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November 17, 2004

Mr. David K. Dech, PP/AICP
Warren County Planning Department
Wayne Dumont, Jr. Administration Building
165 County Route 519 South
Belvidere, NJ 07823-1949

Re: Greenwich Township
PSDRP Cross Acceptance III - Build-out/Growth Projection

Dear Mr. Dech:

The purpose of this letter is to provide Greenwich Township's estimate for population growth in connection with the Cross Acceptance III and the Preliminary State Dveloment and Redevelopment Plan (PSDRP). Growth projections provided by the County in connection with the PSDRP appear to overstate the residential growth potential for Greenwich Township. As a result, Mr. Michael Finelli, PE/PP and I have been asked by the Township to review the growth projections and provide you with the municipal growth projection that is based upon the Township's build-out analysis

The Township estimates that the maximum amount of residential growth that may occur in Greenwich Township under current zoning and in view of the recent Highlands Act Preservation Area impacts, is a total of 421 additional housing units and a population increase of 1,137 persons.

Housing Build-out

The Township's build-out is based upon the following calculation:

1. Lot-by-lot count of the maximum amount of housing units that may be constructed under current zoning (7-acre density, with a density bonus for cluster option) on vacant and developable land; **570 units**
2. Adjustment for the number of units in the build-out that are associated with permanently preserved farmland: **-111 units**
3. Adjustment for anticipated impact of the number of units that are no longer possible on land designated Highlands Preservation Area (this adjustment maintains the underlying 7-acre density, but eliminates the number of units that would otherwise be permitted under the more intensive cluster density bonus provision of the zoning ordinance); **- 38 units**
4. Total units possible after all adjustments: **421 units**

Population Estimate:

Based upon 2.7 persons per household, the 421 units calculated under the Township build-out count is 1,137 persons:

421 units x 2.7 persons/household = 1,137 persons.

Build-out/population explanation:

1. The Township's residential growth and population estimate is based upon the Township Engineer's build-out analysis, dated October of 2003 (as mapped on 10/13/03), which included a calculation of the maximum amount of growth possible in the Township on an individual lot-by-lot basis for every undeveloped/partially developed lot in the municipality, based upon the 7-acre density. This calculation yielded a total of 335 residential units.

   The October 2003 lot-by-lot count of residential growth did not account for the density bonus provision in the zoning ordinance when utilizing the clustering subdivision option. In May of 2004, the build-out estimate was adjusted upward on a lot-by-lot basis to account for the density bonus permitted when development is clustered. This yielded a total build-out of 570 residential units. This is based upon the assumption that the development community would utilize the clustering option to maximize the number of dwelling units permitted by ordinance.

2. The May 2004 adjusted build-out of 570 units did not include an adjustment for the number of dwellings that were associated with farmland preserved properties. This adjustment amounts to a total of 111 dwelling units that cannot be constructed on land that has been preserved through farmland preservation. This results in a total of 459 units that can be built in the Township under the current 7-acre zoning with clustering density bonus.

3. The Highlands Act designated two portions of the municipality "Preservation Area", which includes those portions of the municipality north of SR57 and south of CR 638. The May 2004 build-out includes a total of 88 dwellings for these two areas of the Township, based upon the density bonus in the clustering provision. In analyzing the development standards for the Highlands Preservation Area in the Highlands Act, it appears that the Act will permit a net density of one dwelling unit per seven (7) acres of land when clustered. This would respond to the size of residential housing that is characteristic of present market conditions. In this light, rather than use the 88 dwelling unit estimate (4 d.u./ac. cluster bonus), it appears the 7 acre density is more appropriate, which results in an adjustment of 38 dwelling units less than pre-Highlands Preservation Area designation. This takes into account the relatively level, open, and non-forested character of the two areas of the Township designated Highlands Preservation Area.

4. As indicated above, the Township's population estimate of 1,137 persons is based upon the number of residential units that may be built under current zoning provisions and applying an average household size of 2.7 persons per dwelling to that number: Based upon 2.7 persons per household, the 421 units calculated under the Township build-out count is 1,137 persons:

421 units x 2.7 persons/household = 1,137 (1,136.6) persons.

The Township's build-out and population projections are a better and more accurate estimate of anticipated population growth than the estimates offered for inclusion in the SDRP. Therefore, Greenwich Township requests that the growth projection provided in this letter be included in the County's Cross Acceptance report to the Office of Smart Growth and State Planning Commission. If you have any questions, or if additional information is required, please do not hesitate to contact me.

Thank you very much for your assistance in this matter.

Sincerely yours,

David Banisch, PP

c. Elva Pomroy, Planning Board Coordinator
Michael S. Finelli, PE/PP