

Frenchtown Borough, Hunterdon County

Project/Unit Monitoring - February 28, 2022 (Page 1)

Site / Program Name	DeSapio Seniors (Frenchtown Senior Apartments)					8th Street & Milford Road					River Mills at Frenchtown Project					Ceramics Plant Redevelopment (Country Classics)					Shale Cliffs				
Project Type	Inclusionary Age Restricted Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental					Inclusionary Family Rental				
Block & Lot / Street	Block 4, Lot 1 / Eleventh Street					Block 12 Lot 5 / 8th Street & Milford					B: 34 / L: 1, B: 35 / L: 1 B: 36 / L: 1 B: 38 / L: 2 B: 14 / L: 52 Third St., River Mills Dr.					B: 3 / L: 1-2, B: 10 / L: 1 8th St.					B: 52 / L: 9 Kingwood Ave.				
Status	Completed					Under Construction					Final Approval					Under Construction					Proposed/Zoned				
Date	11/18/2008					10/03/2018- Planning Board Approval					02/19/2019- Planning Board Approval					12/11/19 Planning Board Approvals					06/24/2009- Planning Board Approval				
Length of Affordability Controls	30 Years					30 Years					30 Years					30 Years					30 Years				
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/				
Contribution	N/A					N/A					N/A					N/A					N/A				
Type of Units	Age Restricted Rental					Family Rental					Family Rental					Family Rental					Family Rental				
Total Affordable Units	3					1					4					17					2				
Units Notes											New developer anticipated to purchase affordable subdivision of site; will be obligated to make a PIL for 0.5 of an affordable unit per site plan amendment resolution.										Developer is anticipated to return to planning board with an amended plan.				
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	-	-	-	-	-	-
Low-Income	-	2	-	-	-	-	-	1	-	-	-	-	1	1	-	-	1	4	1	-	-	-	-	1	-
Moderate-Income	-	1	-	-	-	-	-	-	-	-	-	-	2	-	-	-	1	5	2	-	-	-	1	-	-

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Site / Program Name	Overlay Zone B (Ceramics II)					Living Hope Ministries Church FKA 1st Baptist					Rezone: Garden Apt: Block 52 Lot 32-36					Rezone Townhouses: Block 48 Lot 7									
Project Type	Inclusionary Family					Inclusionary Family Rental					Inclusionary Family					Inclusionary Family									
Block & Lot / Street	Block:11, Lot 1; Block 18, Lot 1; Block 20, Lot:1 (South) End of 7th Street to 6th Street.					Block 37 Lot 11&16 / Second Street					Block 52, Lot 32: 32.01, 33, 34, 35, 36, 36.01, 36.02, 36.03. Trenton Avenue at south end of Borough.					Block 48, Lot 7									
Status	Funded / Prelim. Approval					Proposed/Zoned					Proposed/Zoned					Proposed/Zoned									
Date	08/23/2017- Planning Board Approval					08/23/2017- Planning Board Approval					08/23/2017- Planning Board Approval					08/23/2017- Planning Board Approval									
Length of Affordability Controls	30 Years					30 Years					See Notes					See Notes									
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/					T.B.D.					T.B.D.					T.B.D.									
Contribution	N/A					N/A					N/A					N/A									
Type of Units	Family					Family Rental					Family					Family									
Total Affordable Units	4					2					8					4									
Units Notes	Site plan approval has been granted. Bedroom-Income Distribution is Projected, Not Finalized.					Bedroom-Income Distribution is Projected, Not Finalized.					Bedroom-Income Distribution is Projected, Not Finalized.					Bedroom-Income Distribution is Projected, Not Finalized.									
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4
Very-Low-Income	-	-	1	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-
Low-Income	-	-	-	1	-	-	-	-	-	-	-	-	1	2	-	-	-	2	-	-	-	-	-	-	-
Moderate-Income	-	-	1	1	-	-	-	-	1	-	-	-	2	2	-	-	-	2	-	-	-	-	-	-	-