

COAH Compliance Analysis for Sayreville Sites: Main Street/Ernston Road/La Mer

v4.11/12/2020

Main Street Unit Counts

Building	1BR	1BR/Study	2BR	3BR	Total	Garages
1	9	0	19	0	28	12
2	9	0	19	0	28	12
3	8	2	0	0	10	4
4	11	0	15	2	28	12
5	9	0	17	0	26	8
6	9	0	19	0	28	12
7	9	0	19	0	28	12
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	64	2	108	2	176	72
		66	108	2	176	
	45	21	93	9	168	
		66	93	9	168	
		1-BR	2-BR	3-BR		

Ernston Road Unit Counts

Building	1BR	1BR/Den	2BR	2BR/Den	3BR	Total	Garages
1	5	4	8	3	0	20	10
2	5	4	8	3	0	20	10
3	13	0	15	0	0	28	10
4	10	0	18	0	0	28	10
5	9	0	17	0	0	26	7
6	0	4	10	4	2	20	12
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	42	12	76	10	2	142	59
Currently Proposed		54		86	2	142	
Per Settlement Agreement Plan	45	16	68	21	0	150	
		61		89		150	
		1-BR		2-BR	3-BR		

Allowable Units Per Settlement Agreement

	Main St.	Ernston	New	Existing	Total
Proposed	176	142	318	2	320
Settlement			318	2	320

Sayreville Sites - COAH Unit Counts

Required minimum or maximum number of units by bedroom type-
Reference: Sayreville Municipal Code Chapter XXXV, 35-6,1,c

	20% Max.	30% Min.	20% Min.	
	2	3	2	Main Street min./max. requirement
	1.6	2.4	1.6	Ernston Road min./max. requirement
	4	6	4	Required min./max. for combined three sites
	4	12	4	Proposed for combined three sites

Proposed number of units by bedroom type for each site-

	Total		COAH			Total	Notes
	Units	%	Units	1BR	2BR		
Main Street	176	5.682%	10	1	7	2	See page2, #2, Planning Board Resolution approved 2/19/2020
Ernston Road	142	5.634%	8	1	5	2	
La Mer	2		2	2	0	0	These two units are already built, occupied and deed restricted.
Total	320	6.250%	20	4	12	4	See Article III, item 3.2 of June 2018 Settlement Agreement

Income	# Units	% Median				Total	Provided	Required
			1BR	2BR	3BR		% Total	% Total
V-Low	3	30%	1	1	1	3	15%	13%
Low	7	50%	1	5	1	7	35%	37%
Mod	10	60%	2	6	2	10	50%	
	20		Total	4	12	4	20	

Required minimum number of units by income level-
Reference: Sayreville Municipal Code Chapter XXXV, 35-6,1,a

		1BR	Unit #	2BR	Unit #			3BR	Unit #		Total
Chart Abbreviations	V-Low	LM-1	140 Samuel Circle	MS-1	6103 Brown Rd.			ER-1	xxx		3
	Low	LM-1	115 Check Ave.	MS-3	6105 Brown Rd.	7103 Brown Rd.	7105 Brown Rd.				7
	Low			ER-2	xxx	xxx		ER-1	xxx		
	Mod	MS-1	3204 Bodak Dr.	MS-3	5205 Brown Rd.	6203 Brown Rd.	7203 Brown Rd.	MS-2	4101 Bodak Dr.	4201 Bodak Dr.	10
	Mod	ER-1	xxx	ER-3	xxx	xxx	xxx				
	Total				4	12		4			20