

Instructions to the Reader: This is an amendment to the Kingwood Township Land Use Plan Element of the Kingwood Township, establishing the Eastern Gateway Village Center Overlay – Affordable Housing Overlay Zone. This amendment is to be inserted in the existing Land Use Plan, adopted October 11, 2012, following the last paragraph describing the EGVCO before the “AR-2 Agricultural and Single-Family Residential District” on Page 17 of the Land Use Plan.

**Amendment to the Land Use Plan Element  
of the  
Kingwood Township Master Plan  
March 2018**

**Eastern Gateway Village Center Overlay – Affordable Housing Overlay Zone**

This Land Use Plan establishes the EGVCO-AH, Eastern Gateway Village Overlay -Affordable Housing Overlay Zone in accordance with Kingwood Township’s November 2, 2017 Settlement Agreement with Fair Share Housing Center, approved by Superior Court Judge Miller on December 11, 2017 to resolve Kingwood Township’s Mount Laurel affordable housing constitutional compliance obligations. The purpose of the EGVCO-AH, Eastern Gateway Village Overlay -Affordable Housing Overlay Zone is to provide a realistic opportunity for the creation of affordable housing in response to the Kingwood Township Third Round affordable housing obligation of 103 affordable units through inclusionary zoning, as accepted and approved by the Court. The EGVCO-AH, Eastern Gateway Village Overlay -Affordable Housing Overlay Zone includes two parcels of land: Block 21, Lot 1 and Block 15, Lot 8 within the EGVCO. The Eastern Gateway Village Overlay -Affordable Housing Overlay Zone is identified on the attached map entitled Exhibit 1.

The EGVCO-AH permits townhouse development at a density of 12 du/ac with a 20% set-aside; and/or to permit rental apartments at a density of 16 du/ac with a 15% set-aside. Under either alternative, the affordable unit yield will remain the same: 73 affordable units on Block 21, Lot 1 and 38 affordable units on Block 15, Lot 8 for a total of 111 affordable units on both lots. The existing zoning provisions within the EGVCO that permit non-residential commercial / service / retail /office uses within the zone will remain, but development of these uses will only be permitted in a mixed-use configuration and only when phased with residential market-rate and the required number of affordable housing units addressing the Township's affordable housing obligation.

The inclusionary overlay zoning will apply to the Residential/Mixed Use and the Residential / Commercial Artisan sub-districts of the Township's existing Eastern Gateway Village Center Overlay (EGVCO) zone that encompasses the east end of the Route 12 corridor. Because these sites are not currently served by public utilities, the development of housing under either of these development options will be conditioned upon the developer's provision of public water and sewer service (or a satisfactory alternative approved by the NJDEP) be provided.

The EGVCO-AH, Eastern Gateway Village Overlay -Affordable Housing Overlay Zone is designed to produce affordable housing to meet certain Third Round settlement compliance parameters, specifically:

- At least 50% of the 103-unit obligation: 52 Family affordable - units; and
- At least 25% of the 130-unit obligation: 26 Family affordable rental units.

Until these parameters are met and the minimum number of family rental units are created, no age-restricted affordable housing development will be permitted in the EGVCO – AH. In addition, inclusionary residential development within this overlay zone will not be conditioned upon the construction of the permitted non-residential uses and space, nor will the construction of the non-residential uses and space be permitted to precede the residential construction within the two parcels constituting the EGVCO – AH Overlay Zones, unless integral to the development of the affordable housing units required, for example, as a mixed-use building.