



# Triad Associates Newsletter

July 2010

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## New Clients

## BPU News - Changes to Direct Install & Local Government Energy Audits

Per the Board Order dated June 21, 2010, the Board of Public Utilities has approved the following changes to New Jersey's Clean Energy Program:

### Direct Install

- The incentive level has been reduced from 80% to 60% of the installed cost for approved projects.
- The incentive cap on each project has been reduced from \$80,000 to \$50,000.
- The 200 kW peak demand threshold has been waived for local government entities who receive and utilize their Energy Efficiency and Conservation Block Grant in conjunction with Direct Install.
- On a case-by-case basis, the Market Manager may accept a project for a customer that is within 10% of the 200 kW peak demand threshold.
- Installing equipment which switches the type of fuel used is now acceptable (e.g. changing out an oil fired boiler for a gas fired boiler)

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*Triad would like to  
acknowledge and  
welcome its newest  
clients:*

Caln Township, PA

Habitat for Humanity  
of Salem County, NJ

## Grants Awarded

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**Congratulations to the  
following clients who  
recently received  
grant awards:**

**The New Jersey  
League of  
Municipalities  
Educational  
Foundation - \$2,000  
from Target to support  
the Mayors Book Club  
Initiative.**

**The Borough of  
Woodbine - \$98,000  
from the United States  
Department of  
Agriculture (USDA)  
Rural Business  
Enterprise Grants  
(RBEG) Program for  
pre-development costs  
for the Garden State  
Ethanol Plant.**

**The Borough of  
Paulsboro -  
\$1,541,400 from the  
United States  
Economic Development  
Administration (EDA)  
for the construction of  
a water tower for the  
Port of Paulsboro.**

## Local Government Energy Audit

- Applications are again being accepted after a temporary suspension due to budget issues.

For more information about New Jersey's Clean Energy Program, visit BPU's [website](#).

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## Funding Opportunities

### New Jersey Historic Trust

Two types of historic preservation grants are available through the trust: Historic Site Management grants and Capital Preservation grants. Both provide financial and technical support for a historic preservation project and both are due by 4:00 pm on September 16, 2010. A Declaration of Intent to Apply is due July 22, 2010.

Historic Site Management Grants are available to aid historic property owners and managers to gain better understanding of preservation needs for a particular site or structure; to enhance long-term planning for the operations and programs of historic sites; and to broaden public awareness and enjoyment of historic sites.

Capital Preservation Grants are intended to assist the construction expenses related to the preservation, restoration, and rehabilitation of historic properties and associated non-construction expenses.

Approximately \$10.2 million in matching grants will be available. Eligible properties must be listed in, or eligible to be listed in, the New Jersey Register of Historic Places and/or the National Register of Historic Places.

Level I Capital Preservation applicants may apply for grants of \$5,000 to \$150,000 and the match required is 3:2 (for every \$3.00 in grant request, a match of \$2.00 is required). Level II applicants may apply for grants of \$150,001 - \$750,000, and the match required is 1:1 (for every \$1.00 in grant request, a match of \$1.00 is required). For Historic Site Management, applicants may apply for grants of \$5,000 to \$50,000, and the match required is 3:1.

For more information visit [NJHT's website](#).

### Sustainable Communities Planning Grants

The Department of Housing and Urban Development's Sustainable Communities Regional Planning Grant Program supports metropolitan and multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments.

Program goals include:

## **Expanding Housing Services to Age-Affordable Units**

Triad Associates has expanded its services in the affordable housing market to include age-restricted homes. Medford Township designated Triad as their Administrative Agent to qualify and assist home buyers through the application process.

Individuals must meet certain income limits and the head of household must be a minimum age of 55 years. To learn more, visit our housing [website](#).

## **Triad Hired by the NJ League of Municipalities**

Triad Associates has been hired for the second year in a row as the Official Grants Consultant for the New Jersey League of Municipalities. In addition to assisting the League, Triad provides League members with Grant Consultation services. For more information visit their [website](#).

- Providing more transportation choices
- Promoting equitable, affordable housing
- Enhancing economic competitiveness
- Supporting existing communities
- Leveraged Investments
- Valuing communities and neighborhoods

\$98 million is available - of that \$25 million will be set aside for regions with populations of less than 500,000. The deadline is August 23rd. The Notice of Funding for this program can be found at [HUD's website](#).

### **NJ Department of Transportation**

NJDOT, through its State Aid Program, provides financial assistance to counties and municipalities to improve the efficiency and effectiveness of the state's transportation system. There are several State funded programs within NJDOT that are now accepting applications, including:

- Municipal Aid- to fund local transportation projects; all municipalities are eligible. Up to 10% will fund pedestrian safety improvements, bikeways and streetscapes.
- Bikeways- to fund bicycle projects; all counties and municipalities are eligible. Special consideration will be given to bikeways physically separated from motorized vehicular traffic.
- Centers of Place - to fund non-traditional transportation projects. The list of eligible municipalities can be found [here](#).
- Safe Streets to Transit - to fund safe and accessible pedestrian linkages to transit facilities; all counties and municipalities are eligible.
- Transit Village - to fund projects that enhance walking, biking and/or transit ridership within 1/2 mile of a transit facility. A list of eligible towns can be found at [here](#).

Applications must be submitted through SAGE and are due by August 13, 2010. To learn more about these programs go to the [State's website](#).

### **Bikes Belong**

The goal of this grant program is to connect existing facilities or create new opportunities; leverage federal, state, and private funds; influence policy; and generate economic activity.

Eligible facility projects include:

- Bike paths, trails, and bridges
- Mountain bike facilities
- Bike parks
- BMX facilities

## It's Time to Start Planning Your Small Cities Project

The New Jersey DCA (NJDCDA) will release its Final Plan for the Small Cities Community Development Block Grant Program (CDBG) by mid-July. The CDBG will have funds allocated to the following programs:

- Emergency Housing Repair
- Innovative Development
- Housing Rehabilitation
- Public Facilities
- 108 Loan Authorization

Non-entitlement municipalities and counties are eligible to apply for funding through the CDBG program. Applications will be accepted throughout the program year for the Emergency Housing Repair, Innovative Development and 108 Loan Program Funds. Public Facilities projects must be submitted no later than

Bikes Belong cannot be the primary funder of the project (should be less than 50%) and the grant amount must be under \$10,000. The deadline is August 27th.

Local governments can apply, but they should be aligned with a non-profit organization whose mission is bicycle or trail specific. For more information check out the [Bikes Belong website](#).

## Non-residential Development Fee Moratorium Ends

On July 27, 2009 Governor Jon S. Corzine signed the New Jersey Economic Stimulus Act of 2009 into law, which amended Sections 32 through 38 of P.L. 2005, c.46, known as the Statewide Non-residential Development Fee Act. The Statewide Non-residential Development Fee (N-RDF) Act, enacted approximately a year prior to the effective date of the Economic Stimulus Act of 2009, provided various reforms to New Jersey State affordable housing laws. In fact, one of its major intentions was to provide a continuous source of funding for the creation and development of the New Jersey's constitutionally mandated affordable housing responsibility - an important aspect of providing affordable housing to a portion of New Jersey's 8 million plus residents.

Established by the widely-known A-500 bill in July of 2008, the N-RDF imposed a 2.5% development fee on all new non-residential development throughout the State. One year later, the Economic Stimulus Act of 2009 targeted the N-RDF by placing a temporary moratorium on the collection of these fees by municipalities and it also authorized reimbursement of these fees by developers, either in part or in full, that were collected under P.L. 2008, c. 46.

Effective July 1, 2010, the moratorium for the 2.5% fee on non-residential development was lifted per the timeframes established in the New Jersey Economic Stimulus Act of 2009. For those non-residential projects that did receive preliminary or final site plan approval by July 1, 2010, those projects will have until January 1, 2013 to obtain all necessary building permits in order to continue to be exempt from the 2.5% fee.

It must be noted, however, that there is pending legislation that would permanently repeal the legislation that makes the fee permissive. While the New Jersey Legislature was unable to address the fee prior to its July 1st reinstatement of the fee, legislation (A3055) has been proposed by Assembly Democrats Albert Coutinho, John Wisniewski, Jerry Green, Mila Jasey and L. Grace Spencer to extend the N-RDF until October 30, 2010. On June 29th, the Assembly passed A3055 with a 55-18-6 vote. While A3055 has been introduced to Senate Economic Growth Committee, it has not yet been scheduled for further consideration at this point in

October 7, 2010 and Housing Rehabilitation projects submitted during the month of October 2010 will have priority. Therefore, the time to start planning for your Public Facilities and/or Housing Rehabilitation projects is now.

To continue reading this article click [here](#) for the NJLM's grants page.

time.

Triad Associates will continue to track and evaluate all proposed legislation concerning the Council on Affordable Housing (COAH) and other affordable housing legislation, such as S1, which proposes to eliminate the 2.5% N-RDF, COAH and the Fair Housing Act in its entirety.