

Supportive and Special Needs Housing

The Township seeks to partner with non-profit group home providers, such as CAU, CIS, Bergen County United Way and/or another experienced provider, to create 7 group home bedrooms.

RDP Surplus Units

If the above mechanisms develop in accordance with the Plan, there will be 207 units or credits applicable toward the 162-unit third round (142 RDP + 20 units), resulting in a 45-unit surplus over the RDP which may be applied to any future obligation or to any changed circumstances affecting the Township, such as an increased RDP.

Addressing the Third Round Unmet Need

The Township has a remaining unmet need of 278 units. The Township will address the unmet need through the adoption of five overlay ordinances on the following areas (Figure 6):

D-C Downtown Core District

The Township will create an overlay zone on the D-C Downtown Core District to permit mixed uses with a residential density of up to 35 units per acre and a 20% set aside.

D-B Downtown Business District

The Township will create an overlay zone on the D-B Downtown Business District to permit mixed use zoning with residential density of up to 30 units per acre and a 20% affordable housing set aside.

D-T Downtown Transition District

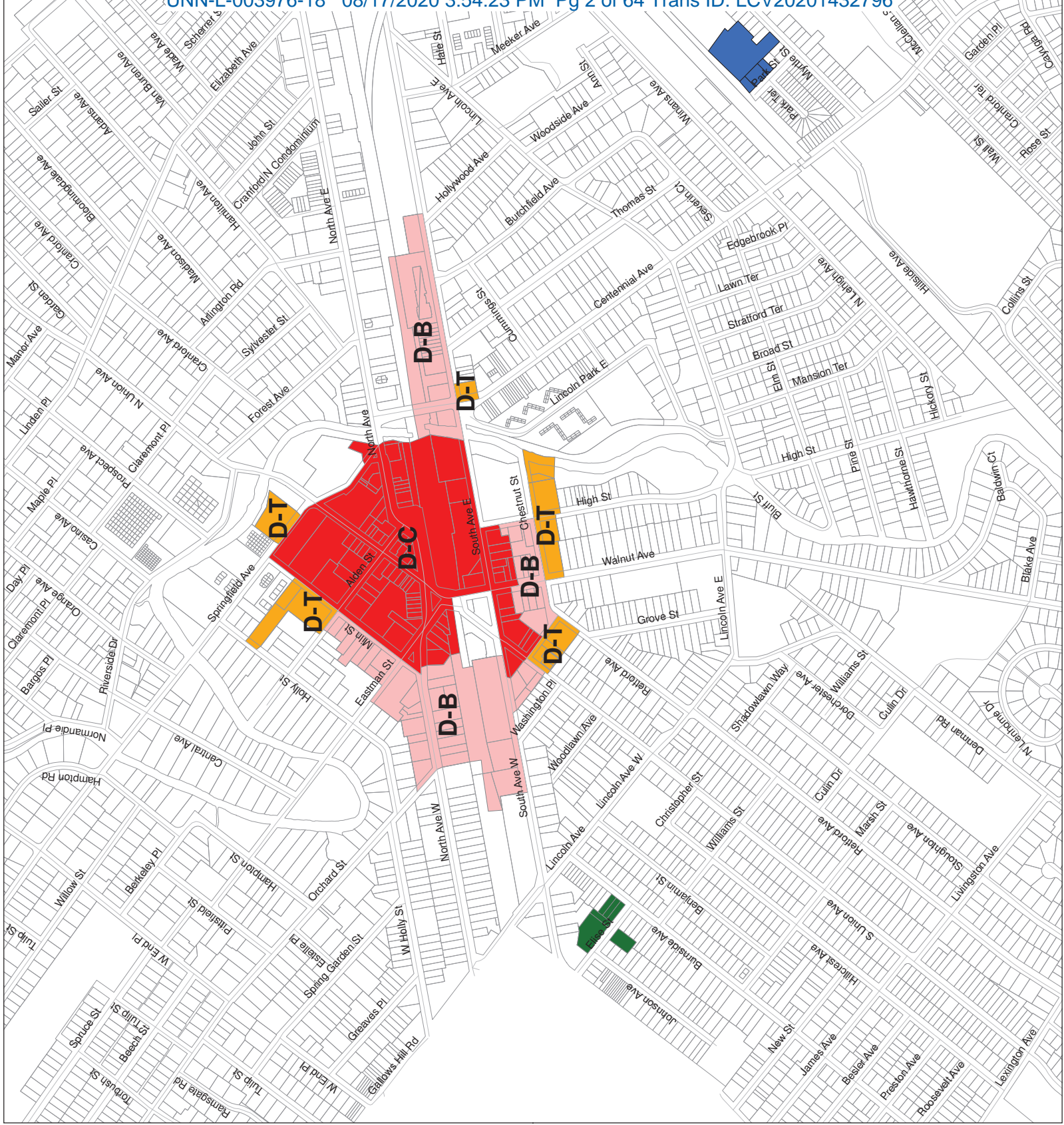
Cranford will provide an overlay zone on the Downtown Transition District to permit mixed use zoning with a residential density of 25 units per acre and a 20% affordable housing set aside.

Elise Burnside

The Elise Burnside parcels are located at Elise Street and Burnside Avenue and are municipally-owned. The Township will provide zoning to permit residential development at 12 units per acre in an inclusionary overlay with a 20% affordable housing set aside.

Park Street

The Park Street properties are located at Block 555, Lots 1, 2, 3, and 7 at Park Street and Myrtle Street. The properties will be zoned to permit 12 units per acre in an inclusionary overlay with a 20% affordable housing set aside.



**Exhibit B:
Overlay Zones**
*Portion of Cranford Township
Union County, NJ
October 2019*

- Legend**
- Elise / Burnside
 - Park Street Block
 - Downtown Overlay**
 - D-B
 - D-C
 - D-T

