

Appendix C – Residential Build-Out Analysis

Glen Rock Borough – All of the Borough is located within a secondary growth area.

Table 29 was taken from page 75 of the Community Profile and identifies a future housing need of **207 Units**.

Table 29: Housing Projections, Glen Rock Borough				
	2020 Census	2030 Projection	2040 Projection	2050 Projection
Total Population	2,121	2,284	2,465	2,656
Population Increase		163 (7.7%)	181 (7.9%)	191 (7.7%)
Average Household Size	2.59			
Total NEW Housing Units Needed		63	70	74
Total Housing Units - 2020	876			
Sources: US Census Bureau - DEC Redistricting Data (P1 and H1), ACS 5-Year Estimates (DP05 and S1101)				

- Residential Suburban –
 - Vacant Acreage - 14.34 acres
 - Crops/Timber – 45 acres
- Residential Urban – 4.08 acres
- Village Center – 3.5 acres

Residential Suburban Zoning District – R-1

14.34 acres or 624,650.40 square feet of vacant land.

45 Acres of Farmland

Vacant lands residential building capacity

Assuming 30% of the vacant land is not buildable due to existing conditions, restrictions, and land use regulations, that leaves approximately 10 acres or 437,254 SF.

Residential uses by right with future capacity

- SFD at 15,000 SF per unit = **29 potential new units SFD units**; or,
- Two-Family at 20,000 SF per unit = **21 potential new units**

Farmland in R-1 Capacity

$45 \times .3 = 31.5$ Net Acres

SFD at 15,000 SF per unit = **91 SFDs**

Two-Family at 20,000 SF per Unit = **68 two-family units**

Residential Uses by Special Exception

- Multi-family Dwelling (includes townhouses and row houses) – 30,000 SF min. with 4 units per acre maximum.
 - Vacant Lands
 - $10 \text{ ac} \times 4 \text{ units per ac} = 40 \text{ MFD units}$
 - Farmland
 - $31.5 \text{ ac} \times 4 \text{ units per ac} = 126 \text{ MFD Units}$



Residential Urban Zoning District – R-2

There are approximately 4 acres of vacant land in the R-2 zoning District or 174,240 SF. Assuming 30% of the vacant land is not buildable due to existing conditions, restrictions, and land use regulations, that leaves approximately 2.8 acres or 121,968 s.f.

Vacant Land

Net Vacant Land 2.8 acres or 121,968 SF

- SFD – 9,000 equates to capacity for 13 additional SFD units
- Two-Family – 12,000, which equates to 10 two-family units

Residential Uses by Special Exception

- Multifamily dwellings: 30,000 (7 units per acre). An additional 19 multifamily units are possible.

Farmland

Net Farmland 31.5 Acres or 1,372,140 SF

- SFD – 9,000 equates to capacity for 152 additional SFD units
- Two-Family – 12,000, which equates to 114 two-family units

Residential Uses by Special Exception

- $31.5 \text{ ac} \times 7 \text{ units per ac} = 220.5 \text{ MFD units}$

Village Center

There are approximately 3.578 acres or 155,857 sf. Assuming 30% of the vacant land is not buildable due to existing conditions, restrictions, and land use regulations, that leaves approximately 2.5 acres or 109,100 SF.

- Permitted Residential Uses
 - SFD at 8,000 SF per unit equals an existing capacity for 13 additional units within the Village Center.
 - Two-family at 8,000 SF per unit equals a capacity of 13 two-family units.
 - Multifamily – 8,000 SF capacity for 13 multifamily units

Farmland

Net Farmland 31.5 Acres or 1,372,140 SF

- SFD/Two-Family/MFD – 8,000 per unit equates to capacity for 171 additional residential units

Potential Action Steps for the Comprehensive Plan

- To meet projected housing demand, consider whether parcels 64-000-02-0159.00-00000 and 45-000-DI-0025.00-00000, currently located in the Residential Suburban Zoning District, should be located in the Residential Urban Zoning District adjoining these two parcels.
- Consider modifying the housing unit definitions within the ordinance to provide additional guidance and transparency, such as distinguishing single-family attached units from two-family or multi-family units.
- The Borough should also incorporate regulations for defining and allowing middle housing opportunities.
- Remove barriers to the development of additional housing units:
 - Allow ADUs by right in residential zoning districts
 - Allow MF units above commercial use by right in the C-1 Zoning District.

New Freedom Borough – All of New Freedom Borough is in a Primary Growth Area.

Table 33 was taken from page 77 of the Community Profile and identifies a future housing need of 381 additional units.

Table 33: Housing Projections, New Freedom Borough				
	2020 Census	2030 Projection	2040 Projection	2050 Projection
Total Population	4,877	5,340	5,787	6,284
Population Increase		98 (2%)	99 (2%)	101 (2%)
Average Household Size	2.68			
Total NEW Housing Units Needed		37(107)	38 (69)	39 (30)
Total Housing Units - 2020	1,882			
Sources: US Census Bureau - DEC Redistricting Data (P1 and H1), ACS 5-Year Estimates (DP05 and S1101)				

Vacant Land

Rural Residential – 0.1118 acres of vacant land

Single Family Residential – 8.5863 acres of vacant land

Traditional Neighborhood – 2.8870 acres of vacant land

Natural Resource

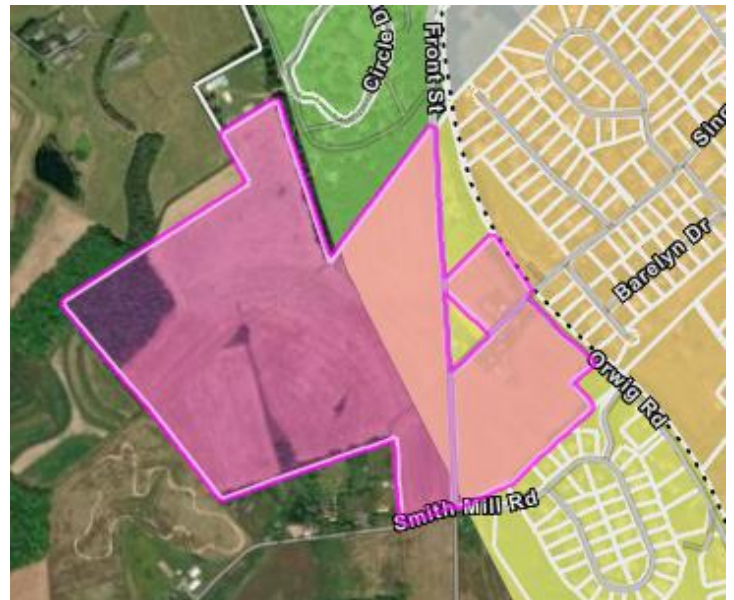
This zoning district permits the development of SFD as a special exception.

Though Cluster Development isn't identified as a permitted use, regulations 225-409 suggest that it could be employed in the NR District. It is not the Borough's intent to permit residential development within areas zoned Natural Resource.

Rural Residential Permitted Residential Uses by Right

There are 0.1118 acres of vacant land or 4,870 SF in the RR Zone. Per ordinance regulations, this is not a sufficient size for housing development.

Approximately 34 acres of land are not identified as vacant due to an existing farm (305 Singer Road), but the land could be developed utilizing the Borough's Cluster Development regulations.



Cluster developments base density according to the amount of open space reservation, as shown below:

- 50% open space leaves a remainder of 17 acres x 1.2 units per acre. This equates to **20 additional units**
- 60% open space leaves a remainder of 13 acres x 1.4 units per acre. This equates to 18 additional units
- 70% open space leaves a remainder of 10 acres x 1.6 units per acre. This equates to 14 additional units
- 80% open space leaves a remainder of 6 acres x 1.8 units per acre. This equates to 10 additional units

Single-Family Residential Zoning District

The Single-Family Zoning District has 8.5863 acres or 374,019 square feet of vacant land.

Assuming 30% of the vacant land is not buildable due to existing conditions, restrictions, and land use regulations, that leaves approximately 6 acres or 261,814 SF.

Residential Uses Permitted by Right

- SFD at 20,000 SF, there is the capacity for **18 additional units**

Residential Uses Permitted by Conditional Approval

- Cluster Development
 - There are approximately 8.08 acres owned by the New Freedom Cemetery Association that could be subdivided into a cluster development or additional housing.
 - 8 acres – 30% equals 5.6 net acres or 243,936 sf.
 - SFD with 50% open space equals 2.8 acres at 1.2 units per acre, 3 additional residential units.

- There are also 29 acres within New Freedom Borough, located at 1001 Kirchner Road in Shrewsbury Township, that could be developed using cluster development regulations.

- Less 30% equals 20.3 acres or 884,268 SF



- SFD at 20,000 equals **44 SFD Units**
- Cluster Development
 - 10 acres at 1.2 units per acre is 12 additional residential units.

Traditional Neighborhood

There are 2.8870 acres of vacant land in the Traditional Neighborhood Zoning District. Less 30% for undevelopable land equates to an available 2 acres or 87,000 sf.

- Multi-Family Dwelling – 10,000 SF equals **8 MFD units**
- SFD – 10,000 SF equates to 8 SFD
- SFA – 10,000 SF equates to 8 SFA units

Capacity for future residential development

Suggestions for the Comprehensive Plan

- Consider allowing ADUs as a principal permitted accessory use to meet the community's housing market and pricing needs.
- Consider modifying the housing unit definitions within the ordinance to provide additional guidance and transparency, such as distinguishing single-family attached units from two-family or multi-family units.
- The Borough should also incorporate regulations for defining and allowing middle housing opportunities.

Shrewsbury Borough

Table 31 was taken from page 75 of the Community Profile and identifies a future housing need of 150 additional units.

Table 31: Housing Projections, Shrewsbury Borough				
	2020 Census	2030 Projection	2040 Projection	2050 Projection
Total Population	3,848	3,996	4,075	4,194
Population Increase		148 (3.8%)	79 (2.0%)	119 (2.9%)
Average Household Size	2.31			
Total NEW Housing Units Needed		64	34	52
Total Housing Units - 2020	1,617			
Sources: US Census Bureau - DEC Redistricting Data (P1 and H1), ACS 5-Year Estimates (DP05 and S1101)				

Vacant Acreage in Residential Zones

Residential – 0.1489 ac.

Residential Ag. – 16.32 ac

Residential One Family – 1.108 ac

Village – 1.1550 ac

Residential (R)

0.1489 acres vacant or approximately 6,400 SF.

Residential Uses Permitted by Right.

- SFD
- Two-family dwellings with each dwelling unit having a separate lot
- Two-family dwelling with both dwelling units located on a single lot.
 - Minimum Lot Area
 - Public Water and Sewer – 9,000 SF
 - Public Water or Sewer – 15,000 SF
 - No Public Water or Sewer – 20,000 SF

Residential Uses Permitted by Special Exception

- Multi-family
- Planned Residential Development

Residential One Family (R-O)

1.018 of vacant land.

Residential Uses Permitted By Right

Gross area – 44,344 SF (1.018 ac)

Net area: 31,000 SF (less 30%)

- SFD
 - Minimum Lot Area
 - Public Water and Sewer – 12,000 SF **2 additional units.**
 - Public Water or Sewer – 15,000 SF
 - No Public Water or Sewer – 20,000 SF

Residential Uses Permitted by Special Exception

- None

Residential Agricultural (R-A)

Vacant Land 16 acres.

16 x .30 = 4.8 acres (assumed undevelopable)

Net developable acreage is 11 ac or 479,160 SF.

Residential Uses Permitted by Right

- SFD – 20,000 SF equates to **23 housing units.**

Residential Uses Permitted by Special Exception

- Planned Residential Development

Farmland

There are approximately 108 acres of farmland within the RA zoning district that could be developed as SFDs.

Assuming 30% or roughly 32 acres, the net developable acreage is 76 acres (3,310,560 SF)

Residential Uses Permitted by Right

- SFD – 20,000 SF equates to **165 units.**

Village (V)

1.1550 Acres of vacant land or 50,311.00.

Uses Permitted by Right

- SFD – 9,000 SF
- Two-Family – 9,000 SF
- MFD – 9,000 SF

9,000 SF equates to **5 residential dwelling units.**

Total Units Possible equals 195 units.

Suggestions for the Comprehensive Plan

- Consider allowing ADUs as a principal permitted accessory use to meet the community's housing market and pricing needs.
- Consider modifying the housing unit definitions within the ordinance to provide additional guidance and transparency, such as distinguishing single-family attached units from two-family or multi-family units.
- The Borough should also incorporate regulations for defining and allowing middle housing opportunities.

Railroad Borough

Table 30 was taken from page 74 of the Community Profile and identifies a future housing need of 3 additional units.

Table 30: Housing Projections, Railroad Borough				
	2020 Census	2030 Projection	2040 Projection	2050 Projection
Total Population	256	258	260	263
Population Increase		2 (0.8%)	2 (0.7%)	3 (1.2%)
Average Household Size	2.11			
Total NEW Housing Units Needed		1	1	1
Total Housing Units - 2020	120			
Sources: US Census Bureau - DEC Redistricting Data (P1 and H1), ACS 5-Year Estimates (DP05 and S1101)				

Vacant land in Residential Areas

- Conservation – 2.5 within a secondary growth boundary and 25 outside the growth boundary.
- Residential - 13 acres within the growth boundary and 0.6 outside the growth boundary.
- Rural Agriculture – 0 acres vacant within the growth boundary and 49 vacant outside the growth boundary.
- Village – 0.6 within the growth boundary and 0 outside of the growth boundary.

Residential (R)

Residential uses permitted by right

- Single-family Dwelling and Two-Family Dwelling at 12,000 SF ea.

Within the Growth Boundary, 13 acres less 30% equals 9.1 ac or 396,396 SF or
33 SFD or two-family units.

Rural Agriculture

Within Growth Area

SFD – 3 acres

81-000-01-0079.00-00000- 20 acres equates to 6, 3-acre residential lots.

Suggestions for the Comprehensive Plan

- Consider allowing ADUs as a principal permitted accessory use to meet the community's housing market and pricing needs.

- Consider modifying the housing unit definitions within the ordinance to provide additional guidance and transparency, such as distinguishing single-family attached units from two-family or multi-family units.
- The Borough should also incorporate regulations for defining and allowing middle housing opportunities.
- Railroad Borough, however, requires a minimum lot size of three (3) acres under its current Conservation zoning classification of these lands. It is recommended that the minimum lot size be reduced to one (1) acre and that existing environmental and alternate septic system requirements be used to determine the need for a larger lot size.

Shrewsbury Township

Housing Projections are identified in Table 32 on page 75 of the Community Profile. As shown, the Township needs 353 additional dwelling units by 2050.

Table 32: Housing Projections, Shrewsbury Township				
	2020 Census	2030 Projection	2040 Projection	2050 Projection
Total Population	6,649	7,012	7,287	7,589
Population Increase		363 (5.5%)	275 (3.9%)	302 (4.1%)
Average Household Size	2.66			
Total NEW Housing Units Needed		136	103	114
Total Housing Units - 2020	2,777			
<i>Sources: US Census Bureau - DEC Redistricting Data (P1 and H1), ACS 5-Year Estimates (DP05 and S1101)</i>				

According to the Township, there are 390 remaining development rights that can be transferred from the Agricultural Zone to one of the Township's two (2) receiving zones.

Additionally, this analysis assumes that the pending rezoning of approximately 65 acres from Rural Residential Receiving to Suburban Residential Receiving has been adopted.

Rural Residential Receiving (RRR)

S. 27-703. Dimensional Requirements – Residential Uses Permitted by Right.

- No Water/Sewer – 45,000 to 55,000 sf
- Water or Sewer – 35,000 to 45,000 sf
- Water and Sewer – 25,000 to 35,000 sf

Use of development rights:

- 1 DR for every 55,000 sf or a portion of no water/sewer
- 1 DR for every 45,000 sf w/ water only
- 1 DR for every 35,000 sf w/ sewer only
- 1 DR for every 35,000 sf water and sewer

RRR Development Capacity within a growth area:

- 0.00 vacant acreage in the RRR Zoning District

DRs Remaining: 390

RRR Development Capacity outside of growth area no sewer/water:

There are approximately 313 acres of land zoned Rural Residential Receiving in the Township adjacent to Glen Rock Borough outside the secondary growth area.

- 58.0 vacant

- 227 acres of farmland and 10+ acre residential parcels, which could be used to develop residential housing

Gross: 285 acres

Net: 200 Acres (less 30%)

200 / 55,000 sf per unit = 158 SFDs utilizing 158/390 development rights

DRs Remaining: 390 – 158 = 232

Suburban Residential Receiving (SRR)

3 acres are vacant, and an additional 48 acres along Kirchner Road can be redeveloped for residential use. Most of this acreage has access to public water and public sewer service.

Additionally, the Township recently rezoned approximately 65 acres from Rural Residential Receiving to Suburban Residential Receiving, making a total of 116 acres available for residential development.

S.27-903 Dimensional Requirements – Residential Uses Permitted by Right.

- Active adult development – units limited by deed restriction to at least one-person age 55 or older and to prohibit occupancy by anyone under 19.
- Multifamily dwelling
 - Water and Sewer – 2,200 SF
- Semidetached dwellings
 - Water and Sewer – 4,500 SF
- Single-family attached dwelling
 - Water and Sewer – 2,200 SF
- Single-family detached dwelling
 - Water and Sewer – 9,000 SF

Dwelling unit density may be increased with the application of one additional DR per acre according to the following table:

Dwelling unit (DU) type	Base DU density per acre	DU density per acre using additional DR(s)
Single- or semidetached	3.0	4.0
Single-family attached	6.0	8.0
Multifamily	6.0	8.0
Active adult	6.0	8.0

NOTE: A DR used to obtain additional density cannot be the same DR used for additional dwelling units. For example, one DR may be used to obtain the right to construct up to three dwelling units. However, if additional density is desired, one additional DR would be required.

[1] *Editor's Note: Former Subsection 2C, regarding additional regulations, was repealed by Ord. No. 2023-05, 11/1/2023.*

SRR Development Capacity within the growth area:

116 acres are available in the SRR district, with access to public water and sewers or the ability to provide a future connection. This land is also located within the Primary Growth Area.

This analysis provides two options for build-out:

Option 1 is 100% single-family detached development

Option 2 is a 50/50 mix of single-family detached units and multi-family dwelling units per zoning ordinance guidelines.

Gross: 116 Acres

Net: 81 Acres (less 30%)

Residential development capacity by unit type two options:

1. Single-family Detached – Option 1

Base Density:

$$81 \times 3 = 243 \text{ SFD Units}$$

Additional DR Capacity:

$$81 \times 1 = 81 \text{ SFD units}$$

Total Potential Capacity: 324 SFD Units

Total DR's Used: 81

$$\text{DRs Remaining: } 232 - 81 = 151$$

2. Single-Family Attached/ Multi-Family Units/Active Adult – Option 2

S.27-903.2.A.(3) Ratio of Dwelling Types: The total number of row dwelling units and multifamily dwelling units or a combination thereof may not exceed 50% of the total dwelling units.

- SFD and SFA/MF Combination = 322 Total Units

- 50% SFD:

$$81 \text{ ac.} \times 3 = 243 \text{ SFD Units (w/ a 50/50 SFA/MF unit split)}$$

$$243 / 2 = 121 \text{ SFD Units on 40 acres}$$

Development rights will increase the unit count by 40 Units to a total of 161 Units

$$\text{DRs Remaining: } 232 - 40 = 192$$

- 50% SFA/MF¹

161 units on 26 acres with approximately 14 acres of open space remaining.

Existing Total Housing Unit Capacity and DR Usage:

Option 1

- Creates 449 SFD Units
- Utilizes 239 DRs

Option 2

- Creates 319 SFD units and 161 MFD units
- Utilizes 198 DRs

Remaining DRs

- Option 1 – 161 DRs Remaining
- Option 2 – 192 DRs Remaining

Conclusion:

- Existing areas zoned Rural Residential Receiving outside of identified growth areas can support the development of 158 single-family residential dwelling units, which will utilize 158 out of 390 Development Rights.
- Providing additional acreage within the Primary Growth Area for a Rural Residential Receiving zone will better assist the township in guiding development within the growth area while meeting the overwhelming desire to maintain the community's current character.
- Existing areas zoned Suburban Residential Receiving can support either 324 single-family detached units using 81 development rights or a total of 322 units equally split between single-family detached units and multi-family units, utilizing 40 development rights.

Opportunities to provide for anticipated growth in Shrewsbury Township

There are approximately 180 acres of vacant agricultural land with the availability to access water and sewer services identified in 2010 as part of a Future Growth Area.

- Acreage
 - Gross = 180 acres

¹ It does not appear that development rights may be applied, in this instance, to increase the MFD unit count while maintaining the required 50/50 split.

- Net = 126 acres
- Zoned as Rural Residential Receiving:
 - 126 ac./35,000 sf per unit equals 156 SFD units utilizing 156 DRs.

Shrewsbury Township Residential Development Capacity 180 Acres of Proposed Rural Residential Receiving: Existing SRR Option 1				
<u>Receiving Area</u>	<u>Acres</u>	<u>Units Created</u>	<u>Unit Types</u>	<u>DRs Used</u>
RRR Existing	285	158	SFD	158
SRR Existing – Option 1	116	324	SFD	81
RRR – Proposed	180	156	SFD	156
Total	581	638	SFD	395

Shrewsbury Township Residential Development Capacity 180 Acres of Proposed Rural Residential Receiving: Existing SRR Option 2				
<u>Receiving Area</u>	<u>Acres</u>	<u>Units Created</u>	<u>Unit Types</u>	<u>DRs Used</u>
RRR Existing	285	158	SFD	158
SRR Existing - Option 2	116	-	-	-
	-	161	SFD	40
	-	161	MFD	-
RRR – Proposed	180	156	SFD	156
Total	581	636	SFD/MFD	354

Option 2 above identifies a possible 475 SFDs and 161 MFD.

- If the area were zoned Suburban Residential Receiving
 - SFD – Option 1
 - $126 \times 3 = 378$ SFD Units
 - Usage of 126 DRs = 504 SFD Units and uses 126 DRs

Shrewsbury Township Residential Development Capacity 180 Acres of Proposed Suburban Residential Receiving Existing SRR Option 1 and Proposed SRR Option 1				
<u>Receiving Area</u>	<u>Acres</u>	<u>Units Created</u>	<u>Unit Types</u>	<u>DRs Used</u>
RRR Existing	285	158	SFD	158
SRR Existing – Option 1	116	324	SFD	81
SRR Proposed - Option 1	180	504	SFD	126
Total	581	986	SFD	365

Existing SRR Option 1 and Proposed SRR Option 1 - Total 986 SFDs with 35 remaining DRs.

Shrewsbury Township Residential Development Capacity 180 Acres of Proposed Suburban Residential Receiving Existing SRR Option 2 and Proposed SRR Option 1				
<u>Receiving Area</u>	<u>Acres</u>	<u>Units Created</u>	<u>Unit Types</u>	<u>DRs Used</u>
RRR Existing	285	158	SFD	158
SRR Existing – Option 2	116			
		161	SFD	40
		161	MFD	
SRR – Proposed Option 1	180	504	SFD	126
Total	581	984	SFD/MFD	324

Existing SRR Option 2 and Proposed SRR Option 1 - Total 986 units including 823 SFDs and 161 MFDs, with 66 remaining DRs.

- SFD/MFD Split - Option 2

Shrewsbury Township Residential Development Capacity 180 Acres of Proposed Suburban Residential Receiving Existing SRR Option 1 and Proposed SRR Option 2				
Receiving Area	Acres	Units Created	Unit Types	DRs Used
RRR Existing	285	158	SFD	158
SRR Existing – Option 1	116	324	SFD	81
SRR Proposed - Option 2	180	-	-	-
	-	252	SFD	63
	-	252	MFD	
Total	581	860	SFD	302

Existing SRR Option 1 and Proposed SRR Option 2 - Total 860 units, including 734 SFDs and 252MFDs, with 88 remaining DRs.

Shrewsbury Township Residential Development Capacity 180 Acres of Proposed Suburban Residential Receiving Existing SRR Option 2 and Proposed SRR Option 2				
Receiving Area	Acres	Units Created	Unit Types	DRs Used
RRR Existing	285	158	SFD	158
SRR Existing – Option 2	116			
		161	SFD	40
		161	MFD	
SRR Proposed - Option 2	180	-	-	
	-	252	SFD	63
	-	252	MFD	
Total	581	984	SFD	261

Existing SRR Option 2 and Proposed SRR Option 2 - Total 984 units, including 571 SFDs and 413 MFDs, with 129 remaining DRs.

Conclusions:

- The township's TDR legislation is complicated and could be simplified for ease of use and application in the receiving districts.
- Consider allowing ADUs as a principal permitted accessory use to meet the community's housing market and pricing needs.
- The township should also incorporate regulations for defining and allowing middle housing opportunities.

Regional Conclusions:

- Further defining residential uses and making accommodations for Middle Housing Units will assist the Region in diversifying housing unit types.
- Permitting Accessory Dwelling Units in Residential Areas provides additional opportunity diversifying the housing stock while also creating financial sustainability for property owners.
- The Fair Share Housing Analysis in the Community Profile identified that 15% of the Region's Housing Stock should comprise multi-family housing units. Glen Rock, Railroad, and Shrewsbury Boroughs are providing more than their fair share of multi-family housing. New Freedom Borough is nearly built out, and any additional multi-family housing will likely result from small infill redevelopment projects. As such, Shrewsbury Township should consider providing the appropriate areas for the needed multi-family housing development within the Region.
- Fair share housing distribution by Type according to projected housing demand for the Township and the Region:

Fair Share Housing Mix – Projected Demand Shrewsbury Township and the Region						
	New Freedom Borough		Shrewsbury Township		Region	
Housing Type	No.	%	No.	%	No.	%
Single Family Detached	255	67	237	67	733	67
Single-Family Attached	50	13	46	13	142	13
Multi-Family Units	57	15	53	15	164	15
Mobile Homes	19	5	18	5	55	5
Total	381	100	353	100	1094	100