



MEMORANDUM

TO: Borough of Tinton Falls Planning Board

FROM: Paul Gleitz, P.P.AICP

RE: Planning Board #PB2009-08
Tinton Falls Active Adult, LLC
Rose Glen at Tinton Falls Block 120, Lots 37.02 and 37.04
Application to Convert from Age-Restricted to Non-Age-Restricted Development

Date: January 29, 2009

We have reviewed the following materials in preparation of this report:

- 2 sheet Conversion Application Plan prepared for Maser Consulting by Jeromie P. Lange, PE, dated 11-30-2009
- Certification of Jeromie P. Lange, PE, PP, CME, CFM, dated 12-08-2009
- Certification of James Monteforte, AIA, dated 12-08-2009
- Certification of Tinton Falls Active Adult, LLC, dated 12-08-2009
- Correspondence from Kenneth L. Pape, Esq., dated 12-10-2009
- Sewer and Water Capacity Correspondence
- Resolution of Approval for PB 2006-01 T.F. Active Adult, LLC/Rose Glen memorialized 9-26-2007

Description of Site

The site is located on the north side of West Park Avenue, between Shafto Road and the Garden State Parkway, south of Tormee Drive. The site is located in the AR Age Restricted zoning district and consists of 123.89 acres. The lot is currently undeveloped and consists primarily of woods, cleared land, isolated wetlands and a state open water.

Project Description

The applicant received preliminary major subdivision and site plan approval for an Active Adult Community consisting of single-family housing using the R-3 cluster standards. The plan as approved included 304 housing units; 270 Market Rate Age Restricted Single Family Homes and 34 Affordable Age Restricted Duplex Units. The approval also included three open space/common ownership lots. The first lot included a 3,648 square foot clubhouse with associated pool area, tennis courts, bocce courts and parking lot, as well as additional buffer area and a wet pond detention facility. Two additional lots

were for the required buffer area and two storm water basins. The approval also included the dedication of 5.04 acres of land to for public open space.

The applicant is now seeking to convert the approval for the age-restricted development to an approval for a non-age-restricted development in accordance with the "Conversion Bill" NJAS 45:22A-46.3-16.

The applicant proposes to convert the project to 304 housing units:

- 243 Market Rate four bedroom Single Family Homes
- 61 Affordable Units
 - 8 one bedroom Affordable duplex units
 - 26 two bedroom Affordable duplex units
 - 24 three bedroom Affordable Single Family Homes
 - 3 two bedroom Affordable Single Family Homes

The applicant is also proposing to remove the clubhouse and recreation amenities and simply dedicate these areas to the Borough, along with the remaining common areas, including stormwater facilities and buffer areas.

Zoning

The Rose Glen project is located within the AR Age Restricted zoning district, where Active Adult developments are a permitted use as identified under Schedule A, District Use Regulations and subject to the requirements of 40-36.G Supplemental Standards - Age Restricted (AR) Zone Requirements. The use is permitted provided the site is connected to adequate public water and sewer and that restrictive covenants be placed on all deeds to ensure compliance with the age restrictions of a minimum age of 55 consistent with the Fair Housing Act. Development of the site requires a minimum of 50 acres, a minimum lot width of 1,000 feet, a minimum tract perimeter buffer of 50 feet, a maximum density of 3.2 units per acre and single ownership of the tract for development approvals. The prior approval satisfied these eligibility criteria.

The application indicates that no variances are indicated on the application.

Conditions for Change to a Converted Development

NJAS 45:22A-46.5 states

a. During the period of time set forth in section 9 of P.L.2009, c.82 (C.45:22A-46.11), any age-restricted development shall be eligible to be changed to a converted development, pending approving board approval, provided that the development meets all of the following conditions:

(1) Preliminary or final approval for construction of the development has been granted prior to the effective date of P.L.2009, c.82 (C.45:22A-46.3 et seq.);

(2) The developer of the age-restricted development is not holding a deposit for, or has not conveyed, any dwelling unit within the development;

(3) The developer of the age-restricted development agrees that 20 percent of the units in the development will be provided as affordable units in accordance with regulations promulgated by the Council on Affordable Housing pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.).

b. Any housing unit which is provided under the provisions of P.L.2009, c.82 (C.45:22A-46.3 et seq.), and which is affordable to households of low- and moderate income, shall automatically become part of a municipal fair share plan, if applicable, and as such shall be eligible for credits to meet the municipality's obligation for affordable housing pursuant to the "Fair Housing Act," P.L.1985, c. 222 (C.52:27D-301 et al.).

c. No affordable housing units complying with applicable Council on Affordable Housing standards or market-rate housing units associated with such a converted development shall be construed as generating any fair share affordable housing obligation for a municipality.

The applicant has indicated compliance with Sections A1, A2, & A3 above through a certification of Tinton Falls Active Adult, LLC. The Borough is aware of Sections 2 and 3 and will need to amend its Affordable Housing and Fair Share Plan accordingly.

Application to Change to a Converted Development - Use

45:22A-46.6 states:

A (1). No application for an amended approval seeking the authority to construct a converted development shall be considered a "use variance" or other "'d' variance" application pursuant to subsection d. of section 57 of P.L.1975, c.291 (C.40:55D-70). Both planning boards that initially granted approvals for the age-restricted development and zoning boards of adjustment that initially granted approvals for the age-restricted development shall have the legal authority to grant amended approvals for a converted development without the need to seek relief pursuant to subsection d. of section 57 of P.L.1975, c.291 (C.40:55D-70), it being the intent of this act that such converted developments are to be considered permitted uses in the zoning district in which they are located.

The Planning Board memorialized preliminary site plan approval in a resolution dated September 26, 2007 and retains jurisdiction of the matter.

Application Requirements

45:22A-46.6 states:

b. Applications seeking amended approval for a converted development shall include documentation that all of the following site improvement and infrastructure requirements have been met:

- (1) The site meets the Residential Site Improvement Standards parking requirement for the residential land uses in a converted development as established pursuant to N.J.A.C.5:21-4.14 through -4.16;
- (2) The recreation improvements and other amenities to be constructed on the site have been revised, as needed, to meet the needs of a converted development;
- (3) The water supply system is adequate, as determined pursuant to N.J.A.C.5:21-5.1, to meet the needs of a converted development;
- (4) The capacity of the sanitary sewer system is adequate to meet the projected flow requirements of a converted development pursuant to N.J.A.C.7:14A-23.3;
- (5) If additional water supply or sewer capacity is needed and the developer is unable to obtain additional supply or capacity, the number of dwelling units in the development has been reduced accordingly;

(6) If additional parking is needed, and the developer is unable to provide the required parking, the number of dwelling units in the development has been reduced accordingly; and

(7) If additional parking is provided and increases the amount of impervious cover by more than one percent, the storm water system calculations and improvements have been revised accordingly.

The applicant has indicated compliance with requirements 1 through 7 above through a certification of Jeromie Lang, PE, PP, CME, CFM from Maser Consulting PA. The applicant shall provide testimony before the board and address each requirement to the Board's satisfaction.

The applicant should be prepared to address the recreation requirement for this development. The prior approval included a 3,648 square foot clubhouse with associated pool area, tennis courts, bocce courts and parking lots in conformance with the Active Adult development requirements under prior section 40-88(b)(14) (now codified 40-36(G)(3)(I)). The applicant chose to develop the single family housing under the R-3 cluster standards. Section 40-36(C) Recreation Areas requires the dedication of land and improvements for recreation facilities for any cluster development.

It would appear that the recreation area should be at least 6.5 acres. The developer shall be responsible for providing the recreation site; grading the recreation site so it has positive drainage, but achieving an appropriate level condition for the activity(s); landscaping the area and providing the required buffer area adjacent to residential development; and installing the appropriate facilities as shown on an approved site plan.

The applicant indicates an intention to dedicate 43.21 acres on 4 lots, however much of this land is devoted to storm water infiltration basins, storm water detention ponds, wetlands, state open waters and the required buffer areas under the clustering provision. The applicant must address the usability of the areas to be dedicated and how these areas comply with the requirements of 40-36(C) Recreation Areas.

Required Proofs for Approval

45:22A-46.6 states:

c. If the approving board determines that the requirements of P.L.2009, c.82 (C.45:22A-46.3 et seq.) have been satisfied, and the conversion can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance, the application for the conversion shall be approved.

This is the focal point of the Board in the consideration of this application. Has the applicant shown that the requirements above have been satisfied and that "the conversion can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance". We offer the following thoughts for the Board's consideration.

Master Plan Impacts

The proposed Conversion of the project from age-restricted to non-age restricted could have significant impact on the zone plan, i.e. Master Plan. The following sections highlight various elements of the Master Plan that are affected. The applicant should address the impacts of the proposal on each element, focusing on those highlighted.

GOALS

1. **Encourage a balanced development pattern, which will protect and enhance long term economic and social interests of present and future residents in order to maintain and improve the Borough's overall quality of life.**
2. Promote land use policy designed to create a "sense of place" in designated centers of activity.
3. **Balance growth and development opportunities with the established pattern of development and existing infrastructure, where appropriate.**
4. **Preserve and protect the existing residential neighborhoods and encourage an appropriate diversity of housing types.**
5. **Coordinate land use and transportation planning.**
6. Maintain and upgrade the existing system of community facilities in order to provide a high level of public services and to accommodate growth as well as the changing needs of the population.
7. Ensure the most appropriate reuse of Fort Monmouth.
8. Enhance pedestrian connections within the Borough between and among residential neighborhoods, community resources, and commercial areas.

9. Promote the development of a comprehensive, Borough-wide system of greenways, bikeways and other pedestrian connections.
- 10. Maintain and upgrade the existing system of parks and recreation facilities and pursue opportunities to increase the number of parks and recreation facilities in underserved sections of the Borough as well as links between recreation facilities.**
11. Encourage historic preservation in order to maintain and preserve historical character within the Borough.
12. Analyze sanitary sewerage, public water and public stormwater facilities to determine the need for future studies and possible improvements.

OBJECTIVES

Land Use Objectives

- 1. Limit new large scale residential development, particularly in areas designated as IOP on the Land Use Plan.**
2. Create better conformity between bulk standards and the character of existing development.
3. Increase minimum lot sizes in neighborhoods where larger lots predominate.
4. Support the upgrading of substandard properties in the Borough through code enforcement efforts, education, ordinance amendments and other initiatives.
5. Continue to actively be involved in the planning process for the "redevelopment" of Fort Monmouth in order to ensure the most appropriate and beneficial reuse of the site.
- 6. Discourage additional age-restricted and high density residential developments within the Borough, except where specifically identified in the Plan.**
7. Preserve and enhance existing parks throughout the Borough.
8. Create attractive gateways at entrances to identify the Borough through upgraded land uses, streetscape improvements and signage.
9. Simplify the land regulations within the Borough.
- 10. Limit the options in the Borough's IOP zones to those traditionally associated with office and light industrial park development.**
11. Limit large scale retail development to areas identified as highway/ community commercial and the Route 66 Redevelopment Area.
12. Consider the use of the LRHL to create an area in need of rehabilitation or, in the alternative, a Planned Development in the vicinity of Route 18 and Wayside Road.
13. Upgrade the Borough's site plan and subdivision standards.
14. Target the area south of Route 18 and north of Earle for manufacturing uses subject to the comprehensive replanning and relocation of existing manufacturing uses. In the alternative, uses in the area should be limited to IOP uses.
15. Create a new open space/government use land use category for significant public use parcels.

Housing Objectives

1. Protect and preserve established residential character through zoning enforcement, design guidelines, inspections of multi-family dwellings and rehabilitation, where necessary.
2. Prevent continued residential sprawl.
3. **Balance housing options in the Borough, including affordable housing for low and moderate-income households. Encourage the continued development of a variety of housing ranging from affordable to middle income and market rate units.**
4. **Fully integrate affordable housing throughout the Borough both within projects and geographically throughout Tinton Falls.**
5. Retain all existing inclusionary sites as such until the preparation of a comprehensive housing plan.

Economic Objectives

1. Promote continued growth and development of the Borough's economic base.
2. **Plan for continued economic viability by strengthening the tax base through the encouragement of continued private investment and tax-producing uses, which are consistent with community needs, desires, and existing development.**
3. Locate businesses appropriately based on surrounding land uses and character.
4. **Ensure that transportation, business and economic development retain a healthy relationship with the residential character of the Borough.**
5. Maintain and expand the Borough's employment base.
6. Reevaluate the nature and extent of the CECOM Redevelopment Plan, if remanded.

Circulation Objectives

1. Identify and map possible pedestrian corridors and connections throughout the Borough.
2. Improve connectivity within the Borough and increase pedestrian safety by improving/expanding the sidewalk network.
3. Evaluate lowering speed limits in residential areas.
4. Enhance and improve street signs within the Borough for general navigation.
5. Provide way-finding signage on major roads and at gateway locations to facilitate circulation and identify the route to key activity centers and destinations in the Borough.
6. Review the bikeway plan from the 1992 master plan reexamination report, update and revise where necessary, and encourage implementation of the bikeway plan in order to promote and improve alternative circulation within the Borough.
7. **Monitor the effects of continued development on Borough roadways.**
8. **Consider limiting the use of cul-de-sacs in future residential developments.**
9. **Select and prioritize transportations improvements that are intended to address existing traffic and safety issues rather than promote more intensive development in the future.**

Conservation Objectives

1. **Identify, protect and preserve environmentally sensitive natural features through sound planning and land use regulations.**
2. Encourage the use of conservation easements on environmentally sensitive lands in private ownership to protect future disturbance.
3. Consider adopting a tree replacement ordinance.
4. Seek to limit the clearing of trees, particularly on environmentally sensitive lands and easements.
5. Explore the creation and implementation of a Borough-wide greenway system to provide additional passive open space and to connect recreational amenities within the Borough. This includes revisitation of the Pine Brook Greenway Project and the proposed Shark River Tributary Greenway recommended in the 2006 Monmouth County Open Space Plan.
6. Encourage the remediation of contaminated sites to enhance the local environment, protect residents and return vacant sites to productive use.
7. Promote energy conservation programs at the residential and Borough level through the use of efficient energy consuming devices, and through programs provided by the utility supplier.
8. Promote and develop active and passive energy conservation approaches to reduce energy usage by the Borough and new developments.

Recreation Objectives

1. Preserve and enhance existing park and recreation facilities.
2. Determine the amount of active recreational and passive open spaces necessary to meet current and future needs.
3. **Identify locations for possible acquisition and/or development in order to address identified needs.**
4. **Consider the creation of neighborhood oriented "pocket" parks in locations that are not currently afforded nearby access to existing park facilities.**
5. **Encourage the creation of more passive recreation areas throughout the Borough.**
6. Encourage the creation of pedestrian and bicycle trails for recreation purposes as well as to provide linkages throughout the Borough.
7. **Continue to encourage the preservation of open space.**
8. **Explore the need for additional active recreation facilities, particularly non-soccer facilities (e.g. baseball, skateboarding, rollerblading).**
9. Work closely with Monmouth County as it implements the recently adopted open space plan.
10. Coordinate park and recreation plans with existing and planned Board of Education facilities.

Utilities Objectives

1. Preserve and maintain the existing utility infrastructure including public water, sanitary sewer and storm water facilities.

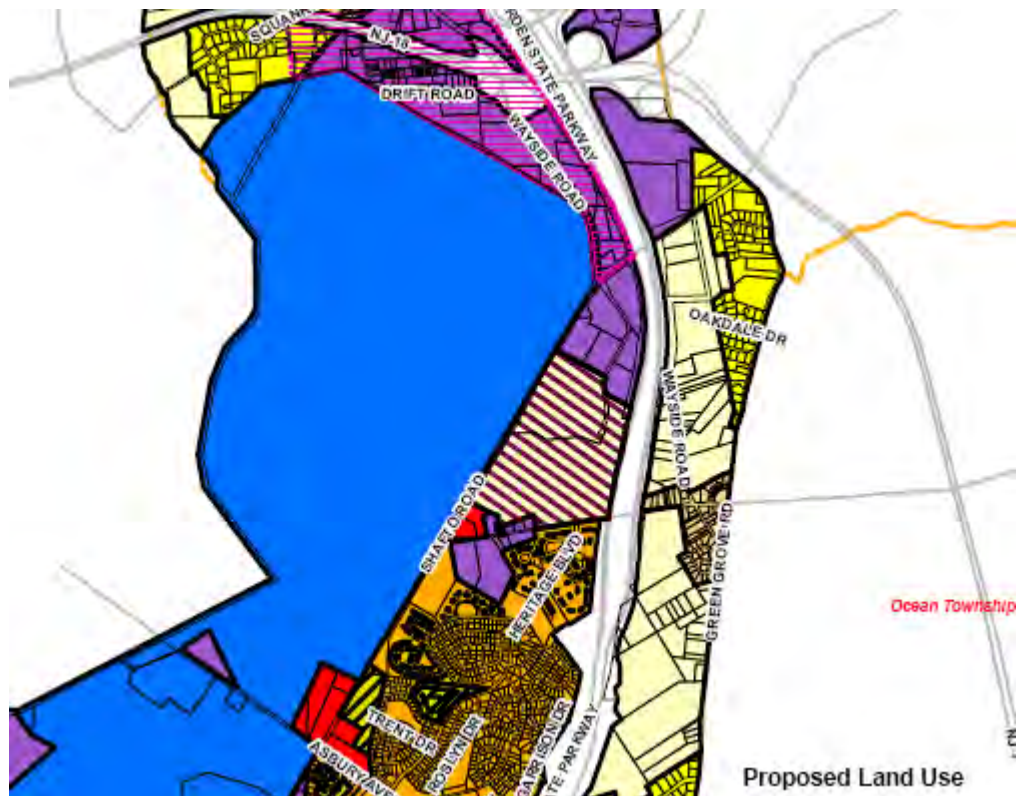
2. Take advantage of best available technology for sewage treatment and stormwater management.
3. **Assure that sufficient infrastructure capacity is reserved on a priority basis for inclusionary development.**

Land Use Element

AR Age Restricted Housing

The age restricted housing designation identifies sites which are either approved, built, or anticipated to be built with active adult communities or assisted living facilities. These include the Lennar project on Hance Avenue in the northeast quadrant, the existing assisted living facility on Apple Street, the Twin Brook Golf Center in the southeast quadrant and the property north of West Park Avenue, west of the Garden State Parkway, east of Shafto Road and south of Tornillo Way.

The Lennar project is currently under construction, and the Twin Brook Golf Center properties have vested approval under the existing IOP age restricted option. Zoning for both sites should reflect their approvals. **There was extensive discussion during the Master Plan public hearing process regarding the appropriate zoning for the property north of West Park Avenue. Based upon those discussions, it is recommended that the site be rezoned for detached single-family age-restricted housing only and that the current IOP base zoning be deleted. The maximum density should be established based upon further analysis, however in no case shall the density exceed 2.5 dwelling units per acre.**



Portion of Proposed Land Use map from April 2007 Master Plan showing AR zone

Zoning Ordinance Impacts

The impacts on the zoning ordinance are akin to those on the Master Plan and Land Use Plan. The applicant is seeking to convert an age restricted development to a non-age restricted development in a zone that was specifically created within the new Land Use Ordinance to address the recommendations of the Master Plan, discussed above.

Fiscal Impacts

In an attempt to understand the gross fiscal impacts of the proposed change from an age-restricted to a non-age-restricted project on the Borough, we conducted a general fiscal impact analysis.

This analysis determined that the previously approved age-restricted project would result in a \$1.3 million dollar surplus for the Borough when taking into account school, municipal and municipal open space revenues. The proposed non-age-restricted project will result in an approximately \$4.3 million dollar loss for the Borough, which includes a \$580,000 dollar deficit in municipal services, a \$3.8 million dollar deficit in school costs for 275 children and a \$37,000 surplus in municipal open space revenues.

This analysis was general in nature and did not take into account possible non-property tax revenues, including impacts on the school state aid funding formula, or any costs or revenues associated with the fire district. The analysis assumed an equalized value of \$500,000 for all non-affordable units and \$140,292 for all affordable units (calculated using the COAH maximum sales price calculators). In lieu of a more detailed analysis supplied by the applicant for review, this analysis should give the Board a general "order of magnitude" understanding of the fiscal impacts of the proposed change. The detailed analysis is at the end of this memorandum.

Affordable Housing Impacts

The current, 2008 Municipal Housing Plan submitted to COAH utilized certain aspects of the prior approval toward meeting its housing obligation:

- Rose Glen - 34 age restricted for-sale COAH Units
- Rose Glen - 34 Compliance Bonus Credits for Growth Share Approvals (2004-2008)
- Total of - 64 Age Restricted COAH Credits.

However, under the current rules, the Borough had exceeded its allocation for age-restricted COAH units within the current housing period, so the Borough had to withdraw its request for credit for the project. The 64 Age Restricted COAH Credits would not be eligible for credit until the fourth COAH round, after 2018.

The conversion application before the board would include a straight forward 20% set-aside of COAH units.

- 243 Market Rate four bedroom Single Family Homes
- 61 Affordable Units

The Borough is currently in the process of COAH mediation, the Borough is seeking clarification on a number of potential COAH credits and significant changes in COAH rules and regulations may have a direct impact on the Affordable Housing Plan of the Borough. It is difficult to determine the final impact of the proposed conversion on the Borough's Affordable Housing Plan, but COAH rules have always looked more favorably on Family affordable housing units than age restricted units. It should also be noted that under the Conversion Bill, the market rate units do not generate a Growth Share obligation for the Borough and are deducted from the total growth for the determination of the Borough's obligation. The Conversion Bill also allows for grouping of COAH units, the provision of attached housing and for separate management companies.

Environmental Impacts & Traffic Impacts

Environmental and traffic Impacts should be discussed with the Board's Environmental and Traffic consultants. It is not beyond the purview of the Board to consider these impacts as well.

Revision of Layout, Site Plan Permitted

45:22A-46.8 states:

a. In the case of an age-restricted development which is being changed to a converted development, the layout of a subdivision or site plan approved pursuant to the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) may be reasonably revised to accommodate additional parking, different recreation improvements and other amenities, infrastructure enhancements, a needed reduction in the number of units, height requirements, revision to dwelling footprints that do not modify square footage of

the development or the individual dwellings, or a needed change to construct the affordable units as attached housing.

b. In order to construct the affordable units as attached housing, to meet accessibility requirements, or provide them as rental units, the affordable units may be constructed in one section of the development with a separate management entity if such a management entity is required due to the nature of the development.

c. The size, height, floor area ratio, number of bedrooms and total square footage of buildings established as part of a preliminary or final approval for an age-restricted development shall not be increased, but may be decreased for a converted development, except that the number of bedrooms for the affordable units only may be increased within the footprint to meet the bedroom distribution requirements as established in the Uniform Housing Affordability Controls.

The applicant is not proposing any significant revisions to the major subdivision plans. The number of single-family has changed from 313 housing units to 304 housing units. The applicant is also proposing to remove the clubhouse and recreation amenities and simply dedicate these areas to the Borough, along with the remaining common areas, including storm water facilities and buffer areas.

The applicant is not proposing construction of the COAH units in one section, but distributed throughout the development. The applicant is proposing an overall reduction of bedrooms from 1,148 to 1,110.

Details of Fiscal Impact Analysis

The fiscal impact analysis was prepared in accordance with the most recent edition of "The New Practitioner's Guide to Fiscal Impact Analysis" by Robert Burchell, David Listokin and William Dolphin, updated with "Residential Demographic Multipliers, Estimates of the Occupants of New Housing, June 2006" by Burchell, Listokin and Dolphin. In more detail, the methodology used to establish the fiscal impact of this project is the Per Capita Method. This method determines current public service costs on a per unit basis (i.e. per local resident, pupil and public sector employee). Based on demographic and municipal financial data, it is an easily understood method of determining the impact of a development.

DETERMINATION OF FISCAL IMPACT COST PARAMETERS	
1. Expenditures (2009 Budget)*	
Total Municipal Budget	\$21,673,710
2. Parcels (2008)***	
Total	6,293
Residential	6,122
Residential Parcel Percentage	97.28%
3. Assessed Value (2008)***	
Total	\$2,799,152,400
Residential Parcel Assessed Value	\$2,323,132,900
Residential Parcel Percentage	82.99%
4. Expenditure Parameters	
Estimated Share of Residential- Associated Expenditures	90.00%
Estimated Municipal Residential- Associated Expenditures	\$19,506,339
Total School Expenditures****	\$51,586,390
Pupils****	2,735
Cost per Pupil	\$18,862
Total Local Population (2005-2007 est.)***	19,158
Municipal Expenditure per Capita	\$1,018
Total Nonresidential Associated Expenditures	\$2,167,371
Total Local Employees**	9,000
Municipal Cost per Private Sector Employee	\$241

Source: "Development Impact Assessment Handbook"

* Borough of Tinton Falls

** NJ Dept. of Labor

*** NJ Municipal Data Book

**** Tinton Falls & Monmouth Regional School District

FISCAL PARAMETERS		
Tax Rate (2009)*	Rate per \$100	% of total
<i>Municipal</i>	0.380	23.09%
<i>Municipal Open Space</i>	0.030	1.82%
<i>Regional Elem. School</i>	0.623	37.85%
<i>Regional High School</i>	0.336	20.41%
<i>Fire District #1</i>	0.063	3.83%
County Tax Rate (2009)*	Rate per \$100	% of total
<i>County</i>	0.246	14.95%
<i>County Open Space</i>	0.016	0.97%
<i>County Library</i>	0.015	0.91%
Total Tax Rate	1.646	
Equalization Rate	95.01%	

*Figures provided by Borough of Tinton Falls

Development Costs Residential - Proposed Conversion							
Development	# of Units	Population Multiplier			Project-Generated Population		
		Residents	Pupils	Employees per 1,000 sf	Residents	Pupils	Employees
<u>Residential- Market Rate</u>							
Single-Family 4 BR	243	3.73	1.04	NA	906	253	NA
<u>Residential- Market Rate Total</u>	243				906	253	NA
<u>Residential- Affordable</u>							
Duplex, Affordable, 1 BR	8	1.70	NA	NA	14	NA	NA
Duplex, Affordable, 2 BR	26	2.09	0.35	NA	54	9	NA
Single-Family, Affordable 3 BR	24	2.49	0.51	NA	60	12	NA
Single-Family, Affordable 2 BR	3	1.95	0.24	NA	6	1	NA
<u>Residential- Affordable Total</u>	61				134	22	NA
Residential Totals	304				1,040	275	NA
Development	# of Units	Costs per Unit			Project-Generated Costs		
		Residents	Pupils	Employees	Residents	Pupils	Employees
<u>Residential- Market Rate</u>							
Single-Family 4 BR	243	\$1,018	\$18,862	\$241	\$922,870	\$4,766,696	NA
<u>Residential- Market Rate Total</u>	243				\$922,870	\$4,766,696	NA
<u>Residential- Affordable</u>							
Duplex, Affordable, 1 BR	8	\$1,018	\$18,862	\$241	\$13,847	NA	NA
Duplex, Affordable, 2 BR	26	\$1,018	\$18,862	\$241	\$55,328	\$171,640	NA
Single-Family, Affordable 3 BR	24	\$1,018	\$18,862	\$241	\$60,847	\$230,866	NA
Single-Family, Affordable 2 BR	3	\$1,018	\$18,862	\$241	\$5,956	\$13,580	NA
<u>Residential- Affordable Total</u>	61				\$135,978	\$244,446	NA
Residential- Totals	304				\$1,058,849	\$5,011,142	NA

Market and Assessed Value of Residential Development - Proposed Conversion				
<i>Type of Development</i>	<i>Units</i>	<i>Market Value per Unit</i>	<i>Total Market Value</i>	<i>Total Assessed Value</i>
Residential- Market Rate				
Single-Family 4 BR	243	\$500,000	\$121,500,000	\$115,437,150
Residential- Market Rate Total	243	\$500,000	\$121,500,000	\$115,437,150
Residential- Affordable				
Duplex, Affordable, 1 BR	8	\$115,960	\$927,680	\$881,389
Duplex, Affordable, 2 BR	26	\$140,298	\$3,647,748	\$3,465,725
Single-Family, Affordable 3 BR	24	\$163,014	\$3,912,336	\$3,717,110
Single-Family, Affordable 2 BR	3	\$140,298	\$420,894	\$399,891
Residential- Affordable Total	61	\$559,570	\$8,908,658	\$8,464,116
Residential Totals	304	\$1,059,570	\$130,408,658	\$123,901,266

Municipal Tax Revenues Residential - Proposed Conversion				
<i>Type of Development</i>	<i>Tax</i>			<i>Non-Fire Total</i>
	<i>Municipal</i>	<i>Municipal Open Space</i>	<i>School</i>	
Residential- Market Rate				\$0
Single-Family 4 BR	\$438,661	\$34,631	\$1,107,042	\$1,580,335
Residential- Market Rate Total	\$438,661	\$34,631	\$1,107,042	\$1,580,335
Residential- Affordable				
Duplex, Affordable, 1 BR	\$3,349	\$264	\$8,453	\$12,066
Duplex, Affordable, 2 BR	\$13,170	\$1,040	\$33,236	\$47,446
Single-Family, Affordable 3 BR	\$14,125	\$1,115	\$35,647	\$50,887
Single-Family, Affordable 2 BR	\$1,520	\$120	\$3,835	\$5,475
Residential- Affordable Total	\$32,164	\$2,539	\$81,171	\$115,874
Residential Totals	\$470,825	\$37,170	\$1,188,213	\$1,696,208

Annual Fiscal Impact- Market Rate - Proposed Conversion				
	<i>Municipal</i>	<i>School District</i>	<i>Municipal Open Space</i>	<i>Total</i>
Added Revenue	\$438,661	\$1,107,042	\$34,631	\$1,580,335
Added Costs	\$922,870	\$4,766,696	\$0	\$5,689,566
Surplus (Deficit)	(\$484,209)	(\$3,659,653)	\$34,631	(\$4,109,231)

Annual Fiscal Impact- Affordable - Proposed Conversion				
	<i>Municipal</i>	<i>School District</i>	<i>Municipal Open Space</i>	<i>Total</i>
Added Revenue	\$32,164	\$81,171	\$2,539	\$115,874
Added Costs	\$135,978	\$244,446	\$0	\$380,424
Surplus (Deficit)	(\$103,815)	(\$163,275)	\$2,539	(\$264,550)

Annual Fiscal Impact- Total - Proposed Conversion				
	<i>Municipal</i>	<i>School District</i>	<i>Municipal Open Space</i>	<i>Total</i>
Added Revenue	\$470,825	\$1,188,213	\$37,170	\$1,696,208
Added Costs	\$1,058,849	\$5,011,142	\$0	\$6,069,990
Surplus (Deficit)	(\$588,024)	(\$3,822,928)	\$37,170	(\$4,373,782)

Development Costs Residential - Original Approval - Age Restricted							
Development	# of Units	Population Multiplier			Project-Generated Population		
		Residents	Pupils	Employees per 1,000 sf	Residents	Pupils	Employees
<u>Residential- Market Rate Age Restricted</u>							
Single-Family 4 BR	277	1.57	NA	NA	435	NA	NA
<u>Residential- Market Rate Total</u>	277				435	NA	NA
<u>Residential- Affordable Age Restricted</u>							
Single-Family, Affordable 2 BR	34	1.57	NA	NA	53	NA	NA
<u>Residential- Affordable Total</u>	34				53	NA	NA
Residential Totals	311				488	NA	NA
Development Costs Residential - Original Approval - Age Restricted							
Development	# of Units	Costs per Unit			Project-Generated Costs		
		Residents	Pupils	Employees	Residents	Pupils	Employees
<u>Residential- Market Rate</u>							
Single-Family 4 BR	277	\$1,018	\$18,862	\$241	\$442,797	NA	NA
<u>Residential- Market Rate Total</u>	277				\$442,797	NA	NA
<u>Residential- Affordable</u>							
Single-Family, Affordable 2 BR	34	\$1,018	\$18,862	\$241	\$54,351	NA	NA
<u>Residential- Affordable Total</u>	34				\$54,351	NA	NA
Residential- Totals	311				\$497,148	NA	NA

Market and Assessed Value of Residential Development - Original Approval - Age Restricted				
Type of Development	Units	Market Value per Unit	Total Market Value	Total Assessed Value
<u>Residential- Market Rate Age Restricted</u>				
Single-Family 4 BR	277	\$500,000	\$138,500,000	\$131,588,850
<u>Residential- Market Rate Total</u>	277	\$500,000	\$138,500,000	\$131,588,850
<u>Residential- Affordable Age Restricted</u>				
Single-Family, Affordable 2 BR	34	\$140,298	\$4,770,132	\$4,532,102
<u>Residential- Affordable Total</u>	34	\$140,298	\$4,770,132	\$4,532,102
Residential Totals	311	\$640,298	\$143,270,132	\$136,120,952

Municipal Tax Revenues Residential - Original Approval - Age Restricted				
<i>Type of Development</i>	<i>Tax</i>			<i>Non-Fire Total</i>
	<i>Municipal</i>	<i>Municipal Open Space</i>	<i>School</i>	
<u>Residential- Market Rate Age Restricted</u>				\$0
Single-Family 4 BR	\$500,038	\$39,477	\$1,261,937	\$1,801,451
<u>Residential- Market Rate Total</u>	\$500,038	\$39,477	\$1,261,937	\$1,801,451
<u>Residential- Affordable Age Restricted</u>				
Single-Family, Affordable 2 BR	\$17,222	\$1,360	\$43,463	\$62,044
<u>Residential- Affordable Total</u>	\$17,222	\$1,360	\$43,463	\$62,044
Residential Totals	\$517,260	\$40,836	\$1,305,400	\$1,863,496

Annual Fiscal Impact- Market Rate - Original Approval - Age Restricted				
	<i>Municipal</i>	<i>School District</i>	<i>Municipal Open Space</i>	<i>Total</i>
Added Revenue	\$500,038	\$1,261,937	\$39,477	\$1,801,451
Added Costs	\$442,797	NA	\$0	\$442,797
Surplus (Deficit)	\$57,240	\$1,261,937	\$39,477	\$1,358,654

Annual Fiscal Impact- Affordable - Original Approval - Age Restricted				
	<i>Municipal</i>	<i>School District</i>	<i>Municipal Open Space</i>	<i>Total</i>
Added Revenue	\$17,222	\$43,463	\$1,360	\$62,044
Added Costs	\$54,351	NA	\$0	\$54,351
Surplus (Deficit)	(\$37,129)	\$43,463	\$1,360	\$7,694

Annual Fiscal Impact- Total - Original Approval - Age Restricted				
	<i>Municipal</i>	<i>School District</i>	<i>Municipal Open Space</i>	<i>Total</i>
Added Revenue	\$517,260	\$1,305,400	\$40,836	\$1,863,496
Added Costs	\$497,148	NA	\$0	\$497,148
Surplus (Deficit)	\$20,112	\$1,305,400	\$40,836	\$1,366,348



Engineers · Surveyors · Planners · Environmental Scientists

December 21, 2009

Borough of Tinton Falls Planning Board

566 Tinton Avenue
Tinton Falls, NJ 07724-3298

RE: Completeness & Technical Review #1 – Conversion to Non-Age-Restricted Development

Application No.: PB 2009-08
Applicant: Rose Glen at Tinton Falls
Block: 120
Lots: 37.02 & 37.04
Location: West Park Avenue, Shafto Road & Tormee Drive
Zone: IOP-35 (Industrial Office Park) Zone
GCG File No.: TFPB.09004

Dear Chairman Cunningham and Board Members:

In accordance with your Authorization, our office has reviewed the following materials submitted for the above referenced request for Conversion to Non-Age-Restricted Development:

- Conversion Application Plan, consisting of 2 sheets, prepared by Maser Consulting, Jeromie P. Lange, PE, dated November 30, 2009, no revisions.
- Resolution of Approval (PB2006-01 – T.F. Active Adult/Rose Glen) adopted September 26, 2007.
- Certification issued by Maser Consulting, PA, Jeromie P. Lange, PE, PP, CME, CFM dated December 8, 2009.
- Sewer Capacity letter issued by CME Associates on behalf of the Township of Neptune Sewerage Authority dated October 26, 2009.
- Sewer Capacity letter issued by Two River Reclamation Authority dated October 26, 2009.
- Water Capacity letter issued by New Jersey American Water dated December 3, 2009.
- Certification issued by Monteforte Architectural Studio, LLC, James Moneforte, AIA dated December 8, 2009.
- Certification issued by Tinton Falls Active Adult, LLC dated December 8, 2009.
- Correspondence from Kenneth L. Pape, Esq. dated December 10, 2009.

The property is located between Shafto Road and West Park Avenue and Tormee Drive and is situated in the IOP-35 (Industrial Office Park) zone. The applicant received preliminary approval (Resolution PB2006-01 memorialized September 26, 2007) for an age restricted development consisting of 304 active adult units (270 single family and 34 affordable duplex units) and a 3,648 sf clubhouse and swimming pool.

The applicant is seeking to change an age-restricted development approval to a converted development approval that allows non-age restricted units in accordance with NJA 45:22A-46.3-

15 Although non-age restricted multi-family units are not permitted in the IOP-35 Zone, the statute empowers the Planning Board with the legal authority to grant amended approval for a converted development without the need to seek a use variance, it being the intent of the bill that such converted developments are to be considered permitted uses in the zoning district in which they are located.

The applicant proposes to convert the entire parcel into a single-family home community consisting of 304 units (243 market rate and 61 affordable units). The 243 market rate single family units will be four bedroom dwellings. The 61 affordable single family units will consist of 24 three bedroom units and 3 two bedroom units. The affordable housing duplex units will consist of 8 one bedroom units and 26 two bedroom units. Please note that the proposed parking will not change from the previously approved plan and that the proposed parking exceeds RSIS requirements.

The applicant proposes to remove the active adult clubhouse with associated amenities and replace it with dedicated open space to the Borough of Tinton Falls. The applicant also proposes to dedicate the open space lots to the Borough of Tinton Falls that were previously to be owned by the Homeowners Association.

Based on our review of the submitted material, we offer the following for the Board's consideration:

A. Fees

The administrative fee is waived per NJS 45:22A-46.9. The Borough Development Application Fee Schedule does not address development conversion application due to the very recent legislation; however, reasonable costs for review of the revised plans may be charged to the escrow account per subsection 46.10. Therefore we have estimated the escrow fee using the base fee for a preliminary subdivision without the inclusion of a per lot fee as follows:

	Administrative	Escrow Fees
Amended Preliminary Subdivision Plan	N.F.	\$4,000.00
Total	N.F.	\$4,000.00

B. Technical Completeness Review

Completeness Recommendation

We recommend that the development conversion application be deemed complete.

C. General Comments

The applicant shall provide testimony regarding the following items:

1. The applicant should demonstrate that the following conditions cited in NJS 45:22A-46.5 have been met:

- a. Preliminary or Final Approval for construction of the development has been granted prior to the effective dated of July 2, 2009 (*complies*);
 - b. The developer of the age-restricted development is not hold a deposit for, or has not conveyed, any dwelling unit within the development (*complies*);
 - c. The developer of the age-restricted development agrees that 20 percent of the units in the development will be provided as affordable units in accordance with the COAH regulations (*complies*).
2. The applicant should be prepared to demonstrate that the proposed amended is eligible for conversion as promulgated under NJS 45:22A-46.6. Prior to issuing an amended approval for a converted development, the Planning Board must receive documentation from the applicant demonstrating that the following site improvement and infrastructure requirements have been met:
- a. The site meets parking standards established by the Residential Site Improvement Standards (*complies*);
 - b. The recreation improvements and other amenities have been revised, as needed, to meet the needs of a converted development (*complies subject to approval by the Board regarding proposed changes*);
 - c. The water supply system is adequate, as determined pursuant to NJAC 5:21-5.1, to meet the needs of a converted development (*complies*);
 - d. The capacity of the sanitary sewer system is adequate to meet the projected flow requirements of a converted development pursuant to NJAC 7:14A-23.3 (*complies subject to obtaining a revised Treatment Works Approval*);
 - e. If additional water supply or sewer capacity is needed and the developer is unable to obtain additional supply or capacity, the number of dwelling units in the development has been reduced accordingly (*complies*);
 - f. If additional parking is needed, and the developer is unable to provide the required parking, the number dwelling units in the development has been reduced accordingly (*complies*);
 - g. If additional parking is provided and increases the amount of impervious cover by more than one percent, the stormwater system calculations and improvements have been revised accordingly (*complies*).
3. The applicant should demonstrate that the conditions cited in NJS 45:22A-46.8 have been met:
- a. Changes to the layout, specifically different recreation;
 - b. Management entity for the development;

- c. The size, height, floor area ratio, number of bedrooms and total square footage of buildings established as part of a preliminary approval shall not be increased. *(It appears that there is an overall decrease in the number of bedrooms from 1,148 to 1,110). Will the dwelling size increase as a result of the conversion for the market rate units beyond the 500 sf set forth in the preliminary approval?*
4. The applicant should provide testimony regarding any increases in traffic generation resulting from the development conversion.
4. The applicant should discuss what recreation components are proposed as part of the application or is the recreational element just a donation of open space.
5. Describe the community impact that that the conversion development will have on the surrounding area. Is there an oversupply of age-restricted housing approvals in the Borough? How does the converted development meet the Borough's demographic needs and the how does it affect the Borough's master plan.

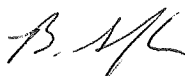
D. Recommendations

It is the recommendation of our office that any action taken by the Board on this application be contingent upon the resolution of the items herein and the receipt of any other approvals or permits deemed necessary by outside agencies.

Gravatt Consulting Group reserves the right to present additional comments pending receipt of the revised plans and/or testimony provided by the applicant at the public hearing. Should you have any questions, please do not hesitate to contact me at this office.

Sincerely,

GRAVATT CONSULTING GROUP, INC.



Bruce A. Jacobs, P.E., P.P., C.M.E.
Planning Board Engineer

cc: Erin Swartz, Secretary, via email
Paul Gleitz, Planner, via email
Rick Kneisler, Landscape Consultant, via email
Thomas J. Hirsch, Esq.
Tinton Falls Active Adult, LLC, Applicant
Maser Consulting, PA, Jeromie P. Lange, PE, Applicant's Engineer

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**Le: Ms. Erin Swartz
Planning Board Secretary
Township of Tinton Falls**

**TFLS-R0230
April 9, 2010
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**Re: Rose Glen at Tinton Falls
Traffic Impact Evaluation
Block 120, Lots 37.02 and 37.04
Borough of Tinton Falls**

6. The applicant shall provide information regarding the impacts the proposed site driveway will have on the existing intersection at West Park Avenue and Heritage Boulevard, which is approximately 350 feet to the west of the proposed site ingress/egress.
7. The applicant shall provide information related to the impacts the proposed development will have on the existing commercial facilities located along Tormee Drive and Tornillo Way.
8. The applicant shall identify if right on red is permitted at the intersection of Shafto Road and Tornillo Way. The applicant shall provide queuing information for the right turn and identify potential conflicts and/or impacts to the site driveway for the Monmouth Ocean Educational Services Commission building.
9. The applicant shall address the potential for motorists to utilize Heritage Boulevard/Cannonball Drive for Garden State Parkway Northbound access and Fox Chase Drive for Garden State Parkway Southbound access. The applicant shall also address the potential impacts the development may have on traffic on those two roadways.
10. We defer to the Monmouth County Engineer regarding traffic related impacts the proposed development will have on Shafto Road.
11. The applicant compares the potential trip generation from the prior office land use, and notes that the proposed residential development generated significantly less traffic, however the report fails to identify if any potential measures to mitigate the increase in trips would also have been implemented.
12. Once the level of service determinations have been revised to reflect the updated traffic data, potential measures to mitigate decreases in LOS shall be submitted for review and approval.

We also reviewed the site plan dated November 30, 2009 prepared by Maser Consulting and offer the following comments:

1. The plan depicts stop bars and stop signs at all appropriate locations.
2. The applicant shall justify why the following internal intersections are proposed as a four-way stop:
 - a. Peonies Court with Orchid Lane
 - b. Lily Court with Azalea Court
 - c. Marigold Lane with Hydrangea Way
3. There are several lots with driveways that are too close to an adjacent intersection. In most cases, the driveway could be shifted to the opposite side of the lot's frontage.



**Le: Ms. Erin Swartz
Planning Board Secretary
Township of Tinton Falls**

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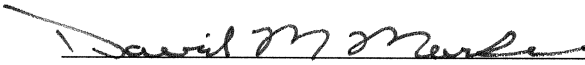
**Re: Rose Glen at Tinton Falls
Traffic Impact Evaluation
Block 120, Lots 37.02 and 37.04
Borough of Tinton Falls**

4. The applicant shall provide truck turning templates to show that emergency, garbage collection and delivery vehicles can maneuver throughout the internal streets.
5. The applicant shall provide the limits of the clear sight triangles at all intersections.

If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES


DAVID M. MARKS, P.E., C.M.E.
TINTON FALLS BOROUGH ENGINEER

DMM:LDK:han

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