

**AMENDMENT  
To The  
FARMINGDALE LAND USE ELEMENT OF  
MASTER PLAN**

To provide for:

Amendment to Multi-Family Residential District (MF) Text  
Creation of Multi-Family Affordable Housing Overlay District (MF-AH-Overlay)  
Creation of New Land Use Plan Element Map

Prepared: September 7, 2017  
Revised: October 18, 2017  
Adopted: October 23, 2017

PREPARED BY:



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## **Revision to Land Use Element Borough of Farmingdale Master Plan**

- I. The following Land Use Plan Amendments are hereby adopted to amend/add page 25.1 and 25.2 of the Borough Master Plan (adopted July 22, 1996) to provide for the following:
  - A. Creation of a Multi-Family Affordable Housing Overlay (MF-AH-Overlay) District located on Block 21, Lot 4 which is an approximate 16.1 acre parcel of property located at 30 Southard Avenue known as Sterns.
  - B. Amendment to Multi-Family Residential (MF) District for Block 12, Lot 23 which is an approximate 12.8 acre parcel of property located at 35 West Main Street (County Road 524) and known as the Farmingdale Garden Apartments Site.
- II. A revision to the Land Use Plan Element Map prepared by Thomas Planning Associates dated September 7, 2017 and revised October 18, 2017 to provide for the creation of the MF-AH-Overlay.

Underline portions are proposed text to be added and ~~strikeouts~~ are proposed text to be deleted.

## **Affordable Housing (AH-1) Overlay**

The Affordable Housing overlay is located on West Main Street (Block 16, Lot 1.04). The lot consists of a total of 1.62 acres, of which approximately 1.1 acres on the west side is freshwater wetlands. Permitted uses within the Affordable Housing Overlay area should consist of either a 100% affordable multi-family residential rental use subject to affordability controls of the Council on Affordable Housing (COAH) or permitted uses in accordance with the GC General Commercial area.

## **Multi-Family / Affordable Housing Overlay (MF-AH-Overlay)**

The Multi-Family Affordable Housing (MF-AH Overlay) is located on Block 21, Lot 4 which is an approximate 16.1 acre parcel of property located at 30 Southard Ave. The property is located along the western border of Farmingdale Borough which borders Howell Township. The property is also bounded by a branch of the NJ Transit railroad line to the west, single family homes and by the Borough water tower/plant to the north and east and by industrial warehousing to the west across Southard Avenue. The property has a depth of approximately 1,300 feet with frontage of approximately 440 feet along Southard Avenue.

The property is zoned LI – Light Industrial. The property contains an active light industrial use containing approximately 150,000 s.f. of warehousing/office building and outdoor storage for more than 300 tractor trailers along the rear of the property. NJDEP wetlands mapping shows some potential wetlands along the north, east and western property lines.

The LI zone will remain in effect on the property. The Multi-Family Affordable Housing Overlay option will provide for an overlay zone on the entire property to permit multifamily development at a gross density of 10 units per acre. The maximum building height is 3 stories and 45 feet, provided that no building or portion of a building erected within 75 feet of a residential zone and shall exceed two and a half stories and 35 feet in height. A twenty (20) percent affordable housing set aside for affordable units that are for sale and a fifteen (15) percent affordable housing set aside for affordable units that are for rent shall be required for any multi-family residential development.

## **Multi-Family Residential (MF)**

Multi-Family Residential (MF). The MF district contains the Farmingdale Garden Apartments site located at Block 12, Lot 23. It is an approximate 12.8 acre parcel of property located at 35 West Main Street (County Road 524) in the northwestern portion of the Borough bordering Howell Township. The Farmingdale Garden Apartments complex historically contained 176 one and two bedroom rental apartments within 11 two-story buildings and was located in a single family residential land use district.

The density of the Multi-Family Residential district is recommended to be a maximum density of 15 units per acre or a total of 192 units. The multi-family residential district would be required to provide a 20 percent affordable housing set-aside on any apartment units constructed on-site in excess of the 176 units as originally approved. The construction of affordable housing units would be subject to the Borough's affordable housing ordinance.

The property is located adjacent to the R-40 Single Family Residential district. Surrounding uses include single family homes and vacant properties. A Welsh Farms convenience store is located across from the apartment complex on West Main Street. The Marsh Bog Brook is located in close proximity to the site along the western border.