

ORDINANCE 2008 - 06

AN ORDINANCE AMENDING CHAPTER 188 (LAND USE AND DEVELOPMENT), SECTION 32E (COMMUNITY IMPACT STATEMENT) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF HILLSBOROUGH, COUNTY OF SOMERSET, STATE OF NEW JERSEY

BE IT ORDAINED by the Township Committee of the Township of Hillsborough, County of Somerset, State of New Jersey as follows:

Section 1: Chapter 188, Section 32E (Community Impact Statement) of the Code of the Township of Hillsborough shall be amended as follows:

E. Community Impact Statement

1. **Any development application submitted to the Planning Board or Board of Adjustment, except for minor subdivisions and minor site plans**, shall be accompanied by a community impact statement analyzing the proposed development and its expected impact upon existing facilities and services in the Township. The information furnished in the community impact statement shall serve to influence the design of the proposed development so that the provision of necessary municipal facilities can be anticipated and coordinated with the construction of the proposed development. The community impact statement shall be prepared in accordance with the methodologies and standards set forth in the most recent edition of *“The New Practitioner’s Guide to Fiscal Impact Analysis”* by Robert Burchell, David Listoken, William Dolphin, published by the Rutgers Center for Urban Policy Research (CUPR) **or any more recent demographic study prepared by the CUPR or the Urban Land Institute. Notwithstanding that a minor subdivision or minor site plan application is not required to be accompanied by a Community Impact Statement, an applicant for a minor subdivision or a minor site plan shall provide an analysis of the Round 3 COAH affordable housing obligation as the obligation impacts the proposed development.**
2. The community impact statement shall address the following areas:
 - a. Population Impact. The applicant shall provide an analysis of the number of

people expected to be added to the municipal population as a result of the proposed development within the following school-aged cohorts: pre-school aged children (0 to 4 years of age), school aged children (5 to 18 years of age), parents of family bearing age (18 to 40 years of age), middle aged adults (41 to 62 years of age) and senior citizens (over 62 years of age).

- b. School Impact. The applicant shall provide an analysis of the anticipated number of pupils who will be added to the student population in the Township, the ability of the existing public school facilities to absorb the expected student population during a ten (10) year period and the expected cost of any required building additions and increased teaching staff which may be necessary as a result of the number of pupils who will be added to the student population. The applicant may provide this analysis by either of the following means:
 - (1) The applicant may submit an analysis prepared by the Township Superintendent of Schools or Board of Education, or
 - (2) The applicant may submit an analysis prepared by competent professionals. The applicant shall provide proof that a copy of the analysis has been served on the Board of Education with the following notice: “The Planning Board **or Board of Adjustment, as applicable,** requests that the Superintendent of Schools or the Board of Education provide written comments on this analysis within fourteen (14) days after service. The Superintendent and the Board are also invited to attend the hearings on this application and to provide testimony on the impact of the application on the school system.”
- c. Financial Impact. The applicant shall provide an analysis of the revenue expected to be generated from the **development proposal** compared to the anticipated costs which the **development proposal** is expected to generate. Projected revenues and costs shall be shown for the Township, Township school system and the County of Somerset.
- d. Preliminary Major Subdivision and Site Plan Checklist. Sixteen (16) copies of a community impact statement prepared in accordance with this Section shall be required upon submission of a development application, except as indicated in Section 32E 1. above.
- e. Round 3 Affordable Housing Requirements. The applicant shall provide an analysis of the Round 3 COAH affordable housing obligation as the obligation impacts the proposed development.

Section 2: This ordinance shall take effect upon its adoption, passage and publication according to law.

ATTEST:

TOWNSHIP OF HILLSBOROUGH

Kevin P. Davis, RMC, Township Clerk

Anthony Ferrera, Mayor

Introduced: 2/12/08

Published: 2/21/08

Public Hearing: 3/25/08

Adopted: 3/25/08

Published: 4/3/08