

Washington Township  
Warren County  
  
Growth Projections  
Non-Residential Summary Only

February 4, 2005

Table of Contents

**1 OVERVIEW**..... **ERROR! BOOKMARK NOT DEFINED.**  
1.1 WASHINGTON TOWNSHIP..... **ERROR! BOOKMARK NOT DEFINED.**  
1.2 PURPOSE ..... **ERROR! BOOKMARK NOT DEFINED.**  
1.3 COMMUNITY PROFILE ..... **ERROR! BOOKMARK NOT DEFINED.**  
1.4 2<sup>ND</sup> ROUND CERTIFICATION..... **ERROR! BOOKMARK NOT DEFINED.**  
**2 FAIR SHARE CALCULATION** ..... **4**  
**3 RESIDENTIAL GROWTH**..... **ERROR! BOOKMARK NOT DEFINED.**  
**4 NON-RESIDENTIAL GROWTH**..... **12**  
**5 FAIR PLAN SUMMARY**..... **ERROR! BOOKMARK NOT DEFINED.**  
**6 FAIR SHARE COSTS**..... **ERROR! BOOKMARK NOT DEFINED.**  
**APPENDIX A RESIDENTIAL BUILD OUT ANALYSIS**..... **14**  
**APPENDIX B NON-RESIDENTIAL BUILD OUT ANALYSIS**..... **16**  
**GLOSSARY**..... **18**

**List of Figures**

Figure 1 Population Projections with Highlands Impact ...**Error! Bookmark not defined.**  
Figure 2 Washington Township Highlands Preservation Area..... 6  
Figure 3 Washington Township Steep Slope Areas ..... 7  
Figure 4 Limestone Regions within Washington Township..... 8  
Figure 5 Wetlands and C1 Stream Buffers ..... 9  
Figure 6 NJ Agricultural Soil Rankings..... 11

**List of Tables**

Table 1 Washington Township Age Distributions.....**Error! Bookmark not defined.**  
Table 2 Washington Township Household Description ...**Error! Bookmark not defined.**  
Table 3 Washington Township Home Ownership and Rental Overview ..... **Error! Bookmark not defined.**  
Table 4 Washington Township Housing Stock .....**Error! Bookmark not defined.**  
Table 5 Washington Township Housing Stock Cost Ranges ..... **Error! Bookmark not defined.**  
Table 6 Washington Township Monthly Rental Costs.....**Error! Bookmark not defined.**  
Table 7 Washington Township 2<sup>nd</sup> Round Certification....**Error! Bookmark not defined.**  
Table 8 Washington Township 2<sup>nd</sup> Round Credits .....**Error! Bookmark not defined.**  
Table 9 2004 Residential Growth and COAH Obligations ..... 4  
Table 10 2004 Non-residential Growth and COAH Obligations..... 4

Washington Township 3<sup>rd</sup> Round COAH Growth Projections

Table 11 Washington Township Residential Development Zoning **Error! Bookmark not defined.**

Table 12 Washington Township Non-residential Development Zoning ..... 12

Table 13 3<sup>rd</sup> Round Affordable Housing Obligation .....**Error! Bookmark not defined.**

Table 14 Affordable Obligation Costs with no Inclusionary Zoning .....**Error! Bookmark not defined.**

Table 15 Affordable Obligation Costs with Inclusionary Zoning ... **Error! Bookmark not defined.**

# 1 Fair Share Calculation

The approach for growth share calculation is to first determine the maximum realistic build out for residential and non-residential development that could occur during the years 2005 – 2014. The actual 2004 development activity is depicted below:

Development	Homes
Standalone	9
Canal Estates	5
Fairway Condominiums	22
PVD	35
Village Gate	23

**SUBTOTAL: 94**  
**2004 Demolitions: 0**  
**NET: 94**

**Affordable Units: 12**

**Table 1 2004 Residential Growth and COAH Obligations**

Name	Block	Lot	UCC Use	Sq. Footage	COAH Sq. Ft/Unit	Affordable Units
Smith Motors	66	20.11	B	26,694	8,333	3.203
Hicks Paving Office	30	5.01	B	1,920	8,333	0.230
Hicks Paving Garage	30	5.01	S	3,840	125,000	0.031
PVD Golf Club House	65	3	A3	4,744	8,333	0.569
Washington One Stop	65	1.03	S	1,440	125,000	0.012
Dorsch Properties	78	12	M	832	25,000	0.033
				<b>39,470</b>	<b>TOTAL:</b>	<b>4.079</b>

**Affordable Units: 4**

**Table 2 2004 Non-residential Growth and COAH Obligations**

The grand total for 2004 growth obligations is 16.

It is important to take into account the diverse factors that will impact development within the Township:

1) **Highlands Region**

Figure 2 depicts the boundaries of the Highlands Preservation Area. This area has regulations placed on it in order to minimize development to protect water resources. The Washington Township Highlands Preservation Area encompasses nearly 1/3 of the Township, with 26 residential lots that could be developed (587 acres). There are 1,015 acres already preserved as Open Space in the Preservation Area. The NJ Department of Corrections owns 8.55 acres and the Washington

Borough Board of Education owns 15 acres in this area. The total of those Public Lands is 23½ acres, which will be deducted from the growth projection as correction facilities are not a permitted use in the Mountain Residential Zone and the Borough has since expanded its Memorial Street Elementary School. For non-residential development, there are 3 lots within the Preservation area, a total of 305 acres, that are zoned Planned Industrial. The Warren County Planning Department has developed an analysis for growth, “County Population Estimates and Projections Methodology and Assumptions”, to support State Cross Acceptance planning. It is assumed that residential development will require 8 acres per dwelling due to:

- Stricter environmental standards imposed by the Highlands legislation
- Steep slopes (Figure 3)
- Underlying limestone (Figure 4)
- Wetlands and Category 1 streams (Figure 5)

Due to minimize zoning requirements and the Highlands legislation, 248 residential lots (290 acres) are not conforming, and have been removed from the growth share projections. There are 19 nonconforming non-residential lots (21 acres). These lots would require extensive variances in order to be developed.

For commercial development, the Highlands legislation mandates a maximum of 3% impervious coverage for each lot. In order to ensure adequate parking and egress points, the lot sizes will be assumed to be doubled for development within the Highlands Preservation Area. The building envelope size will be based on 5 acre zoning.

## Highlands Preservation Area

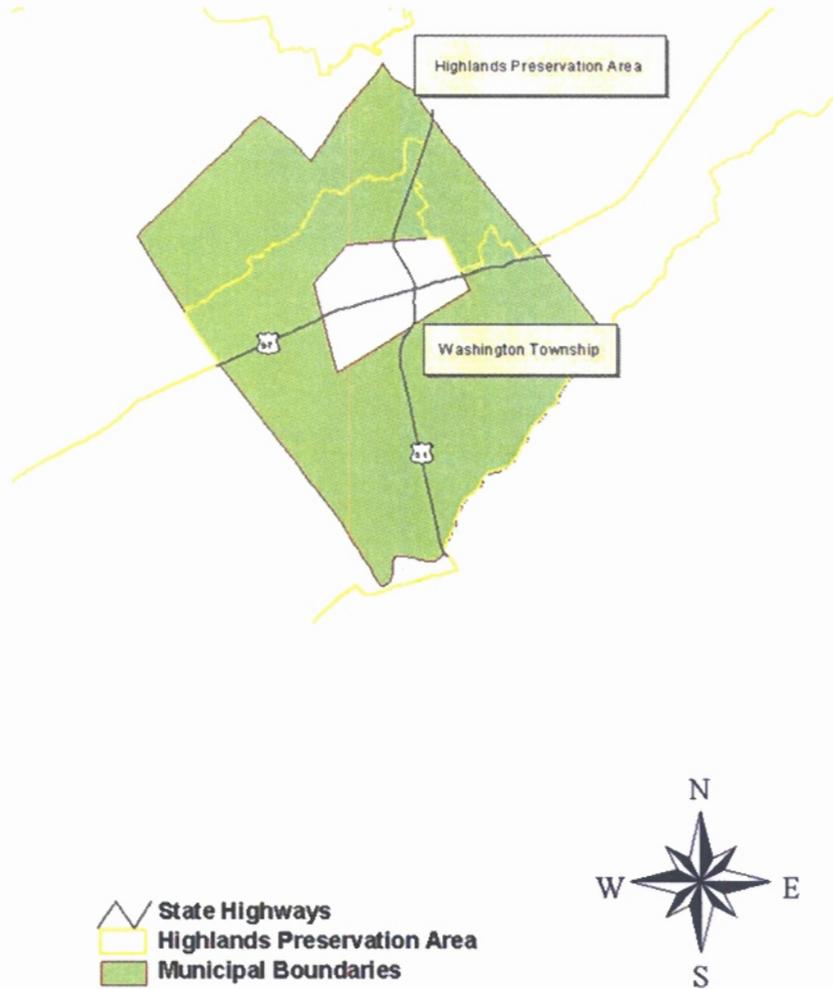


Figure 1 Washington Township Highlands Preservation Area

# Steep Slopes

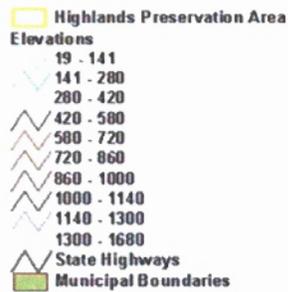
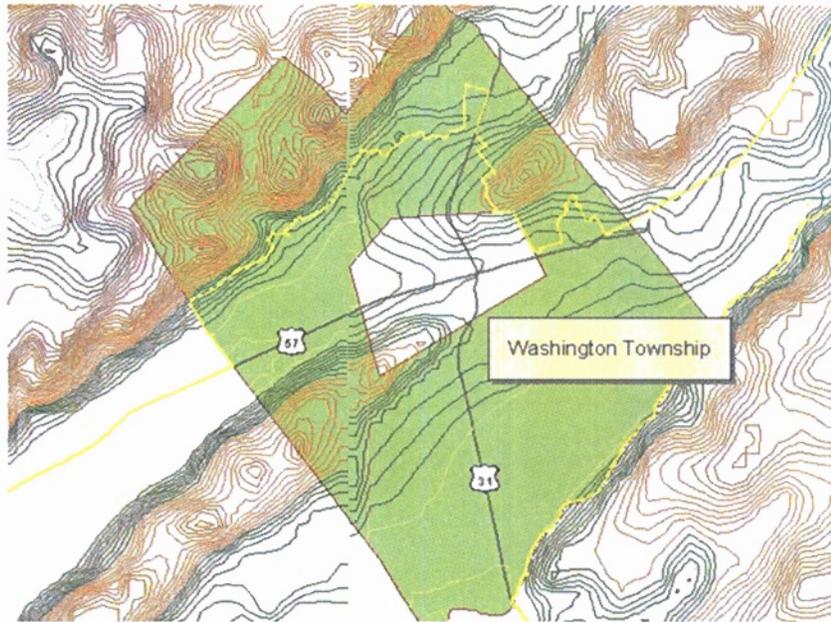


Figure 2 Washington Township Steep Slope Areas

# Limestone Regions

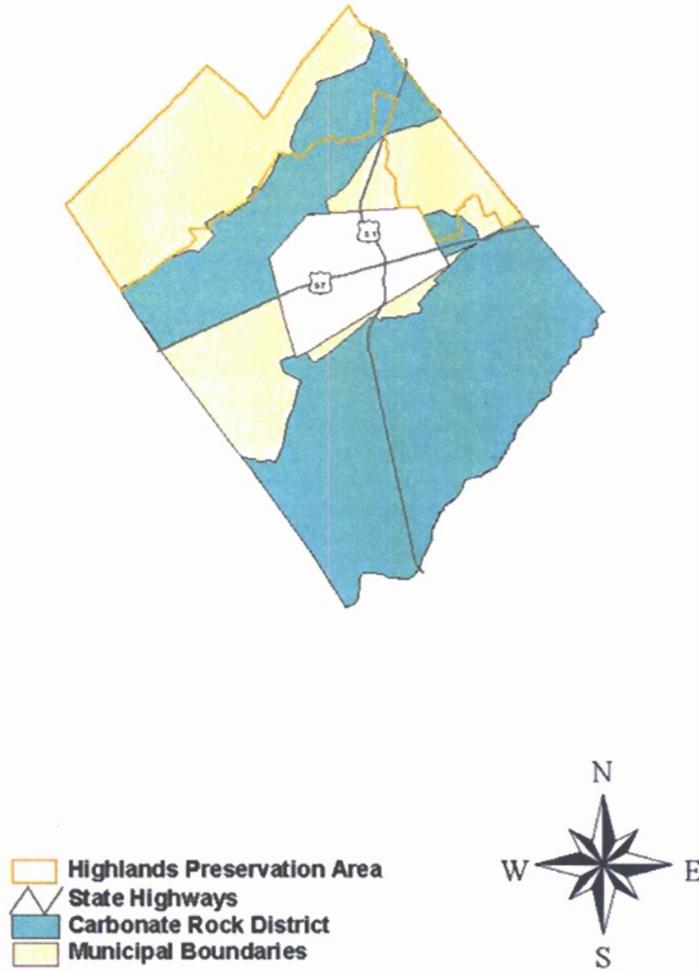


Figure 3 Limestone Regions within Washington Township

# Wetlands and Buffers

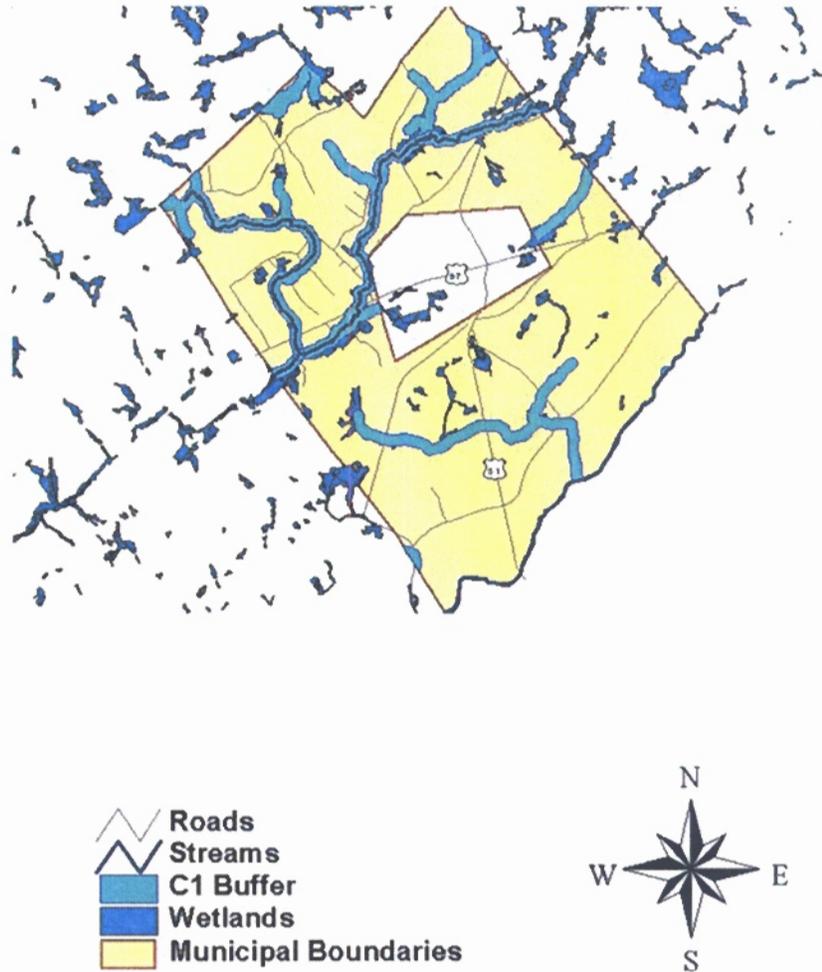


Figure 4 Wetlands and C1 Stream Buffers

**2) Municipal, County and State Preservation Efforts**

To date the following acreage has been either preserved or restricted from further development:

- Open Space 1,337 acres
- Public Lands 234 acres
- Preserved Farmland 1,223 acres

It is unlikely that every vacant parcel will be developed. The agricultural industry may evolve into other areas such as horse farms or niche offerings such as organic products. This will serve to restrict the maximum build out numbers. The Township soil classification is show in Figure 6. This indicates that the majority of the soils in the Township are rated Prime Farmland, and serves to increase the chances of the State prioritizing funds to preserve that farmland. There are currently 192 properties that are farmland assessed (5,154 acres). Due to farmland and open space preservation efforts, the Township averages 25 acres per year that are being preserved. Over a 10 year period, that would result in 250 acres being non-developable. Approximately 84% of the farmland assessed properties are zoned residential, and lie within the VR zone. The total number of residences in the maximum residential build out will therefore be reduced by 62 (250 acres/4 acres per house). It is assumed that no commercially zoned farmland assessed properties will be preserved to ensure proper support of economic development.

# NJ Soil Rankings

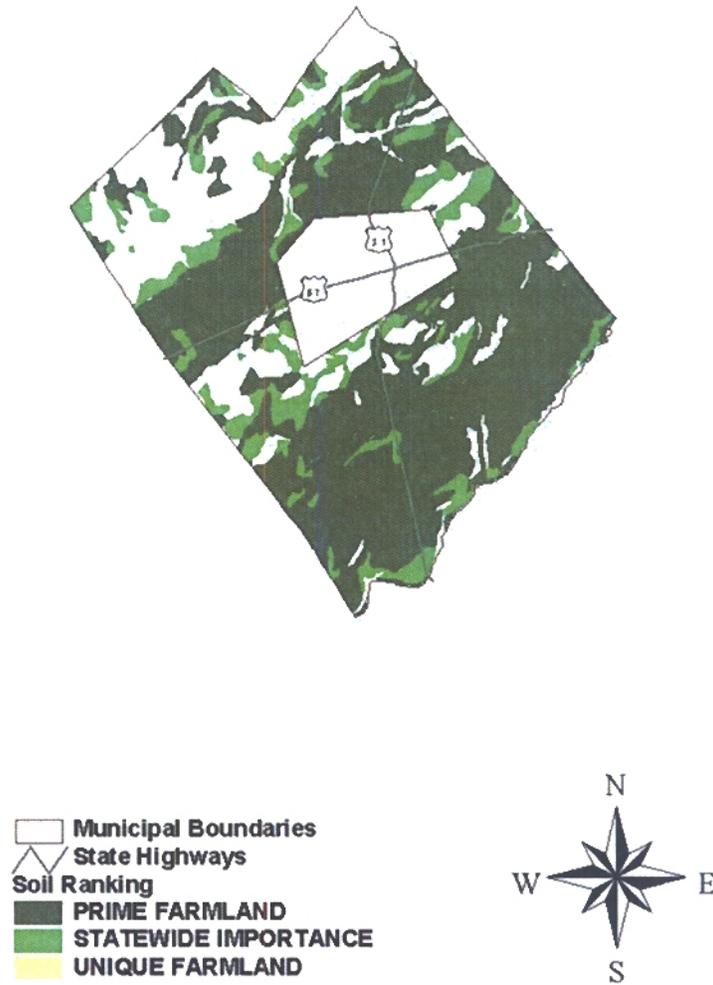


Figure 5 NJ Agricultural Soil Rankings

## 2 Non-residential Growth

For the Highlands Preservation Area, there are currently no plans to rezone any commercial or industrial zones to residential development.

Appendix B lists all the non-residentially zoned properties that could be developed.

The current non-residential zones are:

Zone	Name	Lot Size	Building Sq Ft	COAH Units
PI	Planned Industrial	5 acres	30,000	2.5
HC	Highway Commercial	3 acres	36,000	1.5
GC	General Commercial	1 acre	14,000	0.5
Shopping Center	GC or HC	5 acres	50,000	2.0
OR	Office Research	2 acres	24,000	3.0

**Table 3 Washington Township Non-residential Development Zoning**

For projection purposes, the maximum building square footage permitted under zoning ordinances will be used for affordable unit calculations.

The PVD has 260,000 square feet of bulk retail/commercial space in the zone. This will generate a projected 11 affordable units based on 25,000 square feet per COAH unit.

Washington Township has a total of 5,730,000 square feet of non-residential space that could be developed.

Commercial, retail, industrial and office development has been very slow during the past 5 years in Washington Township. During 2004, there was 39,000 square feet of non-residential development, clustered mostly around Route 31 below Route 57. There are 2 vacant strips malls that have attached mid sized anchor stores:

- Ames Plaza
- Acme Shopping Center

These sites have been vacant for many years. This is compounded by the proximity of large retail centers at Greenwich, Phillipsburg, Mansfield and Hackettstown. In addition, the new A&P Shopping Center is still not fully occupied. The non-residential growth projections anticipate slow growth in the HC and GC zones. The OR and PI, due to low population density and the Highlands Preservation area, are not likely to have any growth within the 10 year 3<sup>rd</sup> Round period.

Washington Township 3<sup>rd</sup> Round COAH Growth Projections

The specific growth projection, including 2004 is:

2004: 4 affordable units

**Approved/Planned Development**

Car Dealership: 3 affordable units  
High School Expansion: 4 affordable units  
PVD: 11 affordable units  
Clubhouse Expansion: 3 affordable units  
Medical Office: 1 affordable unit  
**Total: 3 + 4 + 11 + 3 + 1 = 22 affordable units**

**Forecasted Non-residential Growth 2005-2014**

1 GC generated affordable unit every year  
2 HC generated affordable units every other year  
**Total: 1 x 9 + 2 x 5 = 19 affordable units**

**Grand Total: 4 + 22 + 19 = 45 affordable units**

The 45 units correspond to 5.8% of the projected build out. After the residential contribution, the non-residential affordable units would decrease the available market units to 235.

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## Appendix B Non-residential Build Out Analysis

Block	Lot	Property Location	Acreage	Adj. Lot Size	Lots	COAH Units	Zone
30	1283	ROUTE 31 NORTH	1.300	1.300	1	0.5GC	
30	5263	ROUTE 31 NORTH	2.000	2.000	2	1.0GC	
30	15.01219	ROUTE 31 NORTH	2.270	2.270	2	1.0GC	
30	15.02223	ROUTE 31 NORTH	2.200	2.200	2	1.0GC	
30	16.02201	ROUTE 31 NORTH	2.220	2.220	2	1.0GC	
38	7305	ROUTE 31 NORTH	1.510	1.500	1	1.0GC	
40	18240	ROUTE 31 NORTH	5.000	4.250	4	2.0GC	
40	25264	ROUTE 31 NORTH	25.980	22.083	22	11.0GC	
40	28284	ROUTE 31 NORTH	7.620	6.477	6	3.0GC	
67	63.01351	ROUTE 57 WEST	25.790	21.922	21	10.5GC	
67	63.05363	ROUTE 57 WEST	8.870	7.539	7	3.5GC	
					<b>70</b>	<b>35.5</b>	
38	5349	ROUTE 31 NORTH	10.000	8.500	2	3.0HC	
65	1.01246	ROUTE 31 SOUTH	12.000	12.000	4	6.0HC	
65	1.02270	ROUTE 31 SOUTH	31.000	26.350	9	13.0HC	
65	8.02352	ROUTE 31 SOUTH	8.000	8.000	2	3.0HC	
66	20.03289	SOUTH LINCOLN AVENUE	16.880	14.348	5	7.0HC	
66	20.04355	ROUTE 31 SOUTH	9.000	9.000	3	4.5HC	
66	20.05349	ROUTE 31 SOUTH	3.000	3.000	1	1.5HC	
66	20.06345	ROUTE 31 SOUTH	9.010	1.510	1	1.5HC	
71	5120	RYMON ROAD	10.000	10.000	1	2.0HC Shopping Center	
71	5120	RYMON ROAD	86.180	73.253	24	48.7HC Stores	
75	1459	ROUTE 31 SOUTH	34.280	29.138	10	14.5HC	
76	1.02421	ROUTE 31 SOUTH	13.300	13.300	4	6.0HC	
76	1.03409	ROUTE 31 SOUTH	8.570	8.570	2	3.0HC	
76	410	WASBURY-ANDERSON RD	22.150	18.827	6	9.4HC	
79	7.03474	ROUTE 31 SOUTH	3.010	3.010	1	1.5HC	

Washington Township 3<sup>rd</sup> Round COAH Growth Projections

79	7.04478	ROUTE 31 SOUTH	3.500	3.500	1	1.5	HC
79	7.06488	ROUTE 31 SOUTH	4.590	4.590	1	1.5	HC
					<b>56</b>	<b>124.6</b>	
44	6661	ROUTE 57 EAST	17.540	14.909	7	21.00	OR
65	8366	ROUTE 31 SOUTH	23.060	19.601	10	30.00	OR
67	67	ROUTE 57 WEST	9.600	8.160	4	12.00	OR
78	1411	ROUTE 31 SOUTH	8.270	7.030	3	9.00	OR
78	3.01426	ROUTE 31 SOUTH	2.510	2.133	1	3.00	OR
79	7496	ROUTE 31 SOUTH	22.000	18.700	10	30.00	OR
					<b>35</b>	<b>84.0</b>	
38	5349	ROUTE 31 NORTH	174.730	148.520	15	37.1	PI - Highlands
38	8311	ROUTE 31 NORTH	10.630	9.036	1	2.5	PI - Highlands
39	1131	JACKSON VALLEY ROAD	119.980	101.983	12	30.0	PI - Highlands
47	730	MC CULLOUGH ROAD	131.980	112.183	26	65.5	PI
					<b>54</b>	<b>135.1</b>	

**889.530** acres      **Total:**      **379.2** units

**Commercial Square Footage**

GC	980,000
HC	2,030,000
OR	840,000
PI	1,620,000
PVD	260,000

**5,730,000** sq. ft.

# Glossary

<b>COAH</b>	Council on Affordable Housing
<b>DCA</b>	NJ Department of Community Affairs
<b>ECHO</b>	Elder Cottage Housing Opportunities
<b>MR</b>	Mountain Residential
<b>PI</b>	Planned Industrial
<b>PVD</b>	Planned Village District
<b>VR</b>	Valley Residential

U.S. 2000 Census Data can be found at:

[http://factfinder.census.gov/servlet/SAFFacts?\\_event=ChangeGeoContext&geo\\_id=06000US3404177300&\\_geoContext=&\\_street=&\\_county=washington&\\_cityTown=washington&\\_state=04000US34&\\_zip=&\\_lang=en&\\_sse=on&ActiveGeoDiv=&\\_useEV=](http://factfinder.census.gov/servlet/SAFFacts?_event=ChangeGeoContext&geo_id=06000US3404177300&_geoContext=&_street=&_county=washington&_cityTown=washington&_state=04000US34&_zip=&_lang=en&_sse=on&ActiveGeoDiv=&_useEV=)