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COMMUNITY IMPACT STATEMENT

Prepared for

Tricone

Regarding

Preliminary and Final Major Site Plan

Block 4201.01, Lot 33.03
Grovers Mill Road
Township of Lawrence
Mercer County, New Jersey

Prepared April 2024

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License No. 33LI00403900

The original copy of this document was signed and sealed according to
state requirements.

Introduction

Tricone (Applicant), which is the owner and land development applicant of Block 3101.01, Lot 33.03, proposes to develop its property with 85 new dwelling units consisting of 31 townhouse units and 54 apartment units. The subject property (Property), a 6.88-acre vacant parcel of land, fronts along the northern side of Grovers Mill Road and the eastern and northeastern sides of Mall Access Road, which provides access to the southern portion of Quaker Bridge Mall.

Specifically, Tricone proposes the following improvements to the Property:

- Thirty-one (31) for-sale three-bedroom townhouse units, all of which would be market-rate units, in four (4) buildings.
- Fifty-four (54) for-sale apartment units of which 37 would be market-rate units and 17 would be affordable units, all of which would be in two (2) buildings.
- Market-rate apartment units composition:
 - Eleven (11) one-bedroom units
 - Twenty-five (25) two-bedroom units
 - One (1) three-bedroom units
- Affordable apartment unit composition:
 - Four (4) one-bedroom units
 - Eleven (11) two-bedroom units
 - Two (2) three-bedroom units
- Garaged and surface parking, two (2) access drives that intersect Mall Access Road, and a recreational facility consisting of an outdoor in-ground pool with pool house and a dog run.

Section 813.A. of the Lawrence Township Land Use Ordinance requires the submission of a community impact statement (CIS) for preliminary major site plan applications involving the excess of 50,000 square feet of floor area. Since the total floor area proposed for the Property is estimated to be approximately 140,000 square feet, the Applicant must submit a CIS for its proposed townhouse and apartment development. Section 813.B. requires a CIS to analyze the following potential impacts that may result from an application that meets the floor area threshold:

- Population impact
- School impact
- Community facilities impact
- Services impact
- Fiscal impact

Organization

This CIS is organized in the following manner:

- Application description
- Analyses of impacts
 - Population impact
 - School impact
 - Community facilities impact
 - Services impact
 - Fiscal impact
- Conclusions

Application Description

The Applicant proposes a total of 85 new for-sale dwelling units of which 54 would be apartment units and 31 would be townhouse units. Of the 54 apartment units 37 would be market-rate units and 17 would be deed restricted as affordable units. All of the townhouse units would be market-rate units. The bedroom distribution for the apartments would consist of: 15 one-bedroom units (11 would be market-rate and four [4] would be affordable); 36 two-bedroom units (25 would be market-rate and 11 would be affordable); and three (3) three-bedroom units (one [1] would be market-rate and two [2] would be affordable). All of the townhouse units would have three bedrooms. Table No. 1 summarizes the proposed unit types by distribution of bedrooms, and market-rate and affordable units.

Table No. 1 – Proposed Apartment and Townhouse Units by Number of Bedrooms, and Market-Rate and Affordable Units

Apartment Units			
No. Bedrooms	Market-Rate	Affordable	Total
1	11	4	15
2	25	11	36
3	1	2	3
Total	37	17	54
Townhouse Units			
No. Bedrooms	Market-Rate	Affordable	Total
3	31	0	31
Total	31	0	31
Apartment and Townhouse Units			
Grand Total	68	17	85

Analyses of Impacts

Population Impact

Section 813.B.1. of the Lawrence Township Land Use Ordinance requires the following analysis be prepared for population impact anticipated from the Project:

An analysis of the number of people expected to be added to the municipal population including age cohorts 0-4 years, 5-17 years, 17-24 years, 25-44 years, 45-64 years and 65 years and older.

According to the U.S. Census Bureau, the estimated 2022 population, number of households and household size for Lawrence Township were 31,808 persons, 11,902 and 2.54 persons per household, respectively. The 2010 U.S. Census indicated the Township's corresponding population, number of households and household size in 2010 were 33,472, 12,524 and 2.67. Lawrence's 2010 to 2022 population change was -1,664 persons or -4.97%, and its respective changes in number of households and household size were -622 or -4.97% and -0.13 persons per household or -4.96% (due to rounding). In order to ascertain whether the Covid-19 Pandemic influenced the the reductions in population, households and household size from 2010 to 2022, the Township's 2016 population (the midpoint for the 12-year period) was examined. In 2016 the Township had 33,223 persons. A comparison of the 2016 to 2023 populations revealed Lawrence experienced respective absolute and percentage changes of -1,415 and -4.26%. The data indicate the growth trends for Lawrence Township's population, households and household sizes have been negative as reflected in declines over the past 12 years.

To estimate future populations from the Project this CIS utilizes the *per capita multiplier method* pioneered by Rutgers University Professors Robert W. Burchell and David Listokin at The Center for Urban Policy Research (*The Fiscal Impact Handbook*, Rutgers – The State University of New Jersey, 1978). The demographic multipliers from *Who Lives in New Jersey Housing?* (Rutgers Study) prepared by Alexandru Voicu and David Listokin and published in November 2018 by the Center for Urban Policy Research, Edward J. Bloustein School of Planning and Public Policy, Rutgers, The State University of New Jersey, New Brunswick, New Jersey were utilized to estimate the number of persons, including the six required cohorts, expected from the proposed project (Project).

The Rutgers Study provided demographic multipliers for newer housing units broken down by rental and owner housing types with bedrooms ranging from one to four-to-five, and having values below and above the median. The Project would consist of owner-occupied apartments and townhouses. Apartment types would include those with one, two and three bedrooms, and townhouse types would have only three bedrooms. Since some of the apartment units would be

restricted as affordable pursuant to the requirements of the New Jersey Fair Housing Act, P.L. 1985, c.222 (C.52:27D-301 et seq.), the multipliers for below median values for such apartment units would be applied to the population projection calculations. For market-rate apartment and townhouse units the above median value multipliers would be utilized. The persons by age multipliers for affordable owner-occupied apartment units, market-rate owner-occupied apartment units, and market-rate owner townhouse units are provided in corresponding Table Nos. 2, 3 and 4.

Table No. 2 – Demographic Multipliers for Persons by Age for Affordable Owner-Occupied Apartment Units¹

Number of Bedrooms	0-4 Years	5-17 Years	18-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75+ Years
1	0.000	0.021	0.063	0.340	0.216	0.099	0.280	0.234
2	0.101	0.096	0.367	0.275	0.173	0.188	0.291	0.219
3	0.190	0.207	0.639	0.336	0.305	0.279	0.098	0.153

Table No. 3 – Demographic Multipliers for Persons by Age for Market-Rate Owner-Occupied Apartment Units²

Number of Bedrooms	0-4 Years	5-17 Years	18-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75+ Years
1	0.070	0.000	0.631	0.423	0.154	0.059	0.084	0.055
2	0.107	0.074	0.344	0.285	0.154	0.197	0.424	0.303
3	0.176	0.471	0.377	0.465	0.454	0.307	0.232	0.072

Table No. 4 – Demographic Multipliers for Persons by Age for Market-Rate Owner Townhouse Units³

Number of Bedrooms	0-4 Years	5-17 Years	18-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75+ Years
1	0.301	0.572	0.675	0.547	0.363	0.316	0.162	0.065

¹ The Rutgers Study describes affordable rental apartment units as “5-49 Units Structure Type (Owner), Below Median.”

² The Rutgers Study describes market-rate rental apartment units as “5-49 Units Structure Type (Owner), Above Median.”

³ The Rutgers Study describes market-rate owner units as “Single-Family Attached Structure Type (Own/Rent), Above Median.”

The Land Development Ordinance requires age cohorts 17-24 years and 25-44 years be projected for a development application. However, demographic multipliers for these cohorts are unavailable in the Rutgers Study. Notwithstanding, age cohorts for 18-34 years and 45-64 years can be calculated from the Rutgers Study. In addition, the age cohort 65 years and older can be determined. The results of calculating the number of persons by age cohort from the three types of housing units proposed for the Project are provided in Table Nos. 5, 6 and 7.

Table No. 5 – Persons by Age for Affordable Owner Apartment Units

Number of Bedrooms	No. Units	0-4 Years	5-17 Years	18-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75+ Years	Total
1	4	0.00	0.08	0.25	1.36	0.86	0.40	1.12	0.94	5.01
2	11	1.11	1.06	4.04	3.03	1.90	2.07	3.20	2.41	18.81
3	2	0.38	0.41	1.28	0.67	0.61	0.56	0.20	0.31	4.41
Total	--	1.49	1.55	5.57	5.06	3.38	3.02	4.52	3.65	28.24
Total Rounded	--	1	2	6	5	3	3	5	4	29 ⁴

Table No. 5 indicates the affordable owner-occupied apartment units are expected to yield a total of 29 persons consisting of the following age cohorts:

Cohort	Persons
0-4 years	1
5-17 years	2
18-34 years	6
35-44 years	5
45-64 years	6
65 years & older	9
Total	29

Table No. 6 – Persons by Age for Market-Rate Owner Apartment Units

Number of Bedrooms	No. Units	0-4 Years	5-17 Years	18-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75+ Years	Total
1	11	0.77	0.00	6.94	4.65	1.69	0.65	0.92	0.61	16.24
2	25	2.68	1.85	8.60	7.13	3.85	4.93	10.60	7.58	47.20
3	1	0.18	0.47	0.38	0.47	0.45	0.31	0.23	0.07	2.55
Total	--	3.62	2.32	15.92	12.24	6.00	5.88	11.76	8.25	65.99
Total Rounded	--	4	2	16	12	6	6	12	8	66

⁴ The total was rounded up to 29 given the rounding of the totals for each age cohort.

As shown in Table No. 6 the market-rate owner-occupied apartment units are expected to yield a total of 66 persons consisting of the following age cohorts:

<u>Cohort</u>	<u>Persons</u>
0-4 years	4
5-17 years	2
18-34 years	16
35-44 years	12
45-64 years	12
65 years & older	20
Total	66

Table No. 7 – Persons by Age for Market-Rate Owner/Rental Townhouse Units

Number of Bedrooms	No. Units	0-4 Years	5-17 Years	18-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75+ Years	Total
3	31	8.00	12.49	15.62	17.55	10.79	11.75	6.79	2.42	85.41
Total	--	8.00	12.49	15.62	17.55	10.79	11.75	6.79	2.42	85.41
Total Rounded	--	8	12	16	18	11	12	7	2	86

Table No. 7 shows the market-rate owner/rental townhouse units⁵ are expected to yield a total of 86 persons consisting of the following age cohorts:

<u>Cohort</u>	<u>Persons</u>
0-4 years	8
5-17 years	12
18-34 years	16
35-44 years	18
45-64 years	23
65 years & older	9
Total	86

The Project is expected to yield a total of 181 persons as shown in Table No. 8.

⁵ The Rutgers Study provides demographic multipliers for townhouses that do not distinguish between owned or rented units.

Table No. 8 – Persons by Age from the Project

Residential Unit Type	0-4 Years	5-17 Years	18-34 Years	35-44 Years	45-54 Years	55-64 Years	65-74 Years	75+ Years	Total
Affordable Owner Apartments	1	2	6	5	3	3	5	4	29
M-R. Owner Apartments	4	2	16	12	6	6	12	8	66
M-R Owner/Rental THs	8	12	16	18	11	12	7	2	86
Total	13	16	38	35	20	21	24	14	181

The six cohorts totaled among the three residential units types are expected to consist of:

<u>Cohort</u>	<u>Persons</u>	<u>Share of Total</u>
0-4 years	13	7.2%
5-17 years	16	8.8%
18-34 years	38	21.0%
35-44 years	35	19.3%
45-64 years	41	22.7%
65 years & older	38	21.0%
Total	210	100.0%

Almost two-thirds of the persons (63.0%) expected to reside in the Project would be of workforce age (18 years to 64 years). Persons of general retirement age (65 years and older) are expected to make up 21.0% of the residents in the Project. Persons of approximate school age (5 to 17 years) would be 8.8% of the total number of residents, and the youngest persons (0 to 4 years) would be 7.2%.

School Impact

Section 813.B.2 requires school impact from the proposal be analyzed in the following manner:

Analysis of the anticipated number of public school students projected to be added and the ability of the existing public school facilities to absorb the additional populations projected ten years into the future. The overall anticipated cost of facilities necessitated and the development's share of the cost on a pro rata basis by the increase in student population shall be provided.

The Rutgers Study provided demographic multipliers for school-age children residing in newer attached single-family and multifamily housing units consisting of rental and owner housing types with bedrooms ranging from one to four-to-five, and having values below and above the median. School-age children are divided into three categories: elementary school – grades Kindergarten to fifth; junior high school – grades sixth to eighth; and high school – grades ninth to twelfth. Table Nos. 9 and 10 provide demographic multipliers for school-age children in affordable and market-rate housing units proposed for the Project.

Table No. 9 – Demographic Multipliers for School-Age Children in Affordable and Market-Rate Owner Apartment Units

Number of Bedrooms	Affordable Apts.			Market-Rate Apts.		
	Elementary	Jr. HS	HS	Elementary	Jr. HS	HS
1	0.021	0.000	0.000	0.000	0.000	0.000
2	0.096	0.017	0.016	0.074	0.013	0.000
3	0.207	0.026	0.155	0.471	0.015	0.058

Table No. 10 – Demographic Multipliers for School-Age Children in Market-Rate Townhouse Units

Number of Bedrooms	Elementary	Jr. High School	High School
3	0.238	0.099	0.066

School-age children expected to reside in the Project are provided in Table Nos. 11 and 12.

Table No. 11 – School-Age Children in Affordable and Market-Rate Owner Apartment Units

Number of Bedrooms	Number of Units Affd/MR	Affordable Apts.			Market-Rate Apts.		
		Elementary	Jr. HS	HS	Elementary	Jr. HS	HS
1	4/11	0.08	0.00	0.00	0.00	0.00	0.00
2	11/25	0.69	0.19	0.18	1.55	0.33	0.00
3	2/1	0.05	0.05	0.31	0.40	0.02	0.06
Subtotal		0.83	0.24	0.49	1.95	0.34	0.06
Subtotal Rounded		1	0	1	2	0	0
Total		1.55			2.35		
Total Rounded		2			2		

As shown in Table No. 11 the affordable and market-rate apartment units are expected to yield 4 students consisting of:

<u>Grade</u>	<u>No. of Students</u>
Elementary	3
Junior High School	0
High School	<u>1</u>
Total	4

Table No. 12 – School-Age Children in Market-Rate Three-Bedroom Townhouse Units

Number of Units	Elementary	Jr. High School	High School
31	7.38	3.07	2.05
Subtotal Rounded	7	3	2
Total	12.49		
Total Rounded	12		

Table No. 12 indicates 12 school-age children are expected to reside in the market-rate townhouses broken down in the following manner:

<u>Grade</u>	<u>No. of Students</u>
Elementary	7
Junior High School	3
High School	<u>2</u>
Total	12

Table No. 13 – Total School-Age Children in Project

Grade	No. of Students in Apartments	No. of Students in Townhouses	Total
Elementary	3	7	10
Jr. High School	0	3	3
High School	1	2	3
Total	4	12	16

Sixteen (16) school-age children are expected to reside in the Project broken down in the following manner (Table No. 13):

<u>Grade</u>	<u>No. of Students</u>
Elementary	10
Junior High School	3
High School	<u>3</u>
Total	16

The Lawrence Township School District educates its students in the following schools and corresponding grades: elementary school – grades Kindergarten to fourth; intermediate school – grades fifth and sixth; middle school – grades seventh and eighth; and high school – grades ninth to twelfth. The grades in the Lawrence Township elementary, intermediate and middle schools do not exactly match the grades corresponding with the Rutgers Study elementary school and junior high school. The fifth grade in Lawrence Township is included in the intermediate school whereas it is included in the elementary school in the Rutgers Study. For the most part, the Lawrence Township intermediate and middle school grades (sixth to eighth) correspond with the Rutgers Study junior high school. In order to distribute the anticipated student between the Lawrence Township elementary and intermediate schools, the 10 anticipated elementary students from the Rutgers Study calculations are divided by seven (the seven grades in the Rutgers Study elementary school [Kindergarten to sixth grade]) resulting in approximately one student per grade. To apportion the three anticipated junior high school students from the Rutgers Study results to the Lawrence Township intermediate and middle schools, they were divided by two. The following adjustments were made to fit the Project results into the Township’s school types.

<u>Grade</u>	<u>No. of Students</u>
Elementary	9
Intermediate School	3
Middle School	1
High School	<u>3</u>
Total	16

The ability of the Lawrence Township public school facilities to absorb the additional students from the Project is based on the foregoing estimation of school-age children that would reside in the Project and the capacities of the school facilities provided in the *School District of Lawrence Annual Comprehensive Report for the Fiscal Year Ended June 30, 2022*. The New Jersey Department of Education’s 2022 to 2023 school enrollment worksheet for the state, school districts and schools provided 2023 enrollments for the Lawrence Township School District.

Table No. 14 provides the capacities, enrollments and used capacities for each school in the Lawrence Township District, and the enrollments plus the students from the Project and the resultant used capacities for each school. All elementary schools were examined assuming each one would receive all of the Project elementary school-age students. The results of the analysis indicate all elementary schools, the middle school and the high school would have sufficient capacity to absorb the Project’s school-age children. With the addition of the Project’s three students to the Lawrence Intermediate School its used capacity would increase from 111.6% to 112.0%. Apparently, this School has experienced over-capacity usage since 2013 (Table No. 15), and quite possibly

earlier given its very high used capacity recorded in 2013. Its peak enrollment of 920 students occurred in 2017, resulting in 128.9% used capacity. Its lowest enrollment during the latest 10-year period occurred in 2023 (797 students and 111.6% used capacity). Since its peak in 2017, the Intermediate School's enrollment decreased to 808 students in 2020, increased to 825 in 2021, and then continued to decrease to its lowest enrollment in 2023.

Table No. 14 – School Capacities, Used Capacities, Enrollment plus Project Students, and Resultant Used Capacities

School	Capacity	Enrollment	Used Capacity	Enrollment + Project Students	Used Capacity
Ben Franklin Elementary	438	335	76.5%	344	78.5%
Lawrence Elementary	345	291	84.3%	300	87.0%
Slackwood Elementary	318	238	74.8%	247	77.7%
Eldridge Park Elementary	267	222	83.1%	231	86.5%
Lawrence Intermediate	714	797	111.6%	800	112.0%
Lawrence Middle	604	549	90.9%	550	91.1%
Lawrence High School	1,456	1,188	81.6%	1,191	81.8%

Table No. 15 – Lawrence Intermediate School Enrollment and Used Capacity, 2013 – 2023

Year	Enrollment	Used Capacity
2013	894	125.2%
2014	896	125.5%
2015	892	124.9%
2016	911	127.6%
2017	920	128.9%
2018	897	125.6%
2019	870	121.8%
2020	808	113.2%
2021	825	115.5%
2022	823	115.3%
2023	797	111.6%

The Land Development Ordinance requires the school impact analysis to include “the ability of the existing public school facilities to absorb the additional populations projected ten years into the future.” Table No. 16 provides the actual enrollment of students in the Lawrence Township School District from 2013 to 2023 and the projected enrollment to 2033 shown in red. The projected enrollment figures were calculated utilizing the exponential growth model.⁶

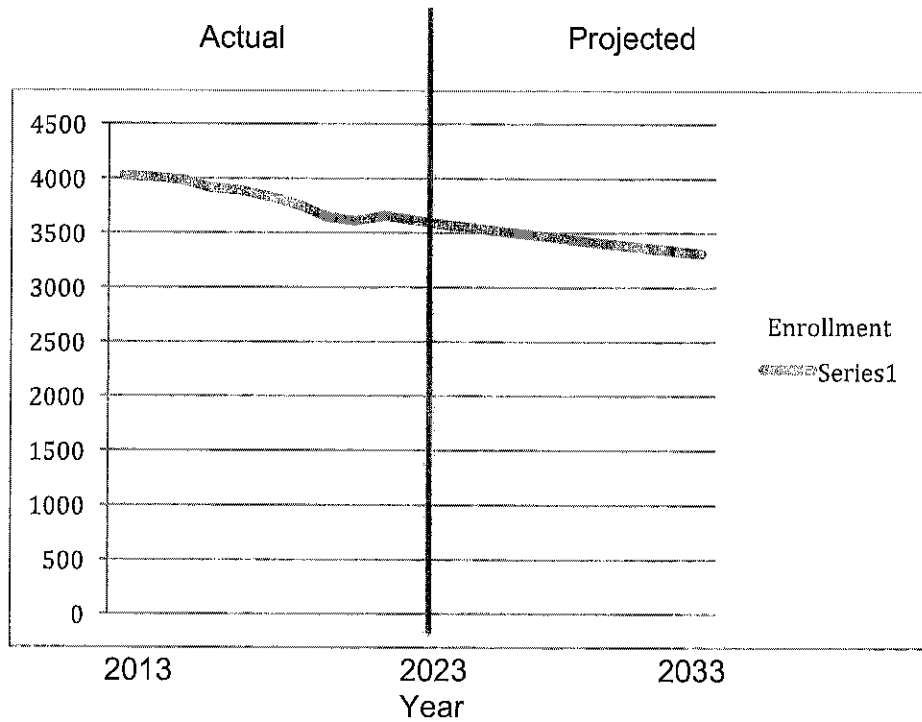
Table No. 16 – Enrollment of the District,
Actual 2013 – 2023, Projected 2024 - 2033

Year	Enrollment
2013	4,027
2014	4,012
2015	3,992
2016	3,918
2017	3,892
2018	3,835
2019	3,762
2020	3,646
2021	3,613
2022	3,657
2023	3,620
2024	3,581
2025	3,549
2026	3,518
2027	3,488
2028	3,458
2029	3,429
2030	3,400
2031	3,371
2032	3,343
2033	3,315

Table No. 16 indicates the District’s actual enrollments were 4,027 students in 2013 and 3,620 in 2023. The District’s projected enrollments are 3,581 students in 2024 and 3,315 in 2033. Chart No. 1 graphically shows the actual and projected decreases in enrollment during the 2013 to 2033 period.

⁶ Exponential growth model: $P(t)=PO(1+r)t$, where PO is the initial population, r is the relative growth rate, and t is the time unit.

Chart No. 1 – Enrollment of the District,
Actual 2013 – 2023, Projected 2024 - 2033



The 2024 projected enrollment plus the 16 students expected from the Project would be 3,599 students. For 2033 the projected enrollment and the students expected from the Project would be 3,331 students. Given the enrollment plus the students expected from the Project is projected to continually decrease over the years to 2033, the fact that all but the Intermediate School have excess capacities that would continually improve over time, and the Intermediate School has been operating over capacity for the past 10 years and the 10-year projections indicate the School's operations would likely approach capacity, no new facilities would be necessitated from the development of the Project. Therefore, it would be unnecessary to determine the "overall anticipated cost of facilities necessitated and the development's share of the cost on a pro rata basis by the increase in student population" resulting from the Project.

Community Facilities Impact

According to § 813.B.3., the following analysis of the proposal must be prepared regarding facilities impact:

An analysis of the existing community facilities and infrastructure available to serve the proposed development and its impact on the

adequacy of existing public water facilities, public sewerage facilities, recreational facilities, library facilities, and senior services. Should such facilities be determined inadequate to serve the proposed development, the remedies, either expected or proposed by the applicant, shall be indicated along with estimated costs for such additional facilities.

PUBLIC WATER FACILITIES

New Jersey American, which is the public purveyor of water to the area in which the Project is located, indicated it would provide water service to the Project. ON February 29, 2024, Joseph N. Davignon, Developer Services Project Manager, sent the following email message confirming New Jersey American' would provide water service to the project:

Thank you for your inquiry with New Jersey American Water (NJAW) regarding water services for your project. This letter is to inform you that your project is within the NJAW franchise service area and we look forward to providing water service for your project. I am your Developer Services Project Manager, and will guide you as you move your project through the main extension process.

A copy of the full email message is contained in Appendix A.

PUBLIC SEWERAGE FACILITIES

S. Robert Filler, executive director of the Ewing-Lawrence Sewerage Authority (ELSA), issued a letter dated April 3, 2024 indicating treatment capacity was available for the subject project. A copy of his letter is provided in Appendix B. In his letter, Mr. Filler indicated the ELSA adopted a "sewer ban effective January 16, 2024" and that an application process and guidelines must be must be followed to obtain approvals for sanitary sewer service.

RECREATIONAL FACILITIES

Lawrence Township has extensive recreational facilities. According to its website, township recreational facilities include: 28 parks consisting of various passive recreational and conservation facilities; 13 active recreational fields; a nature center; a dog park; and the swimming pool at Lawrence Township High School. Figure No. 1 indicates these recreational facilities are located within the central portion of the Township, south of Interstate 295, west of U.S. Route 1 and along and east of U.S Route 206.

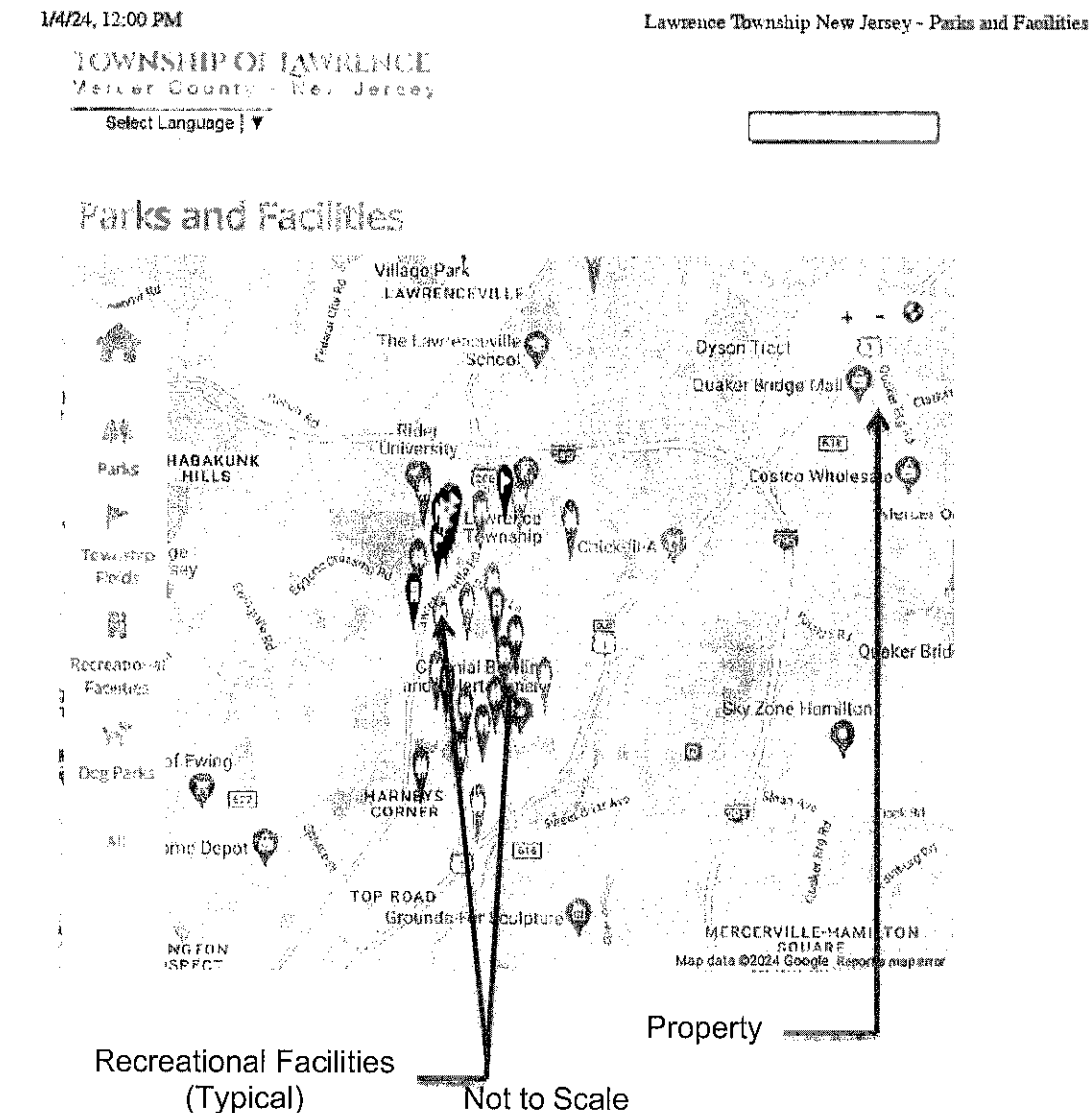
The residents of the Project would be required to visit the Township recreational facilities by automobile because of the central location of the facilities. This

requirement for visiting the recreational facilities is not unique to the project. Residents of neighborhoods situated west of U.S. Route 206 and north of Interstate 2095 must drive to the facilities. Driving to access recreational facilities is common within suburban communities such as Lawrence Township.

The Project would provide onsite in-ground pool with patio and pool house, and a dog run.

Furthermore, since the population of Lawrence Township has experienced significant population declines from 2010 to 2022, the additional residents from the Project would not impose additional strain on the capacities of the various Township recreational facilities.

Figure No. 1 – Lawrence Township Recreational Facilities



LIBRARY FACILITIES

Of the 12 municipalities that make up Mercer County seven participate in the Mercer County Library system. The participating municipalities include: East Windsor Township, Ewing Township, Hightstown Borough, Hopewell Township, Lawrence Township, Robbinsville Township and West Windsor Township. The 2022 total population for the seven participating municipalities is 164,516 persons according the U.S. Census Bureau. In 2020 the total population of the seven municipalities was 168,758. From 2020 to 2022, collectively, the municipalities lost 4,242 persons, which represents a decline of 2.5% (Table No. 17). The addition of 181 patrons to the County Library system would bring the total to 164,697, which is significantly less than the amount of potential patrons just a couple of years ago. Given the decline of the total population for the seven participating municipalities, the Project is expected to have no significant impact on the Mercer County Library system and therefore require no additional facilities.

Table No. 17 – Mercer County Library Municipalities,
Population Change 2020 – 2022

Municipality	2020 Pop.	2022 Pop.	Absolute Δ	Percent Δ
East Windsor	30,045	29,813	(232)	-0.8
Ewing	37,264	34,589	(2,675)	-7.2
Hightstown	5,887	5,855	(32)	-0.5
Hopewell Tp.	17,491	17,498	7	0.0
Lawrence	33,077	31,808	(1,269)	-3.8
Robbinsville	15,476	15,341	(135)	-0.9
West Windsor	29,518	29,612	94	0.3
Total	168,758	164,516	(4,242)	-2.5

Source: U.S. Census Bureau.

SENIOR FACILITIES

The Project is expected to have 38 persons aged 65 years and over. To determine the number of seniors from the Project who might utilize Township senior facilities a multiplier for seniors from the Township utilizing the municipality's Office on Aging facilities was developed. The U.S. Census Bureau estimated there were 5,057 persons having 65 years of more in 2022. Lillian LaSalle, the director of the Lawrence Township Office on Aging, was consulted to learn how many seniors typically used the Office's facilities on a daily basis. A January 26, 2024 telephone conversation with Ms. LaSalle revealed 75 to 100 seniors are served on a typical day. The higher figure (100) was used in developing the 0.02 multiplier for each senior citizen from the Project utilizing Office on Aging services (100 seniors served daily/5,057 seniors residing in the

Township = 2.0%). With 38 seniors expected from the project a total of one senior (38 expected seniors X 0.02 multiplier = 0.8 seniors using services, say 1 senior) would be anticipated to utilize Lawrence Township Office on Aging Services. During the telephone conversation with Ms. LaSalle, it was learned even if the Project had 20 seniors using the Office's facilities, the Office on Aging would be able to accommodate them. In essence, the Project would have no substantive impact on the Lawrence Township Office on Aging's ability serve seniors within the community.

Services Impact

Section 813.B.4. requires the proposal be analyzed for services impact in the following manner:

Analysis of the existing services provided by the municipality to serve the proposed development and the impact of the development upon police protection, fire protection, solid waste disposal, and street maintenance services.

POLICE PROTECTION

The Project would be located along existing streets in an area of Lawrence Township that are already served by the Township Police Department. Specifically, the Quaker Bridge Mall abuts the Property to the north, and southwest of Property along Grovers Mill Road are several large apartment complexes. The Mall Access Road connects Quaker Bridge Mall with Grovers Mill Road. Figure No. 2 shows the Property and surrounding area.

Since the Project would develop an area already served by the Police Department (an area along Mall Access Road between the Mall and the apartment complexes), the Project would be relatively small in size compared to the nearby apartment complexes, access into the Project from Mall Access Road would be limited to two intersections and a looped road would serve the residential buildings within the Property rendering it relatively straightforward to police, it is expected the Police Department would not be required to provide additional protection services to the Project.

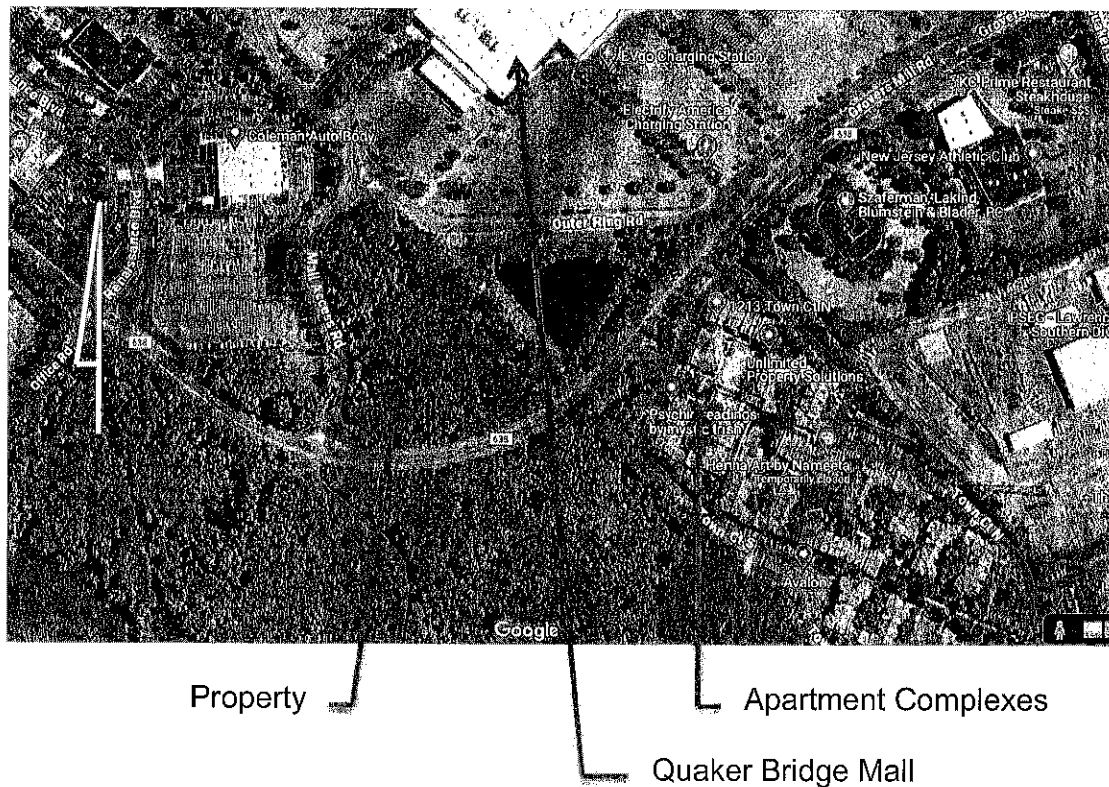
FIRE PROTECTION

The types of housing (townhouses and apartments) are similar to types existing in Lawrence Township. The number of stories for the new residential buildings does not exceed three stories, which is common within the Township. The Property is surrounded by development that is served by the Fire Department.

Because of its location within the Township that is currently served by the Fire Department (see Figure No. 2), the proposed types of housing construction are

common within the Township, and the internal looped road that accesses Mall Access Road at two locations is designed to eliminate obstacles for firefighting within the Project, it is expected the Fire Department would not be required to increase its facilities to serve the Project.

Figure No. 2 – Location of Project Property



No Scale

Source: Google Maps.

SOLID WASTE DISPOSAL

Because private waste disposal would be provided to the new dwellings in the Project, there would be no impact to the municipal solid waste disposal services.

STREET MAINTENANCE SERVICES

The Project will have private roads, parking lots and drives for which their maintenance and snow plowing would be provided by Project owners. Therefore, the Project would have no impact on municipal street maintenance services.

Fiscal Impact

Section 813.B.5. requires financial impact from the proposal must be analyzed in the following manner:

An analysis of the revenues expected to be generated from the development compared to the anticipated costs, which the proposed development is expected to generate. Revenues and costs shall be shown for the municipality, the municipal school system and the county library system.

PROJECT DESCRIPTION

A total of 85 for-sale new dwelling units of which 54 would be apartment units and 31 would be townhouse units. Of the 54 apartment units 37 would be market-rate units and 17 would be deed restricted as affordable units. All of the townhouse units would be market-rate units. The bedroom distribution for the apartments would consist of: 15 one-bedroom units (11 would be market-rate and four [4] would be affordable); 36 two-bedroom units (25 would be market-rate and 11 would be affordable); and three (3) three-bedroom units (one [1] would be market-rate and two [2] would be affordable). All of the townhouse units would have three bedrooms. In the Application Description section of the CIS Table No. 1 summarizes the proposed unit types by distribution of bedrooms, and market-rate and affordable units.

REVENUES

To estimate the revenues generated from property taxes levied against the Project, the following steps are undertaken:

- Determine the valuation of the Project based on 2023 dollars
- Adjust the valuation of the Project to account for the affordable dwelling units that, by law, have valuations below those of market-rate units
- Equalize the adjusted valuation of the Project according to the county's 2023 assigned equalization ratio
- Apply the 2023 property tax rates for the taxing districts to equalized adjusted valuation of the Project to calculate the revenues corresponding with the taxing districts.

Valuation of Proposal

The value of the Project is based on soft costs, hard costs and contingency costs for constructing the dwelling units, and land costs, closing costs and site improvement costs (Appendix C for breakdown of costs). The former costs (\$49,621,640.40) are distributed among the residential unit types to determine the value of each unit type. The total value the Project, which includes the dwelling unit costs plus the latter costs (\$11,806,432.00), is \$60,983,189.90. The

value of each unit type and the value of the land and site improvements are provided below.

<u>Unit Type</u>	<u>Value/Unit</u>	<u>No. Units</u>	<u>Total Value</u>
<i>Apartments</i>			
One-Bedroom	\$269,215.74	15	\$ 4,038,236.10
Two-Bedroom	\$383,316.34	36	\$13,799,388.24
Three-Bedroom	\$552,616.96	<u>3</u>	<u>\$ 1,657,850.88</u>
		Total	54
			\$19,495,475.22
<i>Townhouses</i>			
Three-Bedroom	\$971,811.78	31	\$30,126,165.18
Total Apartments & Townhouses			\$49,621,640.40
<i>Land & Site Improvements</i>			
Land Cost			\$ 5,300,000.00
Land Closing Cost			\$ 530,000.00
Site Development Costs			<u>\$ 5,976,432.00</u>
Total Land & Site Improvements			\$11,806,432.00
Total Costs			\$60,983,189.90

The valuation of affordable units must be adjusted to reflect their affordability. In other words, because the sale prices of the affordable units are restricted to be less than market-rate sale prices, their values of are less than the values of market-rate units and therefore must be reduced accordingly. The Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et seq., establishes restrictions on rents for affordable housing units. Section 5:80-26.12(a) requires such rents to not exceed 30% of the eligible monthly income of the appropriate household size and to be subject to the average rent for low- and moderate-income units to be affordable to households earning no more than 52% of median income. Therefore, as a proxy, the values of the affordable units are adjusted to reduce their values to 52% of their market-rate values to provide an overall picture of how the affordable units contribute toward the reduction in tax revenues collected from the proposal. The total adjusted value for the 17 affordable apartments is \$3,982,720.75.

<u>Affordable Unit Type</u>	<u>Market-Rate Value/Unit</u>	<u>Adjust</u>	<u>Affordable Value/Unit</u>	<u>No. Units</u>	<u>Total Affordable Unit Value</u>
1-Bedroom	\$269,215.74	52%	\$139,993.18	4	\$ 559,968.74
2-Bedroom	\$383,316.34	52%	\$199,324.50	11	\$2,192,569.46
3-Bedroom	\$552,616.96	52%	\$287,360.82	<u>2</u>	<u>\$ 574,721.64</u>
			Total	17	\$3,327,259.84

The reductions in the number of market-rate units and their overall value are shown below.

<u>Market-Rate Unit Type</u>	<u>Market-Rate Value/Unit</u>	<u>No. Units</u>	<u>Total Value</u>
One-Bedroom	\$269,215.74	11	\$ 2,961,373.14
Two-Bedroom	\$383,316.34	25	\$ 9,582,908.50
Three-Bedroom	\$552,616.96	1	\$ 552,616.96
Total		37	\$13,096,898.60

The total valuation of the Project adjusted for affordable units is \$58,356,755.62 as provided below.

<u>Description</u>	<u>Total Value</u>
Affordable. Apt. Units	\$ 3,327,259.84
Market-Rate Apt. Units	\$13,906,898.60
Market-Rate TH Units	\$30,126,165.18
Total DUs Adjusted for Affd. Units	\$46,550,323.62
Total Land & Site Improvements	\$11,806,432.00
Total Costs	\$58,356,755.62

Municipal, School District and County Library Property Tax Rates

The Mercer County Board of Taxation's webpage provides the 2023 Ratable Breakdown for the 12 municipalities within the county. The Land Development Ordinance requires analyses of the revenues and costs for the municipality, the school district and the county library system. The following property tax rates apply to Lawrence Township:

<u>Taxing District</u>	<u>Tax Rate</u>
Municipal Purpose	0.652
School District	1.630
County Library	0.065

Equalization Ratio and Equalized Valuation

According to the Final Equalization Table, County of Mercer for the Year 2023 published by the Division of Taxation of the New Jersey Treasury, the 2023 equalization ratio for Lawrence Township is 85.45%. The equalized value of the proposal is \$49,865,847.68, which was calculated in the following manner:

$$\begin{aligned} \text{Equalized Valuation} &= \text{Total Valuation} \times \text{Equalization Ratio} \\ \$49,865,847.68 &= \$58,356,755.62 \times 0.8545 \end{aligned}$$

Tax Revenues

To calculate tax revenue for each local tax purpose, the equalized valuation is divided by 100 (the tax rate is the rate per \$100 equalized assess value) and the

resultant quotient is multiplied by the tax rate for the corresponding tax rate. The proposal is estimated to generate the following tax revenues by local tax purpose:

<u>Taxing District</u>	<u>Equal. Value</u>	<u>Tax Rate/100</u>	<u>Tax Revenue</u>
Municipal Purpose	\$49,865,847.68	0.00652	\$ 325,125.33
School District	\$49,865,847.68	0.01630	\$ 812,813.32
County Library	\$49,865,847.68	0.00065	\$ 14,959.75
		Total	\$1,152,898.40

EXPENSES

Municipal Per Capita Expenses

The adopted 2023 Municipal Budget for the Lawrence Township indicates the amount to be raised by taxation for municipal purposes is \$30,686,650.90. *QuickFacts* published by the United States Census Bureau indicates Lawrence Township's 2022 population was 31,808 and the persons per household were 2.54 for 2022. The Population Impact section of the CIS indicated Lawrence Township has experienced steady declines in population and persons per household from 2010 to 2022. The School District Impact section indicated the Township's school enrollment has been progressively declining from 2013 to 2023. Rather than project another population decline from 2022 to 2023, the Fiscal Impact section maintains the 2022 population and household sizes to conservatively calculate per capita costs.

The 2023 municipal per capita expenses related to the tax levy for municipal purposes is estimated to be \$864.75, which is calculated by:

$$\begin{aligned} \text{Per Capita Expense} &= \text{Municipal Tax Levy} / \text{Estimated Population} \\ \$964.75/\text{person} &= \$30,686,650.90 / 31,808 \text{ persons} \end{aligned}$$

The Population Impact section estimates the number of persons who will occupy the Project is 210. The total municipal expenses generated by the Project is estimated to be \$174,619.08, which is calculated in the following manner:

$$\begin{aligned} \text{Municipal Expenses} &= \text{Persons X Per Capita Expense} \\ \$174,619.08 &= 181 \text{ Persons X } \$964.75/\text{Person} \end{aligned}$$

School District Per Student Expenses

The Lawrence Township Public School District published the final budget adopted for 2023 and 2024. The General Fund Local Tax Levy was \$74,554,478.00. This study analyzes the per student expenses related to the local tax levy. The School Impact section, which utilized the New Jersey Department of Education's 2022 to 2023 school enrollment worksheet for the

state, school districts and schools, indicates the 2023 student enrollment for the District was 3,620. Based on these data, the per student expense related to the tax levy is \$20,595.16.

The School Impact section indicated 28 school-age children are expected from the Project. The CIS takes a conservative approach by assuming all of the children from the Project would attend the Lawrence Township school system. The total school cost from the Project would be \$329,522.55 as calculated below.

$$\begin{aligned} \text{School District Expenses} &= \text{Students} \times \text{Per Student Expense} \\ \$329,522.55 &= 16 \text{ Students} \times \$20,595.16/\text{Expense} \end{aligned}$$

County Library Expenses

The municipalities that participate in the Mercer County Library include: East Windsor Township, Ewing Township, Hightstown Borough, Hopewell Township, Lawrence Township, Robbinsville Township and West Windsor Township. The 2022 total population for seven participating municipalities is 164,516 persons according to the U.S. Census Bureau.

According to the Mercer County Board of Taxation, 2023 Tax Levy Apportionment Analysis, the 2023 County Library tax levy would be \$16,142,685.00.

The per capita expense for the Mercer County Library is \$98.12, which is calculated in the following manner:

$$\begin{aligned} \text{Per Capita Expense} &= \text{Library Tax Levy} / \text{Population} \\ \$98.12 &= \$16,142,685.00 / 164,516 \text{ Persons} \end{aligned}$$

The Project is expected to have a County Library expense totaling \$17,760.13 as calculated below.

$$\begin{aligned} \text{County Library Expenses} &= \text{Persons} \times \text{Per Capita Expense} \\ \$17,760.13 &= 1818 \text{ Persons} \times \$98.12/\text{Person} \end{aligned}$$

FISCAL IMPACT

The fiscal impacts for the Municipality, School District and County Library are summarized in Table No. 18. The Project expected to have a combined surplus of \$633,797.01 for the Municipality and School District. A deficit of \$2,800.38 is expected for the County Library. The net fiscal impact for the three taxing districts combined is a surplus \$630,996.63.

Table 18 – Fiscal Impacts of Project

Taxing District	Revenues	Expenses	Surplus/(Deficit)
Municipal	\$325,125.33	(\$174,619.08)	\$150,506.24
School	\$812,813.32	(\$329,522.55)	\$483,290.76
County Library	\$14,959.75	(\$17,760.13)	(\$2,800.38)
Total	\$1,152,898.40	(\$521,901.77)	\$630,996.63

Conclusion

The proposed project would consist of 85 new for-sale dwelling units of which 31 would be townhouses and 54 apartments. Seventeen of the apartments would be deed restricted as affordable units according to New Jersey State law. The new dwelling units are expected to have 210 new residents of which 16 would be school-age children and 38 persons 65 years and over.

With regard to impacts to the community and school system, the project is expected to have no significant negative impacts on the municipality and its services (senior facilities, police protection, fire protection, solid waste, and street maintenance). Will serve letters for sanitary sewer and water services were issued indicating the respective systems could accommodate the project. The project is expected to have no significant negative impacts on the school system because the elementary, middle and high schools have sufficient capacity, and the intermediate school, which has been operating over capacity for decades, has seen steady declines in enrollment and projections indicate enrollment will continue to decline even with the few students generated by the project.

The net fiscal impact of the project on the municipal and school taxing districts are expected to generate respective surpluses of \$150,506 and \$483,291. The County Library taxing district is expected to experience a slight deficit of \$2,801. Overall, the net fiscal impact from the project would be a surplus of \$630,997.

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APPENDIX A

From: Joseph N Davignon <Joe.Davignon@amwater.com>
Sent: Thursday, February 29, 2024 11:51 AM
To: Mustafa Hassonjee (Tricone) <MH@TriconeUSA.com>; Vincent Luongo <vluongo@bertinengineering.com>; Calisto Bertin <cbertin@bertinengineering.com>
Cc: Akbar Hassonjee (Tricone) <AMH@TriconeUSA.com>
Subject: RE: Grover Mills Rd NJ NSI 329470121 - Main Ext.

Thank you for your inquiry with New Jersey American Water (NJAW) regarding water services for your project. This letter is to inform you that your project is within the NJAW franchise service area and we look forward to providing water service for your project. I am your Developer Services Project Manager, and will guide you as you move your project through the main extension process. Please find and use the NJAW Guide for Water and Sewer Main Extensions located at our website below:

<https://www.amwater.com/njaw/About-Us/Providing-Solutions/Developers/>

The guide is provided to help you understand what is required to obtain new service for your project. In addition, please find the following documents on the website for your information and use:

- Service and Metering Standards
- Draft Agreements
- Guide for Applying for NJDEP/BSDW Permits

The Application for a Main Extension can be found at:
<https://www.amwater.com/njaw/About-Us/Providing-Solutions/Developers/>

Please note that this letter is not a will serve letter, approval or guarantee for water service, as hydraulic and capacity reviews have to be completed once an application is formally submitted and reviewed we will be able to determine what improvements are required to service the site.

We at NJAW highly recommend that you contact us as early on in the design process to let us help guide you in any site-specific issues especially for large or complex projects or for developers who have not worked with the NJAW previously. A pre-application meeting with your NJAW Project Manager is always recommended prior to site plan submittal to the local municipality.

I look forward to receiving your Application for Main Extension and working with you in the future.

Sincerely,

Joe Davignon

908-431-3223

APPENDIX B

BASIT MUZAFFAR, P.E.
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S. ROBERT FULLER
Executive Director

**SACCIS ENVIRONMENTAL
CONSULTING**
Engineers

EWING-LAWRENCE SEWERAGE AUTHORITY

MERCER COUNTY
600 WHITEHEAD ROAD • LAWRENCEVILLE, NEW JERSEY 08648
TELEPHONE: (609) 587-4061
FAX: (609) 890-1992
WWW.ELSANI.ORG



EWING TOWNSHIP
LAWRENCE TOWNSHIP

April 3, 2024

Vincent Luongo, Project Engineer
Bertin Engineering
66 Glen Avenue
Glen Rock, NJ 07452

Re: Grovers Mill Road
Township of Lawrence, NJ

Dear Mr. Luongo:

We are in receipt of your "will serve" request. Please be advised that treatment capacity is available for the referenced project at the Authority's Treatment Plant, but it is subject to completion of an engineering review by the Authority's consulting engineer.

In order for the Authority to review the referenced project, an application must be filed with this office. The application package may be obtained from the Authority's website at ELSANI.com. In addition, ELSA adopted a sewer ban effective January 16, 2024. The Application process and guidelines to be followed are attached.

If you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

S. Robert Fuller
Executive Director

SRF:sd
cc: Christopher Gianotto
Dennis Yoder, PE

§ 7:14A-22.18 Procedures and effective date for the imposition of a sewer connection ban

1. The due date of the Discharge Monitoring Report which would indicate non-compliance in accordance with N.J.A.C. 7:14A-22.12; or
 2. The date of identification of a lack of adequate conveyance capacity as defined in N.J.A.C. 7:14A-1.2.
- (f) The affected sewerage authority or municipality shall apply to the Department for a rescission or modification of a sewer connection ban implemented pursuant to this subchapter at such time as a ban is no longer required in accordance with N.J.A.C. 7:14A-22.17. No ban may be rescinded without written approval from the Department.

History

HISTORY:

Amended by R.1997 d.107, effective May 5, 1997.

See: 28 *New Jersey Register* 380(a), 28 *New Jersey Register* 3779(a), 28 *New Jersey Register* 3894(a), 28 *New Jersey Register* 3858(a), 28 *New Jersey Register* 4697(a), 28 *New Jersey Register* 5028(a), 29 *New Jersey Register* 1704(a).

In (e)2, amended N.J.A.C. reference.

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N.J.A.C. 7:14A-22.19

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 56 No. 2, January 16, 2024

NJ - New Jersey Administrative Code > TITLE 7. ENVIRONMENTAL PROTECTION > CHAPTER 14A. NEW JERSEY POLLUTANT DISCHARGE ELIMINATION SYSTEM > SUBCHAPTER 22. TREATMENT WORKS APPROVALS, SEWER BANS, SEWER BAN EXEMPTIONS

§ 7:14A-22.19 General policy and procedure for sewer connection ban exemptions

- (a) Each affected sewage authority, or municipality that owns a treatment works, upon the institution of a connection ban, shall adopt exemption criteria at least as stringent as those included in this subchapter in order to provide relief to persons who qualify for such relief. The burden of proof is upon the applicant for all exemption requests and the Department and each affected sewerage authority shall presume that all applicants have knowledge of the sewer connection ban after the effective date of its imposition.
- (b) No exemption shall be granted to any person who subsequently proceeds with a proposed project, without first obtaining all necessary approvals, and thereby increases or creates a self-imposed hardship.
- (c) For projects which require a treatment works approval pursuant to N.J.A.C. 7:14A-22.3, a sewer ban exemption approval, if required pursuant to this subchapter, shall be obtained from the Department or delegated agency, prior to filing the treatment works approval application.
- (d) Before making a final decision, the Department may request additional documentation or information that is relevant to the project. Failure of the applicant to supply the additional information may serve as a basis for denial of the application.
- (e) Water conservation plumbing is required in all instances of new or modified plumbing or piping. Water conservation plumbing is a condition of the exemption and does not constitute the basis for a sewer ban exemption.
- (f) An exemption granted for a specific project at a determined location is not transferable to any other project or location, and is only transferable to a new owner providing the location, scope and other relevant conditions of granting the original exemption remain unchanged. Transfers to new owners meeting the requirements of this subsection do not require Department approval.
- (g) Projects which have changed in scope or for which the conditions of granting the original exemption have changed are not considered to be exempt. The applicant/owner of such projects shall apply for a new sewer ban exemption in accordance with this subchapter.

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N.J.A.C. 7:14A-22.20

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§ 7:14A-22.20 Activities which do not require an exemption from the Department

- (a) Any project which has proceeded in accordance with a valid stage II and stage III treatment works approval from the Department for the construction and operation of treatment works will not require a sewer ban exemption from the Department provided that construction of the facilities is undertaken in accordance with the Department's approval.
- (b) For projects which do not require a treatment works approval pursuant to N.J.A.C. 7:14A-22.2, a sewer ban exemption from the Department is not required provided that the owner/applicant of the project has obtained a building permit prior to the effective date of the sewer connection ban, and is otherwise lawfully entitled to initiate construction in conformance with previously issued valid approvals.
- (c) Modifications, additions or deletions to the internal plumbing or piping of any lawfully, pre-existing building will not require a sewer ban exemption provided that:
 - I. The size of the building will not increase (gross area); and
 - II. The category and scope of use of the building will remain unchanged in accordance with N.J.A.C. 7:14A-22.3, Projected flow criteria.
- (d) The replacement, rehabilitation or modification of existing conveyance and treatment facilities will not require a sewer ban exemption provided that the project does not involve any additional contributory flow, as determined by the Department.

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N.J.A.C. 7:14A-22.21

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§ 7:14A-22.21 Application procedures for obtaining a sewer connection ban exemption from the Department

- (a) The sewerage authority or municipality imposing the ban shall provide the applicant with the following:
1. A copy of the ban exemption regulations contained in N.J.A.C. 7:14-22.18 through 22.22;
 2. The Department's ban exemption application form, WPR001, entitled: "Application for Exemption from a Sewer Connection Ban";
 3. The effective date of the sewer connection ban; and
 4. A copy of the authority's sewer ban exemption criteria.
- (b) An applicant requesting an exemption shall submit the Department's application form for an exemption from a sewer connection ban and any other appropriate documentation to the appropriate sewerage authority or municipality, who shall review the request for compliance with the applicable criteria.
- (c) If the affected sewerage authority or municipality determines that the applicant meets the criteria specified in N.J.A.C. 7:14A-22.22, or more stringent criteria that may be locally adopted, the authority shall forward the application package and a written letter of consent, to the Department for a final decision, unless the local authority has been delegated the authority to approve exemption requests pursuant to N.J.A.C. 7:14d-22.23.
- (d) If the sewerage authority or municipality denies the sewer ban exemption request, that decision cannot be appealed to the Department.
- (e) After reviewing the application for a sewer connection ban exemption, the Department will notify the affected sewerage authority of the results of its review.
- (f) Before making a decision, the Department may request that the applicant supply additional documentation. If the additional requested information is not supplied, the Department may deny the exemption request.
- (g) The granting of an exemption by the Department and the affected sewerage authority does not relieve the applicant of the responsibility to comply with all other State and local requirements, including compliance with the appropriate water quality management plan requirements and obtaining a treatment works approval from the Department, if required.

N.J.A.C. 7:14A-22.18

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NJ - New Jersey Administrative Code > TITLE 7. ENVIRONMENTAL PROTECTION > CHAPTER 14A. NEW JERSEY POLLUTANT DISCHARGE ELIMINATION SYSTEM > SUBCHAPTER 22. TREATMENT WORKS APPROVALS, SEWER BANS, SEWER BAN EXEMPTIONS

§ 7:14A-22.18 Procedures and effective date for the imposition of a sewer connection ban

(a) Within 20 days of the treatment works becoming subject to a ban pursuant to N.J.A.C. 7:14A-22.17, the owner/operator of the subject treatment works shall:

1. Adopt a resolution imposing the sewer connection ban;
2. Cease the further approval of sewer connections to the subject treatment works as of the effective date of the ban;
3. Notify the affected municipalities that they shall cease the issuance of building permits and condition all other approvals which will require or modify a sewer connection, and which has not already obtained a valid treatment works approval issued by the Department.
 1. For projects that do not require a treatment works approval and/or sewer ban exemption pursuant to N.J.A.C. 7:14A-22.30, the municipality may issue building permits or other local approvals; and
4. Give notice of the sewer connection ban to the Department, to residents of the area that contributes to the subject treatment works, landowners therein, local planning boards, and other persons or legal entities affected by the ban, within 10 days of adoption of the ban imposition resolution, and at intervals of no more than six months in a manner reasonably expected to be received by such persons.

(b) Other than in (a)3) above, the affected sewerage authority and participating municipalities shall not issue sewer connection approvals or endorse sewer connection applications for specific projects in the affected area unless the following requirements have been met:

1. A sewer connection ban has been implemented in accordance with this subchapter;
2. Sewer connection ban exemption criteria equivalent to, or more stringent than, those contained in N.J.A.C. 7:14A-22.22 have been adopted; and
3. The sewer connection ban ordinance, or resolution, and the sewer ban exemption for the specific project has been approved by the Department.

(c) Treatment works applications filed with the Department prior to the effective date of the sewer connection ban will be considered for approval provided that at the time of the sewerage authority's certification on the Department's Form WQM003, the receiving treatment works was operating in compliance with all applicable conditions as stated in the WQM003 Form.

(d) When the participating municipalities and/or affected sewerage authorities have failed to comply with (a) and (b) above, the Department shall cease issuing treatment works approvals and may also direct the imposition of a sewer connection ban, issue administrative orders, assess civil administrative penalties, seek judicial relief, or take any other enforcement action it deems necessary.

(e) The effective date for any sewer connection ban required to be imposed by this subchapter shall be 20 days following the date upon which the first of either of the following occurs:

N.J.A.C. 7:14A-22.22

This file includes all Regulations adopted and published through the New Jersey Register, Vol. 56 No. 2, January 16, 2024

NJ - New Jersey Administrative Code > TITLE 7, ENVIRONMENTAL PROTECTION > CHAPTER 14A, NEW JERSEY POLLUTANT DISCHARGE ELIMINATION SYSTEM > SUBCHAPTER 22, TREATMENT WORKS APPROVALS, SEWER BANS, SEWER BAN EXEMPTIONS

§ 7:14A-22.22 Sewer ban exemption criteria

(a) A sewer ban exemption may be granted for projects that meet any one of the following criteria:

1. If the proposed project will have a total projected flow of 600 gallons per day or less, calculated in accordance with the Department's flow criteria contained in N.J.A.C. 7:14A-22.3, and meets the following requirements:

I. The project will be constructed and/or operated on a tax lot which was in existence prior to the effective date of the ban, or on a tax lot which is the result of a one-time subdivision of a single lot into two lots, subsequent to the date of the ban. In this instance, a total of 600 gallons per day may be approved for the combination of both lots; and

II. The proposed project does not require a sewer extension;

2. If the project will replace a building/facility, at the same location, which was in existence prior to the effective date of the sewer connection ban, and was or is currently connected to the treatment works subject to the ban, and the replacement facility will create flow equal to or less than the former facility, calculated in accordance with either one of the following:

I. The projected flow of the proposed building is less than or equal to the projected flow of the existing building based on the criteria contained in N.J.A.C. 7:14A-22.3; or

II. The projected flow of the proposed facility, based on N.J.A.C. 7:14A-22.3, is equal to or less than the actual flow of the existing building, based upon water use records for the most recent 12 month period available;

3. If, in the Department's opinion, there exists a sufficient public need for the proposed project such as for health, safety, food or shelter, there are no reasonable alternatives including alternate sites, and the project meets any one of the following:

I. The project is publicly owned or operated, including, but not limited to, a long term health care facility which has received a certification of need from the New Jersey Department of Health, a hospital, a fire or police station or a public school or expansion of an existing New Jersey accredited private school for primary, secondary or higher education; or

II. At least 10 percent of the project's operating costs are provided by a public entity such as the State, county, municipality or an agency of such, the project is for the purpose of ensuring the public welfare by a "not-for-profit" organization. Such projects include a volunteer ambulance squad, school or facility for people with disabilities, an emergency shelter for persons in need, and other projects of a similar nature;

4. If the project is designed to house people with low or moderate incomes, and the affected sewerage authority or municipality is in compliance with either an administrative consent order with the Department, or a judicial consent order with the U.S. Environmental Protection Agency, or has obtained a treatment works approval and awarded a contract for construction of facilities necessary to eliminate the reasons for the sewer connection ban, and it can be demonstrated that the project meets any one of the following requirements:

I. The project is to be occupied exclusively by senior citizens with low incomes, and will be owned or operated by a not-for-profit organization incorporated pursuant to N.J.S.A. 35:141.1 et seq.; and either

§ 7:14A-22.22 Sewer ban exemption criteria

- (1) The project is to be built with funds provided pursuant to Section 202 of the Federal Housing Act (12 U.S.C.A. 1701g) and the monthly rents will be subsidized by funds provided pursuant to section 8 of the U.S. Housing Act of 1937 (42 U.S.C.A. 1437); or
- (2) The project is to be built with funds provided pursuant to section 515 of Title V of the Housing Act of 1949 as amended (42 U.S.C.A. 1465), and the monthly rents will be subsidized by funds provided pursuant thereto;
- ii. The project is a rental housing project which meets all of the following conditions:
- (1) The project will be located in a municipality which is, or has been at one time, designated as an Urban Aid Municipality as defined by the Department of Community Affairs;
- (2) Twenty percent of the housing units will be occupied by low income households as defined pursuant to the Fair Housing Act (N.J.S.A. 52:27D-30) et seq., N.J.A.C. 5:92-1.3 and N.J.A.C. 5:14-1.3(a);
- (3) The project is receiving, or has a commitment from the Department of Community Affairs to receive grants or loans through either the Urban Multi-Family Production Program, P.L. 1988, c.47, or the Neighborhood Preservation Balanced Housing Program implemented by the Department of Community Affairs at N.J.A.C. 5:12; and
- (4) The housing project consists of buildings or structures to be occupied for residential, rental purposes only, and the units will remain rental for no less than 15 years if the project is receiving or has a commitment to receive a grant or loan through the New Jersey Urban Multi-Family Production Program, or for the amount of time set forth at N.J.A.C. 5:12 if the project is receiving or has a commitment to receive a grant or loan through the Neighborhood Preservation Balanced Housing Program;
- iii. Occupancy of the proposed housing project is limited solely to households of low and moderate income as defined pursuant to the Fair Housing Act, N.J.S.A. 52:27D-30) et seq., and the project meets all of the following conditions:
- (1) The housing project consists of buildings or structures to be occupied for residential purposes only;
- (2) The owner of the proposed housing project is, or will be, a public entity or a nonprofit corporation or association, including, but not limited to, a rental housing sponsor as defined at N.J.S.A. 52:27D-12 et seq.; and
- (3) The project is receiving, or has a commitment to receive public funding pursuant to the Fair Housing Act, N.J.S.A. 52:27D-30) et seq., in accordance with all applicable rules adopted by the Council of Affordable Housing at N.J.A.C. 5:91 and 5:92, the Department of Community Affairs at N.J.A.C. 5:12 and/or the New Jersey Housing and Mortgage Finance Agency at N.J.A.C. 17B9; or
- iv. Occupancy of the proposed housing project is limited solely to households of low or moderate income, and the project has been approved by the Council on Affordable Housing (COAH) as part of a "Regional Contribution Agreement";
5. If an existing building or group of buildings constructed prior to the effective date of the sewer connection ban with lawfully constructed, individual subsurface sewage disposal systems is certified by the administrative authority and proven to the satisfaction of the Department to be currently creating a health hazard due to sewage overflow, contamination of the waters of the State, or other malfunction and a New Jersey professional engineer, geologist or soil scientist who is knowledgeable of soils and subsurface disposal system design certifies that the system cannot be reasonably rehabilitated and submits appropriate supporting documentation acceptable to the Department;
6. If the project is for a ground water remedial action which has been approved by the Department's Site Remediation Program and for which no other feasible discharge alternatives exist including on-site treatment and discharge to ground water, or discharge to an alternate surface water location. Exemptions will not be granted under this category for projects located in areas subject to a sewer connection ban due to inadequate conveyance capacity or in situations where the additional discharge will create bypasses or other health hazards at treatment

§ 7:14A-22.22 Sewer ban exemption criteria

plants that have reached their design capacity, unless adequate provisions for conveyance are included in the project scope;

7. If a project is for a not-for-profit organization that serves a fundamental public need such as providing food/shelter and other essential services regardless of race, creed or religion, to the needy or people with disabilities, meets the criteria for a tax exempt charitable organization under section 301(c)(3) of the Internal Revenue Code, and no alternative to the proposal exists, then the applicant may apply for a sewer ban exemption. The above conditions in this paragraph, by themselves, are not adequate to entitle the applicant to an exemption and the Department shall rule on applications based on the amount of anticipated flow, the progress the affected sewerage authority has made toward resolving the reason for the ban imposition, and the feasibility of alternative discharge methods or alternate facility sites.

8. If the municipality, prior to November 3, 1986, has issued a building permit, or preliminary or final subdivision approval, provided that construction of improvements has taken place, the remaining construction covered by such permit or approval may be eligible for an exemption, providing the applicant shows that, in good faith reliance upon the permit or approval, substantial expenditures have been made by the applicant for physical improvements to the property prior to the effective date of the ban.

i. The payment of taxes, the purchase price, expenditures for preparation of engineering and architectural plans and for legal fees, and other costs not expended for physical improvements to the land shall be ineligible for consideration in determination of "substantial expenditures."

ii. All claims for eligible expenditures shall be accompanied by certified true copies of contracts, receipts or invoices. An unverified list of expenses is not acceptable for establishing expenditures. In addition, the applicant shall submit an estimate of the total project cost with a certification that the estimate is true and accurate.

iii. For the purposes of this paragraph, "substantial expenditures" shall mean those eligible costs in excess of:

- (1) 25 percent of the cost of those projects whose total cost is equal to or less than \$ 100,000;
- (2) \$ 25,000 plus 10 percent of the costs in excess of \$ 100,000 for those projects whose total cost is less than \$ 10,000,000 but more than \$ 100,000; or
- (3) \$ 1,015,000 plus five percent of the project costs in excess of \$ 10,000,000 for those projects whose total cost exceeds this amount.

MAIL CODE 401-03D
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATER QUALITY
P.O. BOX 420, 401 E. STATE ST.
TRENTON, NEW JERSEY 08625-0420

APPLICATION FOR EXEMPTION FROM A SEWER CONNECTION BAN

DIRECTIONS

1. The regulations which pertain to obtaining an exemption from the sewer connection ban are contained in the "Sewer Connection Ban Regulations", a copy of which is attached. It is necessary that applicants review these regulations, particularly N.J.A.C. 7:14A-22.22, to determine the specific ban exemption criteria applicable to their particular project. Compliance with any one of the ban exemption criteria is adequate to qualify for a ban exemption approval. However, if it is believed that more than one criteria is met, Part III of the application should reflect this and all relevant information should be provided. After the applicable criteria has been identified, the applicant must complete the remaining sections of the application (Parts I through IV).
2. Answer the questions carefully and as completely as possible. Incomplete answers will result in delays in processing the application.
3. Submit the completed application to the sewerage authority and/or municipality that imposed the sewer connection ban for their action. If approved, the sewerage authority and/or municipality, in turn, shall complete Part 1.B (consent) of the application and forward the completed application to the Department of Environmental Protection (Department) for concurrence.
4. Do not submit an application for a Treatment Works Approval (TWA) with the ban exemption application. The applicant must first obtain a ban exemption approval from the authority and/or municipality and the Department. Subsequent to said approval, the applicant will be advised as to whether or not a TWA is required for their particular project.

APPLICATION FOR EXEMPTION FROM A SEWER CONNECTION BAN

PART I - CERTIFICATION AND CONSENT

A. CERTIFICATION BY APPLICANT

I certify that I am the owner of the property identified in the application and that I have read the ban exemption criteria and procedures contained in N.J.A.C. 7:14A-22.22 et seq. I believe that I qualify for exemption under N.J.A.C. 7:14A-22.22(a) _____ (specify criteria number(s)), and that I meet the affected sewerage authority's requirements if the affected sewerage authority has adopted more stringent criteria. In addition, I certify that the information submitted with this application is true and accurate, and documents compliance with the above noted criteria.

Signature

Typed Name Date

B. CONSENT BY AFFECTED SEWERAGE AUTHORITY/MUNICIPALITY

NOTE: If the applicant fails to meet the ban exemption criteria, the affected sewerage authority/municipality shall deny the application for exemption. Such action shall be final and the application should not be forwarded to the Department for review.

Based on the information submitted with this application, the applicant qualifies for exemption under N.J.A.C. 7:14A-22.22 (a) _____ (specify criteria number (s)), and meets the authority/municipality's requirements if the authority has adopted more stringent criteria. The authority/municipality hereby consents to this application which shall be forwarded to the Department for final approval or denial. The attached explanation details the authority's action of this application (check box if attached).

Name of Affected Sewerage Authority/Municipality

Signature

Typed Name and Title Date

PART II - GENERAL INFORMATION

- 1. Full name of applicant: _____
 Mailing address: _____
 Daytime phone number: _____
- 2. Contact person or agent: _____
 Mailing address: _____
 Daytime phone number: _____
- 3. Property for which the exemption is being sought:
 Street: _____
 Block(s): _____ Lot(s): _____
 Municipality: _____ County: _____
- 4. From whom, how and when did the applicant acquire the property?

- 5. Proposed use of property; describe structure(s) in detail (gross floor area, occupancy, number of employees, number of bedrooms, etc.).

- 6. Calculate (attach computations) the anticipated gallons per day of sewage flow to be generated in accordance with Department standards promulgated pursuant to N.J.A.C. 7:14A-23.3 (see supplement on page 7). _____

- 7. Does the proposed sewer line extend along an easement through more than two properties, a roadway or public right-of-way? _____
- 8. Has construction of the project been initiated? If so, to what extent and at what date?

PART III - WATER CONSERVATION PLUMBING

Describe and submit a narrative and/or plan for utilization of water conservation plumbing. This is required for all exemption requests. Please note that water conservation does not entitle an applicant to an exemption but is a requirement for all exempted projects.

PART IV - SPECIFIC EXEMPTION CRITERIA AND REQUIRED SUBMITTALS

Check the criteria under which the exemption is being sought and submit the required documentation listed under the section(s) which pertains to the corresponding criteria. Please note that the burden of proof is upon the applicant in all exemption requests.

- Less than 600 GPD - (N.J.A.C. 7:14A-22.22(a)1)
- Replacement Flow - (N.J.A.C. 7:14A-22.22(a)2)
- Public Need - (N.J.A.C. 7:14A-22.22(a)3)
- Low/Mod. Income Housing - (N.J.A.C. 7:14A-22.22(a)4)
- Health Hazard - (N.J.A.C. 7:14A-22.22(a)5)
- Groundwater Remediation - (N.J.A.C. 7:14A-22.22(a)6)
- Not-For-Profit - (N.J.A.C. 7:14A-22.22(a)7)
- Financial Hardship - (N.J.A.C. 7:14A-22.22(a)8)

1. Less than 600 gallons/day:

- a) Documentation showing that the tax lot was in existence prior to the effective date of the ban or on a tax lot which is the result of a one-time subdivision of a single lot into two lots, subsequent to the date of the ban. If the property has been subdivided, include copies of the pertinent resolutions of the governing body.
- b) Site plan (a legible free hand sketch is acceptable) showing the property in question, the existing street sewer and the proposed lateral connection.
- c) A floor plan of the proposed project (not required for single family dwellings).

2. Replacement Flow:

- a) Projected flow of the existing building (based on either N.J.A.C. 7:14A-23.3 or water use records for the most recent 12-month period available).
- b) Site plan showing the existing/proposed sewer connection.
- c) Description of the existing building including, but not limited to, area and usage.
- d) Floor plan of the existing and proposed project (except for single family dwellings).

3. Public Need:

- a) Documentation supporting the claim that the facility is publicly owned and/or operated or that at least 10 percent of the project's operating costs are provided by a public entity.
- b) Documentation supporting that there exists a "public need" for the proposed project.
- c) Certification of Need (if applicable).
- d) Documentation addressing the fact that there are no other reasonable alternatives available including alternative sites.
- e) Site plan showing the proposed sewer connection.

4. **Low/Moderate Income Housing:** (only one of the following categories need be demonstrated)
 * In addition to the information required below, a statement from an attorney or project fiscal manager summarizing the above noted documents to demonstrate that the exemption criteria is met is preferred.

a) senior citizen housing

- i. Documentation supporting that the housing is designed to be occupied exclusively by low income senior citizens.
- ii. Documentation demonstrating that the project is owned or operated by a non-profit organization incorporated pursuant to N.J.S.A. 55:14i-1 et seq.
- iii. Documentation supporting that the project is to be built with funds provided pursuant to Section 202 of the Federal Housing Act (12 U.S.C.A. 1701q) and the monthly rents will be subsidized by funds provided pursuant to section 8 of the U.S. Housing Act of 1937 (42 U.S.C.A. 1437), or
- iv. Documentation supporting that the project is to be built with funds provided pursuant to section 515 of Title V of the Housing Act of 1949 as amended (42 U.S.C.A. 1455), and the monthly rents will be subsidized by funds provided pursuant thereto.

b) rental housing

- i. Proof that the proposed project will be located in a municipality that is or has been at one time designated as an Urban Aid Municipality as defined by the Department of Community Affairs.
- ii. Documentation showing that at least twenty percent of the housing units of the proposed project will be occupied by low income households as defined in the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., N.J.A.C. 5:92-1.3 and N.J.A.C. 5:14-1.3(a).
- iii. Documentation showing that the project is receiving (or has a commitment to receive) from the Department of Community Affairs grants or loans through either the New Jersey Urban Multi-Family Production Program, P.L. 1988, c.47, or the Neighborhood Preservation Balanced Housing Program implemented by the Department of Community Affairs at N.J.A.C. 5:14.
- iv. Documentation showing that the project consists of buildings to be occupied for residential, rental purposes only and that the units will remain rental for, no less than 15 years if the project is receiving or has a commitment to receive a grant or loan through the New Jersey Urban Multi-Family Production Program, or for the amount of time set forth at N.J.A.C. 5:14 if the project is receiving or has a commitment to receive a grant or loan through the Neighborhood Preservation Balanced Housing Program.

c) publicly assisted housing

- i. Documentation supporting that the project consists of buildings to be occupied for residential purposes only.
- ii. Documentation supporting that the owner of the housing project is a public entity or a non-profit corporation or association.

- iii. Documentation supporting that the project is receiving (or has a commitment to receive) public funding pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. In accordance with all applicable rules adopted by the Council of Affordable Housing at N.J.A.C. 5:91 and 5:92, the Department of Community Affairs at N.J.A.C. 5: 14 and/or the New Jersey Housing and Mortgage Finance Agency at N.J.A.C. 5:80.
- iv. Documentation showing that the project is limited solely to households of low and moderate income as defined pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and has been approved by the Council on Affordable Housing (COAH) as part of a "Regional Contribution Agreement".

5. Health Hazard:

- a) Letter from County/Local Health Department certifying that the subsurface disposal system is malfunctioning and creating a health hazard.
- b) Certification from a NJ Professional Engineer, Geologist or Soil Scientist who is knowledgeable of soils and subsurface disposal system design stating that the system cannot be reasonably rehabilitated and providing reasons for the same.
- c) Copies of bills for septic tank pumping and/or rehabilitation efforts (if applicable).
- d) Site plan showing the proposed sewer connection.

6. Groundwater Remediation:

- a. Documentation that the groundwater remedial action was approved by the Department's Site Remediation Program and that no other feasible discharge alternatives exist.

7. Not-For-Profit:

- a) Documentation that the project is for a not-for-profit organization that serves a fundamental public need and meets the criteria for a tax exempt charitable organization under section 501 (c) (3) of the Internal Revenue Code.
- b) Documentation that no alternative to the proposal exists.

8. Financial Hardship:

- a) Copy of local approvals (site plan, building permits, etc.) issued prior to November 3, 1986 under which site work was authorized.
- b) Certified true copies of contracts, receipts and/or invoices for all hard cost expenditures to date. Do not include any expenditure for taxes, the purchase price of land, the preparation of engineering and architectural plans, legal fees, and any other costs not expended for physical improvements.
- c) Certified estimate of the total project cost.
- d) Copies of any other governmental approvals of any kind obtained for the project including zoning variances, sewer permits and plumbing permits.
- e) Site/utility plan of the proposed project.

DESIGN FLOW SUPPLEMENT

Type of Establishment	Measurement Unit	Gallons Per Day
Residential Dwellings (single family home, duplex units, townhouses, condominiums, apartments)		
1 bedroom unit	Per Dwelling	150
2 bedroom unit	Per Dwelling	225
3 bedroom unit or larger	Per Dwelling	300
Transit dwelling units		
Hotels	Bedroom	75
Lodging houses and tourist homes	Bedroom	60
Motels and tourist cabins	Bedroom	60
Boarding houses (max. permitted occupancy)	Boarder	50
Camps		
Campground/mobile rec. vehicle/tent	Site	100
Parked mobile trailer site	Site	200
Children's camps	Bed	50
Labor camps	Bed	40
Day camps-no meals	Person	15
Restaurants (including washrooms and turnover)		
Average restaurant	Seat	35
Bar/cocktail lounges	Seat	20
Fast food restaurant	Seat	15
24 hour service restaurant	Seat	50
Curb service/drive-in restaurant	Car space	50
Clubs		
Residential	Member 75	
Nonresidential	Member	35
Racquet club	Per court per hour	80
Bathhouse with shower	Person 25	
Bathhouse without shower	Person	10
Institutions (includes staff)		
Hospitals	Bed 175	
Other institutions	Bed	125
Schools (includes staff)		
No shower or cafeteria	Student	10
With cafeteria	Student	15
With cafeteria and showers	Student	20
With cafeteria, showers and laboratories	Student	25
Boarding	Student	75
Automobile service stations		
	Per filling position	125
Service bays	Per bay	50
Mini-market	Square Foot	0.100

	Measurement Unit	Gallons Per Day
Miscellaneous		
Office buildings (gross area)	Square Foot	0.100
Stores and shopping centers (gross area)	Square Foot	0.100
Factories/warehouses (add process wastewater)	Employee	25
with showers, (add process wastewater)	Employee	40
Laundromats	Per machine	580
Bowling alleys	Alley	200
Picnic Parks (restrooms only)	Person	10
Picnic Parks with showers	Person	15
Fairgrounds (based upon average attendance)	Person	5
Assembly halls	Seat	3
Airports (based on passenger use)	Passenger	3
Churches (worship area only)	Seat	3
Theater (indoor)	Seat	3
Dinner theater	Seat	20
Catering/Banquet Hall	Person	20
Sports stadium	Seat	3
Visitor Center	Visitor	5

* Flow for facilities that have combined uses shall be determined by the summation of all appropriate projected flow values for each use.

** If the facility use is not covered by this list, please contact the Department for assistance by calling (609) 984-6840.

APPENDIX C

Summary - Unit Mix			
Floorplan	Quantity	Average SF	Total
1BD 1BA	15 Un	879 SF	13,185 SF
2BD 2BA	36 Un	1,203 SF	43,308 SF
3BD 2BA	8 Un	1,783 SF	14,264 SF
3BD 3BA	31 Un	3,581 SF	111,020 SF
	85 Un	2,050 SF	174,260 SF

Building	Building Summary		
	Multifamily	AA Multifamily	AA Multifamily
	1BD 1BA	2BD 2BA	3BD 2BA
A	0 Un	15 Un	0 Un
F	0 Un	21 Un	3 Un
B	0 Un	0 Un	0 Un
C	0 Un	0 Un	0 Un
D	0 Un	0 Un	0 Un
E	0 Un	0 Un	0 Un
	15 Un	36 Un	3 Un

\$5.00 PSF	5% of soft costs	\$230 PSF	\$200 PSF	20% of Hard Costs	5% of Hard Costs
Soft Costs	Soft Cost Contingency	Hard Costs - Townhome	Hard Costs - Apartment	Hard Cost Contingency	Hard Cost Escalation
\$ 65,500	\$ 3,275	\$ -	\$ 3,406,000	\$ 315,561	\$ 157,781
\$ 223,825	\$ 11,191	\$ -	\$ 11,608,000	\$ 3,078,331	\$ 528,106
\$ 38,875	\$ 1,944	\$ -	\$ 1,387,500	\$ 323,473	\$ 84,738
\$ 555,100	\$ 27,755	\$ 25,534,600	\$ -	\$ 1,674,329	\$ 1,337,105
\$ 871,300	\$ 43,565	\$ 25,534,600	\$ 16,442,400	\$ 4,197,700	\$ 2,098,850

Townhomes		Affordable	Affordable	Affordable	Affordable TH
3BD 3BA	Total	1BD 1BA	2BD 2BA	3BD 2BA	3BD 3BA
0 Un	24 Un	4	4	0	0
0 Un	30 Un	0	7	2	0
0 Un	8 Un	0	0	0	0
0 Un	8 Un	0	0	0	0
0 Un	8 Un	0	0	0	0
7 Un	7 Un	0	0	0	0
31 Un	85 Un	4 Un	11 Un	2 Un	0 Un

Total Vertical Costs	\$27.74 PSF	10% of Land Price	\$20 PSF	TOTAL DEVELOPMENT COST
	Land Cost	Land Closing Cost	Site Development	
\$ 3,948,118				
\$ 23,421,413				
\$ 1,685,834				
\$ 30,128,949				
\$ 49,188,415	\$ 5,300,000	\$ 530,000	\$ 5,976,432	\$ 60,994,847

Total
8 Un
8 Un
8 Un
8 Un
8 Un
8 Un
17 Un

Development Budget			
Item		Cost PSF	Total
Land Cost	6.86 Ac	\$ 17.74	\$ 5,300,000
Land Closing Cost	10% of total LC	\$ 1.77	\$ 530,000
Site Development		\$ 20.00	\$ 5,976,432
Soft Costs		\$ 5.00	\$ 871,300
Soft Cost Contingency	5% of total SC	\$ 0.25	\$ 43,565
Hard Costs - Townhome		\$ 230.00	\$ 25,534,600
Hard Costs - Apartment		\$ 260.00	\$ 16,442,400
Hard Cost Contingency	10% of total HC	\$ 24.09	\$ 4,197,700
Hard Cost Escalation	5% of total HC	\$ 12.04	\$ 2,098,850
Total Development Cost		\$ 350.02	\$ 60,994,847

Building	Floor	Unique Unit Name	Unit	Type	BR	BA	SF	Affordable	Multifamily	Townhome
A	1	AA-1-895-1	1A	1BD 1BA	1	1	890			
A	1	AA-1-895-2	1C	1BD 1BA	1	1	905			
A	1	AA-1-770-3	1E	1BD 1BA	1	1	770			
A	1	AA-2-1285-4	2A	2BD 2BA	2	2	1,255			
A	1	AA-2-1285-5	2E	2BD 2BA	2	2	1,280			
A	1	AA-2-1180-6	2F	2BD 2BA	2	2	1,180			
A	1	AA-2-1285-7	2G	2BD 2BA	2	2	1,285			
A	1	AA-2-1135-8	2E	2BD 2BA	2	2	1,285			
A	2	AA-1-1870-9	1B	1BD 1BA	1	1	1,870			
A	2	AA-1-980-10	1D	1BD 1BA	1	1	980			
A	2	AA-1-770-11	1F	1BD 1BA	1	1	770			
A	2	AA-2-1255-12	2H	2BD 2BA	2	2	1,255			
A	2	AA-2-1290-13	2J	2BD 2BA	2	2	1,290			
A	2	AA-2-1210-14	2I	2BD 2BA	2	2	1,210			
A	2	AA-2-1285-15	2K	2BD 2BA	2	2	1,285			
A	2	AA-2-1215-16	2M	2BD 2BA	2	2	1,215			
A	2	AA-1-1070-17	1B	1BD 1BA	1	1	1,070			
A	2	AA-1-880-18	1D	1BD 1BA	1	1	880			
A	2	AA-1-770-19	1F	1BD 1BA	1	1	770			
A	2	AA-2-1255-20	2H	2BD 2BA	2	2	1,255			
A	2	AA-2-1280-21	2J	2BD 2BA	2	2	1,280			
A	2	AA-2-1210-22	2I	2BD 2BA	2	2	1,210			
A	2	AA-2-1255-23	2K	2BD 2BA	2	2	1,255			
A	2	AA-2-1135-24	2M	2BD 2BA	2	2	1,135			
A	2	AA-1-840-25	1A	1BD 1BA	1	1	840			
A	2	AA-1-895-26	1C	1BD 1BA	1	1	895			
A	2	AA-2-1255-27	2A	2BD 2BA	2	2	1,255			
A	2	AA-2-1255-28	2B	2BD 2BA	2	2	1,255			
A	2	AA-2-1175-29	2C	2BD 2BA	2	2	1,175			
A	2	AA-2-1200-30	2D	2BD 2BA	2	2	1,200			
A	2	AA-2-1220-31	2E	2BD 2BA	2	2	1,220			
A	2	AA-2-1215-32	2F	2BD 2BA	2	2	1,215			
A	2	AA-2-1200-33	2H	2BD 2BA	2	2	1,200			
A	2	AA-2-1875-34	1B	1BD 1BA	1	2	1,875			
A	2	AA-1-840-35	1B	1BD 1BA	1	1	840			
A	2	AA-1-840-36	1D	1BD 1BA	1	1	840			
A	2	AA-2-1225-37	2G	2BD 2BA	2	2	1,225			
A	2	AA-2-1220-38	2H	2BD 2BA	2	2	1,220			
A	2	AA-2-1255-39	2I	2BD 2BA	2	2	1,255			
A	2	AA-2-1215-40	2J	2BD 2BA	2	2	1,215			
A	2	AA-2-1200-41	2K	2BD 2BA	2	2	1,200			
A	2	AA-2-1180-42	2L	2BD 2BA	2	2	1,180			
A	2	AA-2-1240-43	2M	2BD 2BA	2	2	1,240			
A	2	AA-2-1750-44	1A	3BD 2BA	3	2	1,750			
A	2	AA-1-840-45	1B	1BD 1BA	1	1	840			
A	2	AA-1-840-46	1D	1BD 1BA	1	1	840			
A	2	AA-2-1225-47	2G	2BD 2BA	2	2	1,225			
A	2	AA-2-1220-48	2H	2BD 2BA	2	2	1,220			
A	2	AA-2-1255-49	2I	2BD 2BA	2	2	1,255			
A	2	AA-2-1135-50	2J	2BD 2BA	2	2	1,135			
A	2	AA-2-1200-51	2K	2BD 2BA	2	2	1,200			
A	2	AA-2-1180-52	2L	2BD 2BA	2	2	1,180			
A	2	AA-2-1240-53	2M	2BD 2BA	2	2	1,240			
A	2	AA-2-1750-54	1A	3BD 2BA	3	2	1,750			

B	1	T-A-4300-55	A	3RD 3BA	3	3	4,500	X		
B	1	T-A-4300-56	A	3RD 3BA	3	3	4,500	X		
B	1	T-BA-3400-57	BA	3RD 3BA	3	3	3,400	X		
B	1	T-BA-3400-58	BA	3RD 3BA	3	3	3,400	X		
B	1	T-BA-3400-59	BA	3RD 3BA	3	3	3,400	X		
B	1	T-BA-3400-60	BA	3RD 3BA	3	3	3,400	X		
B	1	T-BA-3525-61	BB	3RD 3BA	3	3	3,525	X		
B	1	T-BA-3525-62	BB	3RD 3BA	3	3	3,525	X		
C	1	T-A-4300-63	A	3RD 3BA	3	3	4,500	X		
C	1	T-A-4300-64	A	3RD 3BA	3	3	4,500	X		
C	1	T-BA-3400-65	BA	3RD 3BA	3	3	3,400	X		
C	1	T-BA-3400-66	BA	3RD 3BA	3	3	3,400	X		
C	1	T-BA-3400-67	BA	3RD 3BA	3	3	3,400	X		
C	1	T-BA-3525-68	BB	3RD 3BA	3	3	3,525	X		
C	1	T-BA-3525-69	BA	3RD 3BA	3	3	3,525	X		
C	1	T-GB-2500-70	GB	3RD 3BA	3	3	2,500	X		
D	1	T-A-4300-71	A	3RD 3BA	3	3	4,500	X		
D	1	T-A-4300-72	A	3RD 3BA	3	3	4,500	X		
D	1	T-BA-3400-73	BA	3RD 3BA	3	3	3,400	X		
D	1	T-BA-3400-74	BA	3RD 3BA	3	3	3,400	X		
D	1	T-CA-3025-75	CA	3RD 3BA	3	3	3,025	X		
D	1	T-CA-3025-76	CA	3RD 3BA	3	3	3,025	X		
D	1	T-CC-3025-77	CC	3RD 3BA	3	3	3,025	X		
D	1	T-CD-3025-78	CD	3RD 3BA	3	3	3,025	X		
E	1	T-E-3720-79	E	3RD 3BA	3	3	3,720	X		
E	1	T-DA-3450-80	DA	3RD 3BA	3	3	3,450	X		
E	1	T-DB-3450-81	DB	3RD 3BA	3	3	3,450	X		
E	1	T-DC-3450-82	DC	3RD 3BA	3	3	3,450	X		
E	1	T-DD-3450-83	DD	3RD 3BA	3	3	3,450	X		
E	1	T-DE-3450-84	DE	3RD 3BA	3	3	3,450	X		
E	1	T-F-3355-85	F	3RD 3BA	3	3	3,355	X		
0 Bldgs Max 3 stories 85 Un							2,050	17 MF Un	34 MF Un	31 TH Un
							174,260			

\$5.00 PSF	\$0.25 PSF	\$230.00 PSF	\$260.00 PSF	\$24.00 PSF
Soft Costs	Soft Cost Contingency	Hard Costs - Townhome	Hard Costs - Apartment	Hard Cost Contingency
\$ 4,450	\$ 223	\$	\$ 231,400	\$ 21,439
\$ 4,525	\$ 226	\$	\$ 235,300	\$ 21,800
\$ 4,600	\$ 229	\$	\$ 239,200	\$ 22,161
\$ 4,675	\$ 232	\$	\$ 243,100	\$ 22,522
\$ 4,750	\$ 235	\$	\$ 247,000	\$ 22,883
\$ 4,825	\$ 238	\$	\$ 250,900	\$ 23,244
\$ 4,900	\$ 241	\$	\$ 254,800	\$ 23,605
\$ 4,975	\$ 244	\$	\$ 258,700	\$ 23,966
\$ 5,050	\$ 247	\$	\$ 262,600	\$ 24,327
\$ 5,125	\$ 250	\$	\$ 266,500	\$ 24,688
\$ 5,200	\$ 253	\$	\$ 270,400	\$ 25,049
\$ 5,275	\$ 256	\$	\$ 274,300	\$ 25,410
\$ 5,350	\$ 259	\$	\$ 278,200	\$ 25,771
\$ 5,425	\$ 262	\$	\$ 282,100	\$ 26,132
\$ 5,500	\$ 265	\$	\$ 286,000	\$ 26,493
\$ 5,575	\$ 268	\$	\$ 289,900	\$ 26,854
\$ 5,650	\$ 271	\$	\$ 293,800	\$ 27,215
\$ 5,725	\$ 274	\$	\$ 297,700	\$ 27,576
\$ 5,800	\$ 277	\$	\$ 301,600	\$ 27,937
\$ 5,875	\$ 280	\$	\$ 305,500	\$ 28,298
\$ 5,950	\$ 283	\$	\$ 309,400	\$ 28,659
\$ 6,025	\$ 286	\$	\$ 313,300	\$ 29,020
\$ 6,100	\$ 289	\$	\$ 317,200	\$ 29,381
\$ 6,175	\$ 292	\$	\$ 321,100	\$ 29,742
\$ 6,250	\$ 295	\$	\$ 325,000	\$ 30,103
\$ 6,325	\$ 298	\$	\$ 328,900	\$ 30,464
\$ 6,400	\$ 301	\$	\$ 332,800	\$ 30,825
\$ 6,475	\$ 304	\$	\$ 336,700	\$ 31,186
\$ 6,550	\$ 307	\$	\$ 340,600	\$ 31,547
\$ 6,625	\$ 310	\$	\$ 344,500	\$ 31,908
\$ 6,700	\$ 313	\$	\$ 348,400	\$ 32,269
\$ 6,775	\$ 316	\$	\$ 352,300	\$ 32,630
\$ 6,850	\$ 319	\$	\$ 356,200	\$ 32,991
\$ 6,925	\$ 322	\$	\$ 360,100	\$ 33,352
\$ 7,000	\$ 325	\$	\$ 364,000	\$ 33,713
\$ 7,075	\$ 328	\$	\$ 367,900	\$ 34,074
\$ 7,150	\$ 331	\$	\$ 371,800	\$ 34,435
\$ 7,225	\$ 334	\$	\$ 375,700	\$ 34,796
\$ 7,300	\$ 337	\$	\$ 379,600	\$ 35,157
\$ 7,375	\$ 340	\$	\$ 383,500	\$ 35,518
\$ 7,450	\$ 343	\$	\$ 387,400	\$ 35,879
\$ 7,525	\$ 346	\$	\$ 391,300	\$ 36,240
\$ 7,600	\$ 349	\$	\$ 395,200	\$ 36,601
\$ 7,675	\$ 352	\$	\$ 399,100	\$ 36,962
\$ 7,750	\$ 355	\$	\$ 403,000	\$ 37,323
\$ 7,825	\$ 358	\$	\$ 406,900	\$ 37,684
\$ 7,900	\$ 361	\$	\$ 410,800	\$ 38,045
\$ 7,975	\$ 364	\$	\$ 414,700	\$ 38,406
\$ 8,050	\$ 367	\$	\$ 418,600	\$ 38,767
\$ 8,125	\$ 370	\$	\$ 422,500	\$ 39,128
\$ 8,200	\$ 373	\$	\$ 426,400	\$ 39,489
\$ 8,275	\$ 376	\$	\$ 430,300	\$ 39,850
\$ 8,350	\$ 379	\$	\$ 434,200	\$ 40,211
\$ 8,425	\$ 382	\$	\$ 438,100	\$ 40,572
\$ 8,500	\$ 385	\$	\$ 442,000	\$ 40,933
\$ 8,575	\$ 388	\$	\$ 445,900	\$ 41,294
\$ 8,650	\$ 391	\$	\$ 449,800	\$ 41,655
\$ 8,725	\$ 394	\$	\$ 453,700	\$ 42,016
\$ 8,800	\$ 397	\$	\$ 457,600	\$ 42,377
\$ 8,875	\$ 400	\$	\$ 461,500	\$ 42,738
\$ 8,950	\$ 403	\$	\$ 465,400	\$ 43,099
\$ 9,025	\$ 406	\$	\$ 469,300	\$ 43,460
\$ 9,100	\$ 409	\$	\$ 473,200	\$ 43,821
\$ 9,175	\$ 412	\$	\$ 477,100	\$ 44,182
\$ 9,250	\$ 415	\$	\$ 481,000	\$ 44,543
\$ 9,325	\$ 418	\$	\$ 484,900	\$ 44,904
\$ 9,400	\$ 421	\$	\$ 488,800	\$ 45,265
\$ 9,475	\$ 424	\$	\$ 492,700	\$ 45,626
\$ 9,550	\$ 427	\$	\$ 496,600	\$ 45,987
\$ 9,625	\$ 430	\$	\$ 500,500	\$ 46,348
\$ 9,700	\$ 433	\$	\$ 504,400	\$ 46,709
\$ 9,775	\$ 436	\$	\$ 508,300	\$ 47,070
\$ 9,850	\$ 439	\$	\$ 512,200	\$ 47,431
\$ 9,925	\$ 442	\$	\$ 516,100	\$ 47,792
\$ 10,000	\$ 445	\$	\$ 520,000	\$ 48,153
\$ 10,075	\$ 448	\$	\$ 523,900	\$ 48,514
\$ 10,150	\$ 451	\$	\$ 527,800	\$ 48,875
\$ 10,225	\$ 454	\$	\$ 531,700	\$ 49,236
\$ 10,300	\$ 457	\$	\$ 535,600	\$ 49,597
\$ 10,375	\$ 460	\$	\$ 539,500	\$ 49,958
\$ 10,450	\$ 463	\$	\$ 543,400	\$ 50,319
\$ 10,525	\$ 466	\$	\$ 547,300	\$ 50,680
\$ 10,600	\$ 469	\$	\$ 551,200	\$ 51,041
\$ 10,675	\$ 472	\$	\$ 555,100	\$ 51,402

\$ 21,500	\$	1,125	\$	1,035,000	F \$	\$	108,399
\$ 21,500	\$	1,125	\$	1,035,000	F \$	\$	108,399
\$ 17,350	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,625	\$	881	\$	810,750	F \$	\$	84,913
\$ 17,625	\$	881	\$	810,750	F \$	\$	84,913
\$ 22,500	\$	1,125	\$	1,035,000	F \$	\$	108,399
\$ 22,500	\$	1,125	\$	1,035,000	F \$	\$	108,399
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,625	\$	881	\$	810,750	F \$	\$	84,913
\$ 15,025	\$	751	\$	691,250	F \$	\$	72,887
\$ 14,525	\$	726	\$	668,150	F \$	\$	68,878
\$ 22,500	\$	1,125	\$	1,035,000	F \$	\$	108,399
\$ 22,500	\$	1,125	\$	1,035,000	F \$	\$	108,399
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 17,300	\$	865	\$	795,800	F \$	\$	83,347
\$ 15,275	\$	764	\$	702,650	F \$	\$	73,591
\$ 15,150	\$	758	\$	696,800	F \$	\$	72,888
\$ 15,825	\$	764	\$	704,350	F \$	\$	73,832
\$ 15,075	\$	758	\$	693,450	F \$	\$	72,627
\$ 18,600	\$	930	\$	855,600	F \$	\$	89,610
\$ 17,150	\$	858	\$	798,900	F \$	\$	82,624
\$ 16,025	\$	821	\$	764,750	F \$	\$	80,095
\$ 17,725	\$	888	\$	815,250	F \$	\$	85,395
\$ 17,200	\$	860	\$	791,200	F \$	\$	82,865
\$ 17,075	\$	854	\$	785,450	F \$	\$	82,258
\$ 16,775	\$	839	\$	771,650	F \$	\$	80,818
\$ 871,300	\$	43,589	\$	25,534,600	\$	16,442,400	\$ 4,197,700

\$12.04 P/SF

Hard Cost Escalation		Total Vertical Development Costs	
\$	10,719	\$	308,231
\$	10,900	\$	312,752
\$	9,274	\$	282,065
\$	15,116	\$	378,236
\$	15,417	\$	385,770
\$	14,313	\$	358,646
\$	15,477	\$	387,277
\$	16,079	\$	402,346
\$	12,887	\$	322,480
\$	10,599	\$	265,217
\$	9,274	\$	282,065
\$	15,116	\$	378,236
\$	15,517	\$	388,784
\$	14,574	\$	364,674
\$	15,477	\$	387,277
\$	16,079	\$	402,346
\$	12,887	\$	322,480
\$	10,599	\$	265,217
\$	9,274	\$	282,065
\$	15,116	\$	378,236
\$	15,517	\$	388,784
\$	14,574	\$	364,674
\$	15,477	\$	387,277
\$	16,079	\$	402,346
\$	10,117	\$	253,162
\$	10,780	\$	269,738
\$	15,116	\$	378,236
\$	15,116	\$	378,236
\$	14,152	\$	354,125
\$	14,453	\$	361,660
\$	14,694	\$	367,687
\$	15,116	\$	378,236
\$	16,451	\$	361,660
\$	22,581	\$	505,098
\$	10,117	\$	253,162
\$	10,117	\$	253,162
\$	14,754	\$	369,194
\$	14,694	\$	367,687
\$	15,116	\$	378,236
\$	14,875	\$	372,208
\$	14,453	\$	361,660
\$	16,212	\$	355,632
\$	16,935	\$	373,715
\$	21,078	\$	527,470
\$	10,117	\$	253,162
\$	10,117	\$	253,162
\$	14,754	\$	369,194
\$	14,694	\$	367,687
\$	15,116	\$	378,236
\$	14,875	\$	372,208
\$	14,453	\$	361,660
\$	14,212	\$	355,632
\$	14,935	\$	373,715
\$	21,078	\$	527,470

\$	54,200	\$	1,221,224
\$	54,200	\$	1,221,224
\$	41,673	\$	938,985
\$	41,673	\$	938,985
\$	41,673	\$	938,985
\$	41,673	\$	938,985
\$	42,456	\$	956,625
\$	42,456	\$	956,625
\$	54,200	\$	1,221,224
\$	54,200	\$	1,221,224
\$	41,673	\$	938,985
\$	41,673	\$	938,985
\$	41,673	\$	938,985
\$	42,456	\$	956,625
\$	36,193	\$	815,506
\$	34,989	\$	788,368
\$	54,200	\$	1,221,224
\$	54,200	\$	1,221,224
\$	41,673	\$	938,985
\$	41,673	\$	938,985
\$	36,786	\$	829,075
\$	36,494	\$	822,291
\$	36,916	\$	831,789
\$	36,314	\$	818,220
\$	44,805	\$	1,009,545
\$	41,312	\$	930,844
\$	40,047	\$	902,349
\$	42,697	\$	962,053
\$	41,411	\$	933,528
\$	41,131	\$	926,073
\$	43,409	\$	910,490
\$	2,098,850	\$	49,188,415