligation - 0 units and prospective need - 12 units for the 2014 – 2024 period). With credits, the report anticipates a 16 unit shortfall for rehabilitation and a 3 unit shortfall for prospective obligation. • The Plan proposes meeting its 16 unit rehabilitation shortfall through rehabilitation of the Glenlora Nursing Home site (15 units), which is owned by the municipality, plus one unit of other rehabilitation. The three unit shortfall in prospective need will be met with a three unit rental bonus from the Glenlora redevelopment. • The Plan indicates that COAH certification will be sought once the Highlands Council approves the Plan. The Plan makes no mention of the recent Supreme Court decisions invalidating the last third round rules and remanding further COAH housing authority to the courts. 	
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