

LAND USE AND DEVELOPMENT

165 Attachment 1

Borough of Wharton

**Sites Meeting the Inclusionary Component Outlined in the
Housing Element and Fair Share Plan
[Amended 12-20-1999 by Ord. No. O-20-99¹]**

- a. AH-2: West Dewey Avenue (Block 701, Lot 1). This site is situated on the south side of West Dewey Avenue approximately 900 feet east of the intersection of West Dewey Avenue and West Central Avenue. The plan recommends a density of 6.6 dwelling units per acre for this 9.5 acre site. This results in a total of 63 dwellings, of which 13 would be for lower-income households.
- b. AH-2: Irondale Road (Block 1603, Lot 14). This 9.2 acre tract is located at the southeasterly corner of Mill Street and Irondale Road. A density of eight dwelling units per acre is recommended for this site. This would allow the site to be developed with 73 dwellings. A total of 15 units would be set aside for lower-income households.
- c. SH: North Main Street (Block 903 Lot 1). The housing plan recommends that a maximum density of 22 dwelling units per acre be imposed on this 4.7 acre site, resulting in approximately 100 senior citizen dwelling units on this property. The COAH regulations permit credit for income-qualified senior housing in an amount equivalent to 25% of the community's lower-income housing requirement. This would enable the municipality to receive credit for 14 senior units.

¹ Editor's Note: This ordinance rezoned Lots 33 and 34 in Block 703 from AH-1 District to OAL District, thereby removing them from this list of sites.