
**ASSESSMENT
OF 4TH
ROUND
NUMBER**

**TOWNSHIP OF
RANDOLPH**

MORRIS COUNTY, NJ



**SARMAD
PLANNING
GROUP**

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On March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act. The law required that the Department of Community Affairs (DCA) perform a calculation of regional need and municipal present and prospective obligations in accordance with the formulas established in the law. These non-binding calculations were published by the DCA on October 18, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer.

The Township of Randolph is located in Morris County, which is categorized as Region 2, along with Essex, Union, and Warren counties. The Regional Prospective Need for Housing Region 2 was calculated at 20,506. The calculation for regional need on a municipal-basis included 3 factors that were averaged - (1) the Equalized Nonresidential Valuation Factor; (2) the Income Capacity Factor; and (3) the Land Capacity Factor.

The purpose of this memorandum is to provide an assessment of these factors and the overall non-binding calculations for Prospective Need Obligation for the Fourth Round of Affordable Housing, published by the NJ Department of Community Affairs for the Township of Randolph.

Under the prepared calculations, the DCA has presented a non-binding prospective need obligation for the Township of Randolph of 355. The following assessment reviews the component data of the DCA calculation methodology with localized data to either confirm or revise the figures presented by DCA.

The Income Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.3 and is determined by averaging the municipal share of the regional sum of differences between median household income and the same calculation but weighted by number of households within the municipality.

To calculate this value, the DCA used the 2018-2022 5-year Estimates (in 2022 inflation-adjusted dollars) as published by the Census Bureau's American Community Survey program. For the Township of Randolph, this Income Capacity Factor was calculated as 2.21%. Based upon an analysis of the published Census data, the correct numbers were used by the DCA, and there is no impact on the Township of Randolph's Income Capacity Factor number.

Separately from the Township, but more general to the formula, there are issues with the median income calculated for municipalities identified in at least Morris County. These municipalities have a median income that is greater than \$250,000, but has been capped in the DCA formula workbook because Census data does not track these numbers above this threshold. In the Census data it simply appears as \$250,000+. Therefore, these municipalities should have a greater income capacity factor against the region, which should marginally decrease all other municipalities' factor. This should be considered by the DCA in any future amendments to the formula, and should be assessed on its impact on the regional totals.

EQUALIZED NON-RESIDENTIAL VALUATION FACTOR

The Equalized Nonresidential Valuation Factor is calculated pursuant N.J.S.A. 52:270-304.3.C.2 and is determined by calculated the changes in nonresidential property valuations in the municipality, since the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations is divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional total change, which is the resulting factor.

The data utilized is from the Division of Local Government Services in the DCA, which aggregates local assessment information from all municipalities.

Under the DCA calculation, the Township of Randolph had an equalized nonresidential valuation growth of \$435,313,052 between 1999 and 2023. This represents 1.69% of all the growth experienced during this period across Region 2.

The numbers utilized by the DCA have been verified by the Township Tax Assessor, and thus, there is no impact on the Township of Randolph's Equalized Non-Residential Valuation Factor number.

The Land Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.4, and is determined by estimating the area of developable land within the municipality's boundaries, and regional boundaries, which may accommodate development. The DCA conducted the analysis using Land Use/Land Cover data from the NJ DEP, MOD-IV Property Tax Data from the Dept. of Treasury, and construction permit data from the DCA. The DCA calculations of land that may accommodate development exclude lands subject to development limitation, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes, and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, presuming a 25 by 100-foot area could be a developable property.

Under the analysis, the DCA estimates that the Township of Randolph presently has 69.731 acres of land that may accommodate development. This represents 1.30% of the amount of developable land across the entire Region 2. The total regional developable land was calculated as 5,358.483.

The DCA published the "Land Capacity Analysis GIS Composite Layer" (the "DCA dataset") on November 22, 2024. The description of this dataset notes that:

*"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.** The data are not intended to identify specific development sites or sites that may be available for the production of affordable housing. Rather, the identified land areas are intended to identify potential unconstrained developable land capacity, weighted by planning area types set forth in the legislation, for each municipality and as a corresponding percentage of the same for the housing region within which each municipality lies for the purpose of establishing one of three factors used to allocate municipal affordable housing production targets for the period 2025 through 2035."*

Based upon an evaluation of the DCA dataset, as downloaded on November 22, 2024, there is local data that should be considered in the calculation of the Township's Land Capacity Factor. To assess the Land Capacity Factor, the DCA dataset was clipped to the municipal extents of Randolph, and then overlaid in the software with the following layers: (1) Township of Randolph parcels; (2) 2020 NJDEP Wetlands. The FEMA National Flood Hazard Layer (NFHL) digital FIRM panel data is not available for Randolph Township, and was therefore not added to the map. Due to this, there is a possibility some of the properties are in Flood Hazard Areas or associated buffers that could limit their developability. Additionally, local information related to the status of the parcels were accounted for, such as the presence of encumbrances including: easements for County and State DOT projects, ROSI or Open Space, Farmland Assessment, National or State Historic Register, municipal utility, or 3rd Round Affordable Housing sites.

The DCA dataset included 109 unique objects to derive the total developable acreage. Based upon this parcel-by-parcel review, it is estimated that the entirety of 63 of the 109 unique objects, should not be included in the land capacity factor; for a sum of 33.45 acres of the of the 69.731 acres calculated by DCA. A summary of the analysis of Land Capacity Analysis GIS Composite Layer in the form of a table is provided under Appendix A, and in the form of a map is provided under Appendix B.

Thus, the estimated amount of developable land within the Township of Randolph should be revised to 36.28 Acres. This would represent a reduction in the Land Capacity Factor from 1.30% to 0.681% within Region 2. This derived number from the updated acreage likewise accounts for a reduction in the same amount to the Region 2 to 5,325.03 acres, and thus the calculation does not include the land that was removed as part of this analysis. These calculations are provided under Appendix B of this report.

Based upon this evaluation and the recommended changes to the Land Capacity Factor, the Township's Average Allocation Factor was calculated by the DCA as 1.73%, which drops to 1.53% as a result of the change to the Land Capacity Factor. The Township's Prospective Need is therefore calculated to be 313.

Based upon this analysis, the Township has calculated a fourth round obligation in accordance with the required formula as adopted by law. This number is based solely upon the required parameters of the formula, and is not any indication that the Township agrees that this number is appropriate or represents development that can be accommodated. The Township reserves its right to any durational adjustment or vacant land adjustment - where land, sewer, or water may be a scarce resource - as part of its Housing Element and Fair Share Plan.

PARAMETER	DCA CALCULATION	PROPOSED
Equalized Non-Residential Assessment Factor	1.69%	1.69%
Income Capacity Factor	2.21%	2.21%
Land Capacity Factor	1.30%	0.68%
Average Allocation Factor	1.73%	1.53%
Prospective Need	355	313

CONCLUSION

As part of the Fourth Round numbers, the DCA calculated the Present Need - defined in the Affordable Housing Law as “the number of substandard existing deficient housing units currently occupied by low and moderate-income (LMI) households”. The Affordable Housing Law requires that with respect to this calculation a methodology should be used that is “similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof.”

Third round municipal present need calculations used three factors to calculate present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. Moreover, the Affordable Housing Law explicitly defines “deficient housing units” as housing that is over 50 years and overcrowded, that lacks complete plumbing, or that lacks complete kitchen facilities. The analysis utilized data from HUD’s Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipality-level data on the number and percentage of LMI households from a special tabulation of Census Bureau American Community Survey (ACS) data. The latest CHAS data release at the time of calculation corresponds to the 2017-2021 5 Year Estimates. To ensure data year and source consistency, the LMI deficient housing calculation relies on 2017-2021 data.

The Present Need for Region 2 was calculated as 18.547. Under the prepared calculations, the DCA has presented a non-binding present need obligation for the Township of Randolph of 84.

Pursuant to The New Jersey Department of Community Affairs Local Planning Services “Fair Share Plan Preparation and Model Documents”, an exterior housing survey is an alternative mechanism to present data to the Department to estimate the rehabilitation need in a municipality.

Utilizing NearMap aerial photography and Google Street View images, 39 properties were identified for field inspection. Regional environmental health specialists from the Health Department - who are individuals that are experienced in conducting building and/or housing

inspections - conducted the exterior housing survey on January 3, 2025, and January 7, 2025. The survey concluded that 17 of the identified properties met the criteria of a structure in need of repair. Appendix D provides copies of the survey.

As noted by the DCA workbook, the 2017-21 Low and Moderate-Income % of Overcrowded Housing Units (CHAS Table 3) was calculated as 56.8%, which translates to a Present Need of 10.

PARAMETER	DCA CALCULATION	PROPOSED
Present Need	84	10

PRESENT NEED

Appendix A: Assessment of Parcels in DCA Land Capacity

Appendix B: Prospective Need Calculations

Appendix C: Reference Maps

C.1 Map of DCA Dataset Overlaid with Wetlands, 50 Foot Wetlands Buffer, FEMA NFHL

C.2 Map of DCA Dataset with Reference Numbering

C.3 Map of Parcels Determined to be Excluded from DCA Dataset

C.4 Map of Parcels Determined to be Excluded from DCA Dataset with Reference Numbering

C.5 Map of Parcels Determined to be Excluded from DCA Dataset without Aerial Imagery

Appendix D: DCA Exterior Housing Survey, dated January 3, 2025 and January 7, 2025

APPENDIX

APPENDIX A. Assessment of Parcels in DCA Land Capacity			
Reference Number	Weighted Acres	Proposed	Commentary
0	0.742975975	0.0	Survey Gore Owner Unknown
1	0.643300008	0.0	Excluded. Open Space
2	0.765654534	0.0	Excluded. Detention Basin
3	0.147295035	0.0	Excluded. Open Space
4	0.657304865	0.657	Included.
5	0.431607278	0.431	Included.
6	0.161783313	0.161	Included.
7	0.150600674	0.0	Excluded. Open Space
8	0.559686492	0.0	Excluded. Open Space
9	0.088987071	0.0	Excluded. Open Space
10	0.159389254	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan. Having it contribute to the developable land here would effectively be "double counting" it towards affordable housing purposes.
11	0.373881477	0.37	Included.
12	0.152684394	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
13	0.147161869	0.0	Excluded. Conservation Easement
14	0.05740352	0.0	Excluded. Detention Basin

APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
15	0.234070328	0.0	Excluded. Detention Basin
16	0.286252487	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
17	0.210937083	0.0	Excluded. Detention Basin
18	0.78692806	0.786	Included.
19	0.378781063	0.0	Excluded. Site is a Round 1 Affordable Housing Plan site.
20	0.165323686	0.0	Excluded. Detention Basin
21	0.617472747	0.617	Included.
22	0.219876303	0.219	Included.
23	0.090859873	0.0	Excluded. HOA Common Open Space.
24	0.707639997	0.0	Excluded. Right-of-way dedication.
25	1.453227702	0.0	Excluded. Church/Cemetary
26	0.42729606	0.0	Excluded. Power line
27	0.43773614	0.0	Excluded. County Facility.
28	0.241556049	0.0	Excluded. County Facility.
29	0.12075935	0.0	Excluded. County Facility.
30	0.279466344	0.0	Excluded. Church.

APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
31	0.07193301	0.77	Included.
32	0.145369525	0.14	Included.
33	1.083261714	0.0	Excluded. DPW Yard
34	0.760639861	0.76	Included.
35	0.534254773	0.0	Excluded. Open Space.
36	1.015623326	0.0	Excluded. County Park
37	0.153281219	0.0	Excluded. County Park
38	0.058391918	0.0	Excluded. Police firing range.
39	0.06529461	0.0	Excluded. Police firing range.
40	0.703359917	0.703	Included.
41	0.272253151	0.0	Excluded. Township Municipal Building.
42	0.907959196	0.907	Included.
43	1.15729789	1.15	Included.
44	0.65783395	0.65	Included.
45	2.971167919	2.97	Included.
46	0.205606476	0.205	Included.

APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
47	0.288285466	0.0	Excluded. Open Space
48	0.928171331	0.0	Excluded. Open Space
49	0.15711061	0.0	Excluded. Open Space
50	0.063131511	0.06	Included.
51	0.191072065	0.0	Excluded. Open Space
52	0.062138746	0.0	Excluded. Detention Basin
53	1.631912366	1.63	Included.
54	0.315431292	0.0	Excluded. Detention Basin
55	0.138831578	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
56	2.072069175	2.07	Included.
57	2.440823955	2.44	Included.
58	0.794000135	0.78	Included.
59	0.153498885	0.0	Excluded. Open Space
60	2.738746192	2.73	Included.
61	0.297729005	0.0	Excluded. County Property dedicated to public use.
62	0.073395749	0.0	Excluded. Open Space

APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
63	0.076400876	0.07	Included.
64	2.666931501	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
65	1.363803923	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan and is a conservation easement on the site.
66	0.161415946	0.0	Excluded. Detention Basin
67	6.100681861	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
68	0.210373708	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
69	0.123502198	0.0	Excluded. DMV Property.
70	0.11464932	0.11	Included.
71	0.142728555	0.0	Excluded. Detention Basin
72	0.09742765	0.0	Excluded. Water utility
73	1.835274795	0.0	Excluded. DMV Property.
74	0.37576649	0.0	Excluded. DMV Property.
75	0.097591578	0.09	Included.
76	0.087085982	0.0	Excluded. DMV Property.
77	6.786344215	6.786	Included
78	0.249929412	0.0	Excluded. Church.

APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
79	0.112935628	0.0	Excluded. Church.
80	1.267535233	0.0	Excluded. Church.
81	0.489739318	0.0	Excluded. Open Space
82	1.102267538	1.10	Included.
83	0.117295018	0.0	Excluded. Detention Basin
84	0.698752316	0.0	Excluded. Church.
85	0.185931993	0.0	Excluded. Open Space
86	1.922042498	1.92	Included.
87	0.22478977	0.22	Included.
88	0.077438617	0.077	Included.
89	0.154123788	0.154	Included.
90	0.132759228	0.132	Included.
91	0.315655757	0.315	Included.
92	0.205963289	0.205	Included.
93	0.119903993	0.119	Included.
94	0.188917292	0.188	Included.

APPENDIX A

Reference Number	Weighted Acres	Proposed	Commentary
95	1.010875402	1.01	Included.
96	0.477570254	0.477	Included.
97	0.097321374	0.097	Included.
98	1.26858871	1.26	Included.
99	0.068505594	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
100	0.065264482	0.06	Included.
101	0.069674164	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
102	0.537130302	0.53	Included.
103	0.254542193	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
104	0.217488307	0.217	Included.
105	0.320527667	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
106	2.369940511	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
107	0.079831328	0.0	Excluded. Site is in Township's Third Round Affordable Housing Plan.
108	0.080105589	0.080	Included.

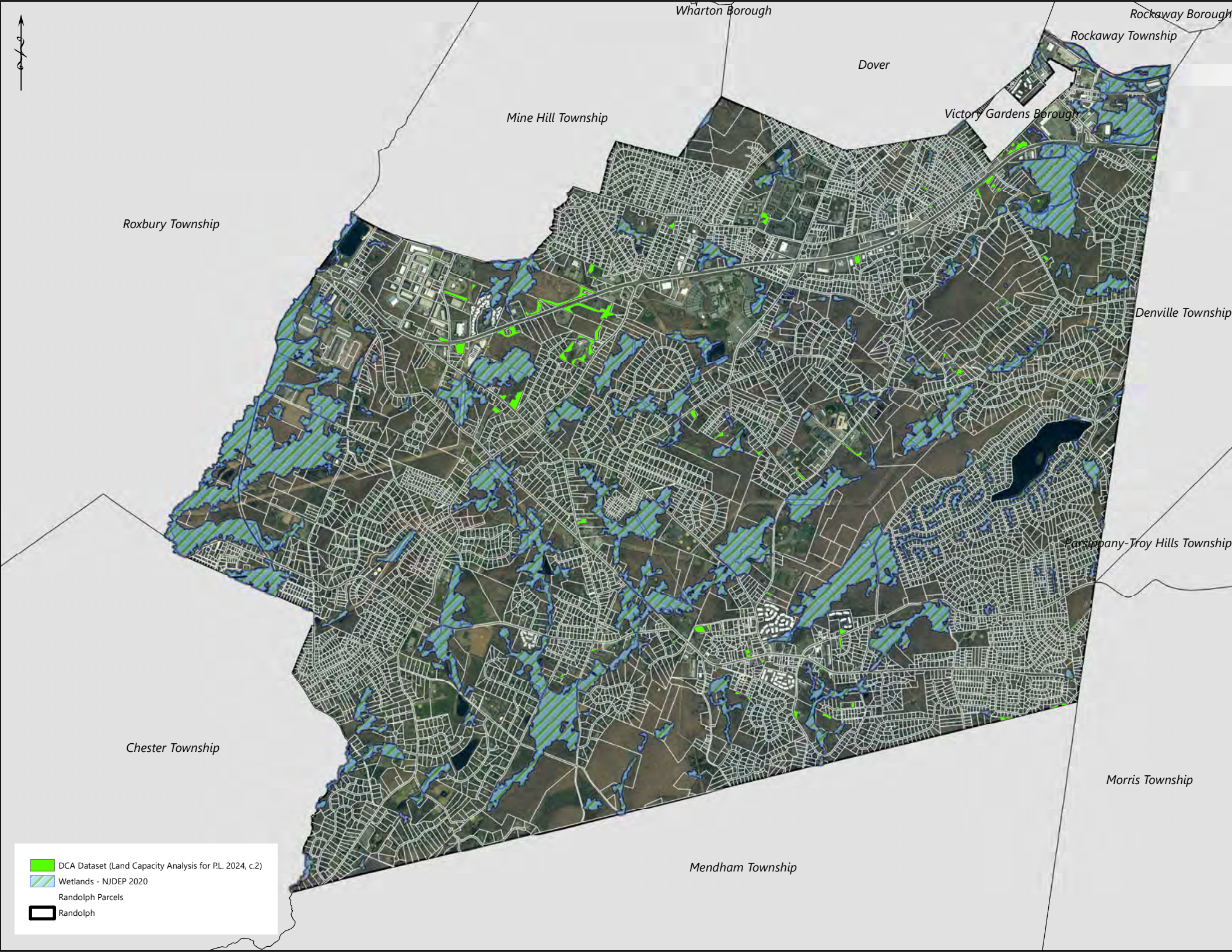
The following provides a breakdown of the calculations utilized to derive the updated Land Capacity Factor, updated Average Allocation Factor, and updated Prospective Need number for Randolph Township.

Step 1: Region 2 Total Vacant Land Output Per DCA Fourth Round Workbook	
County	Vacant Land
Morris	2,728.872
Essex	566.502
Union	346.801
Warren	1,716.308
Total Region 2 Vacant Land	5,358.483

Step 2: Randolph Township Vacant Land Analysis Results		
DCA "Vacant Land Output"	Excluded Land from Municipal-Based Analysis	Updated Vacant Land
69.73	33.45	33.28

Step 3: Randolph Township - Updated Inputs for Fourth Round Calculation			
Updated Region 1 Vacant Land	Updated Land Capacity Factor Calculation	Updated Average Allocation Factor	Updated Prospective Need
$5,358.48 - 33.45 = 5,325.03$	$36.28 / 5325.03 = .0068$	$(1.69 + 0.68 + 2.21) / 3 = 1.53$	$0.0153 \times 20,506 = 313$
5,325.03	0.68%	1.53%	3103

APPENDIX C



Wharton Borough

Dover

Rockaway Township

Victory Gardens Borough

Mine Hill Township

Roxbury Township


Denville Township

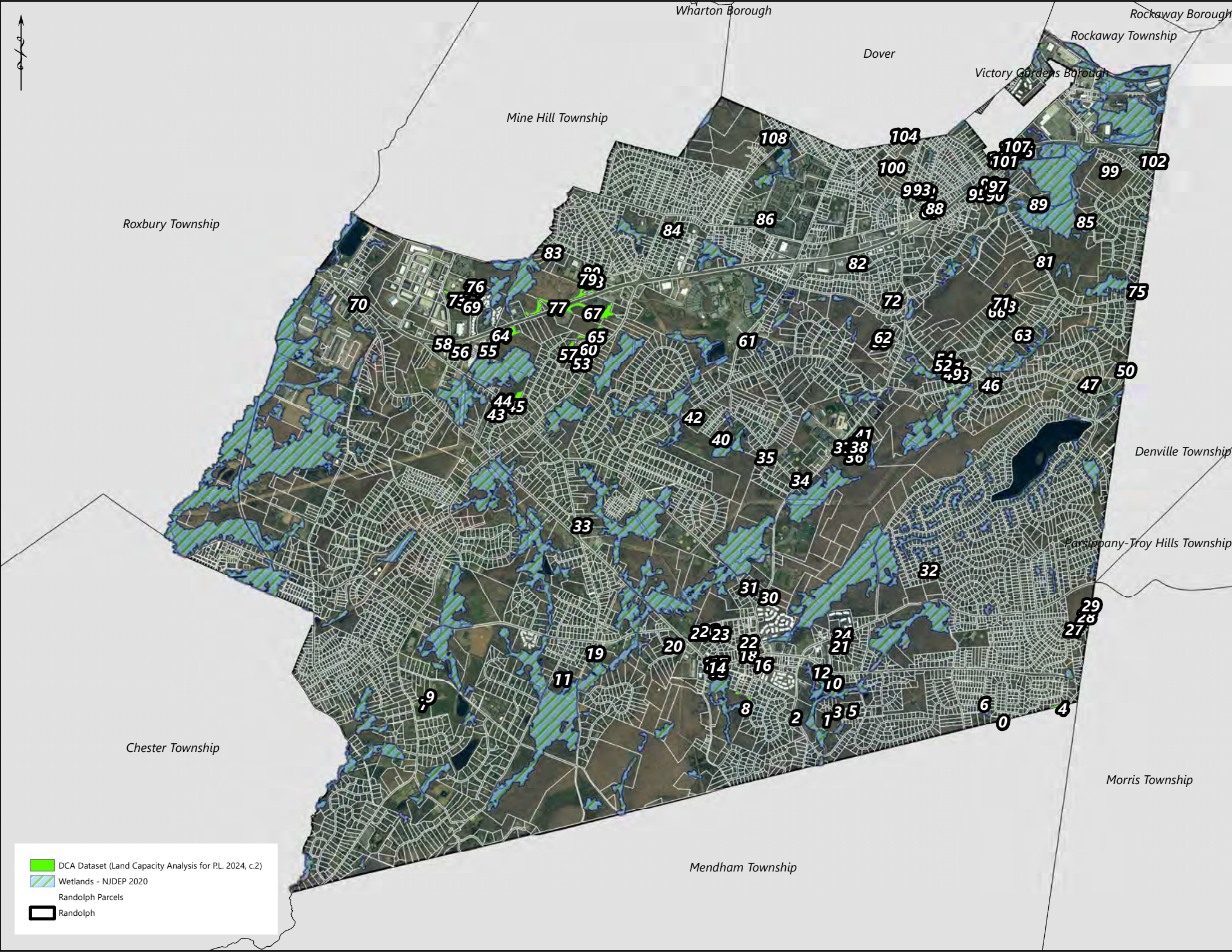
Parsippany-Troy Hills Township

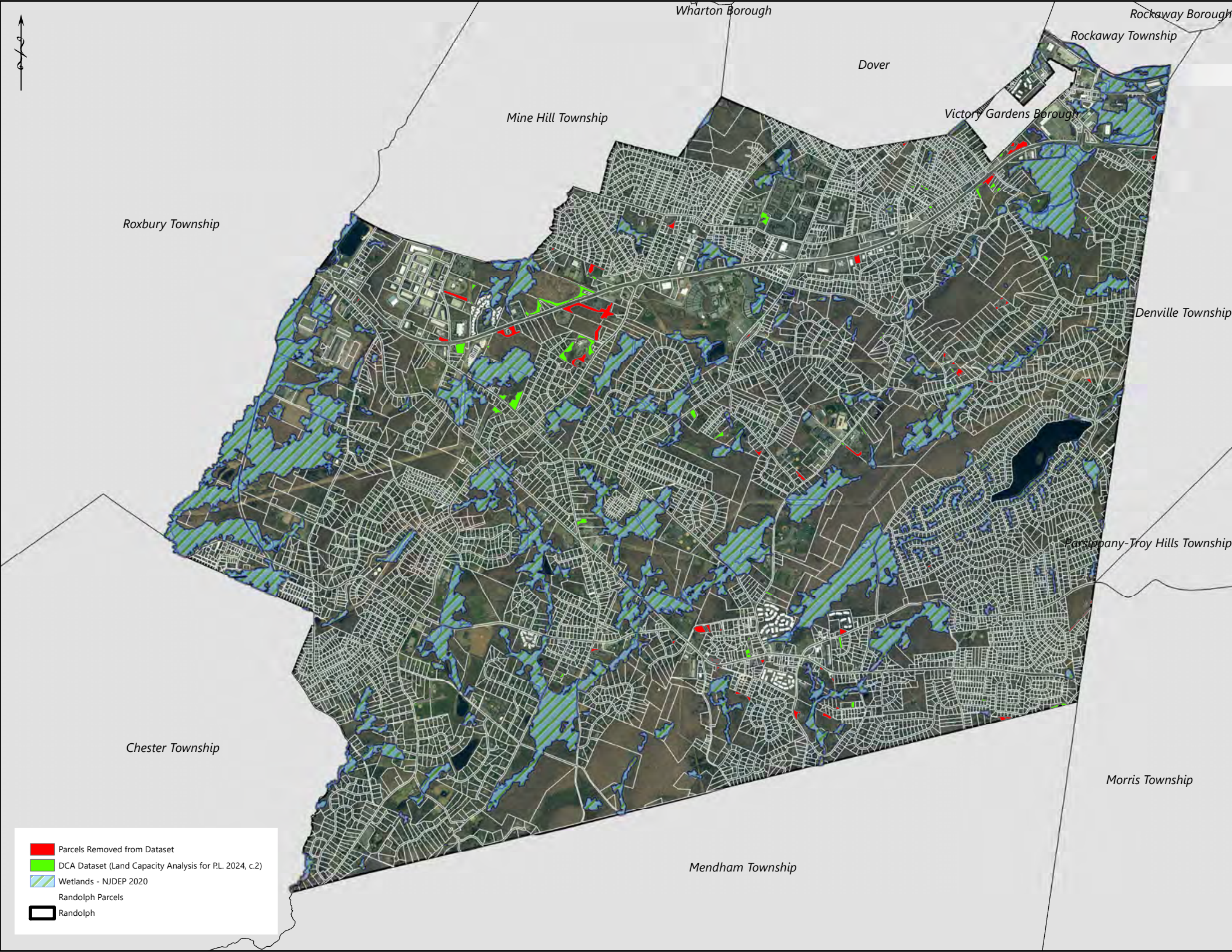
Morris Township

Mendham Township

Chester Township

-  DCA Dataset (Land Capacity Analysis for PL. 2024, c.2)
-  Wetlands - NJDEP 2020
-  Randolph Parcels
-  Randolph





Wharton Borough

Rockaway Borough

Dover

Mine Hill Township

Victory Gardens Borough

Roxbury Township

Denville Township

Parsippany-Troy Hills Township

Morris Township

Mendham Township

Chester Township

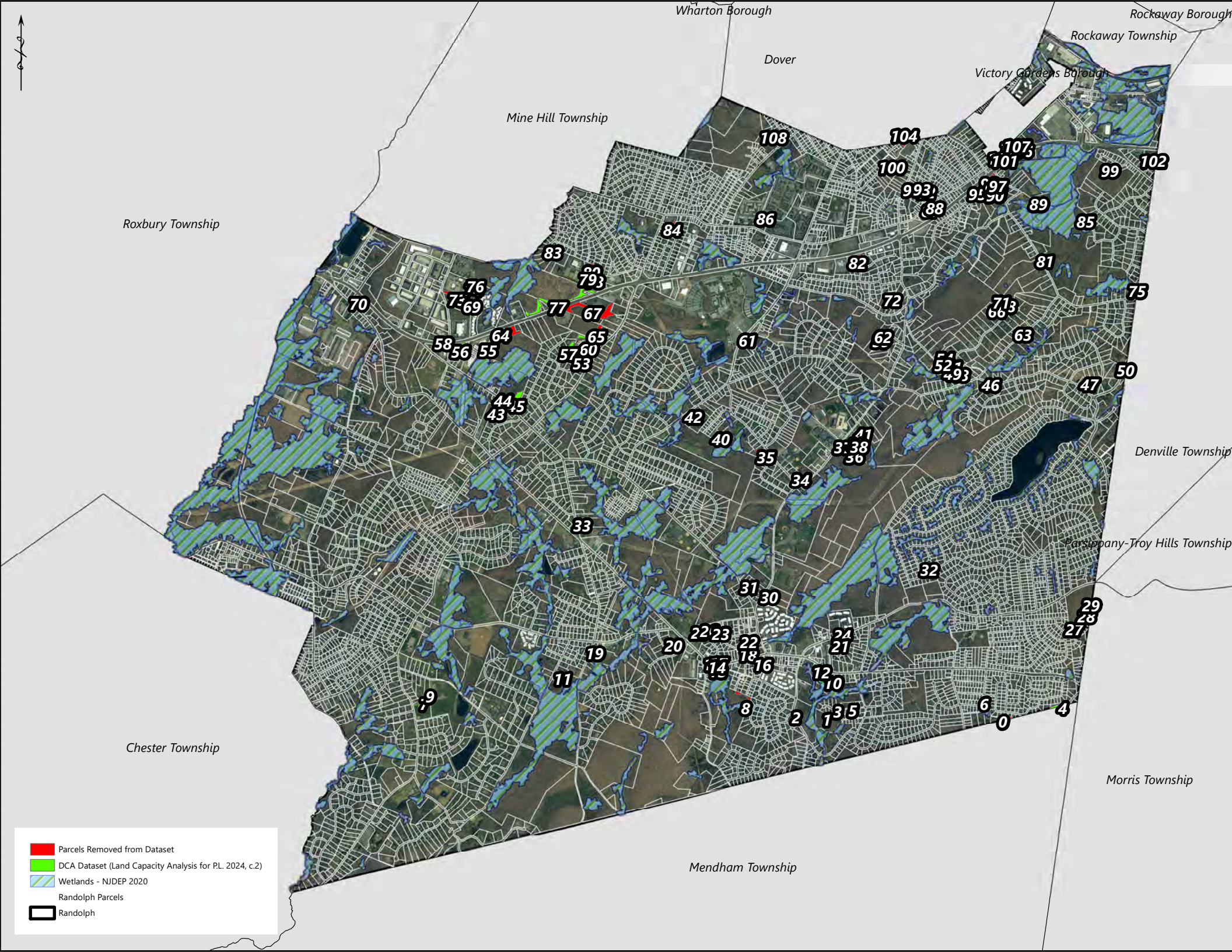
Parcels Removed from Dataset

DCA Dataset (Land Capacity Analysis for PL. 2024, c.2)

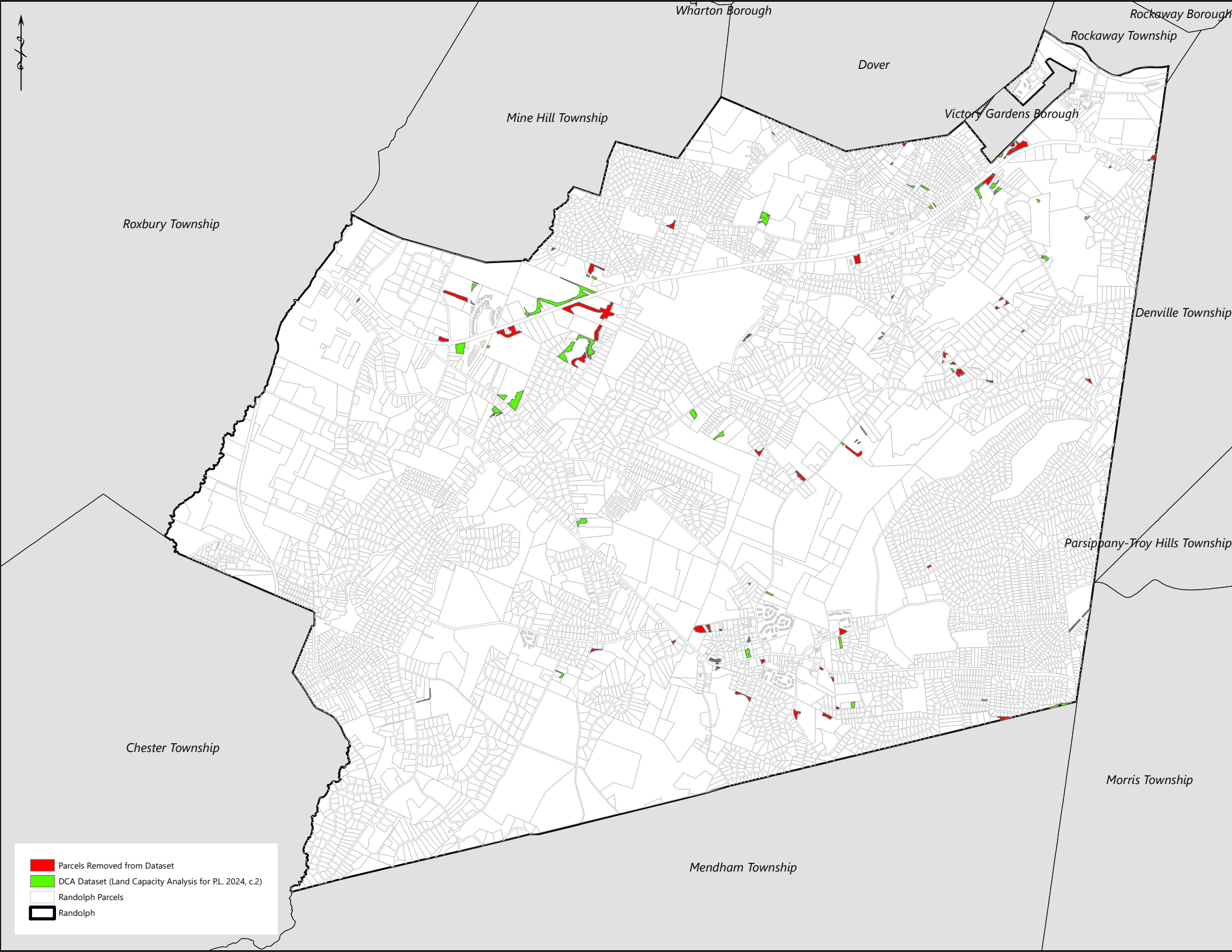
Wetlands - NJDEP 2020

Randolph Parcels

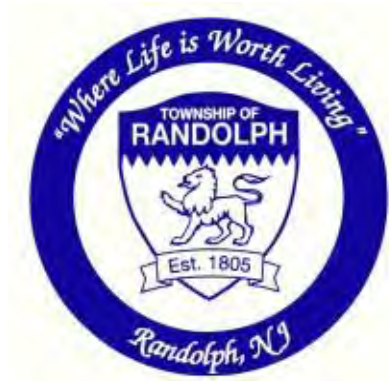
Randolph



- Parcels Removed from Dataset
- DCA Dataset (Land Capacity Analysis for PL. 2024, c.2)
- Wetlands - NJDEP 2020
- Randolph Parcels
- Randolph



APPENDIX D



Township of Randolph

Municipal Building

Millbrook Avenue. Randolph, NJ, 07869-3709

MEMORANDUM

DATE: January 9, 2025

TO: Katherine Sarmad, Consulting Planning

FROM: Darren Carney, Planning and Zoning Administrator

SUBJECT: Exterior Housing Survey

The New Jersey Department of Community Affairs (DCA) identified Randolph's Round 4 present need (rehab obligation) as 84 units. The DCA however has devised an exterior housing survey as an alternative mechanism to present data to the Department to estimate the rehabilitation need in a municipality. The survey requires an exterior inspection to determine if a housing unit is substandard. The Department then uses Census data to estimate the number of substandard units occupied by low- or moderate-income households.

In developing the exterior survey, the Department has divided the exterior structure of a building into six components: (1) foundation; (2) weatherization; (3) roof and chimney; (4) eaves, soffits, gutters, leaders; (5) rails, steps, stairs, porch; and (6) fire escape. Weatherization, foundation and roof and chimney are considered major systems. Weatherization means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors.

Utilizing NearMap aerial photography and Google Street View images, 39 properties were identified for field inspection. Regional environmental health specialists from the Health Department, individuals who are experienced in conducting building and/or housing inspections, conducted the exterior housing survey on January 3, 2025, and January 7, 2025. The survey concluded that 17 of the identified properties met the criteria of a structure in need of repair. Attached are copies of the survey.

EXTERIOR HOUSING SURVEY

Municipality: Randolph Township
County: Morris
Date of Survey: 1/3/25
Performed By: Zachary Taus
Title: REHS

Areas of municipality surveyed:

Listed on exterior housing survey report

Areas of municipality not surveyed:

9 Guerin Ln

Reason(s) for not surveying these areas:

Unable to view home from the road

EXTERIOR HOUSING SURVEY

MUNICIPALITY Randolph

COUNTY Morris

DATE 1/3/25

⊛ Unable to view home from the street.

					MAJOR SYSTEMS				MINOR SYSTEMS				
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Weatherization								
Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	Foundation	Siding and Walls	Windows and Doors	Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/Steps/Porch	Fire Escape	Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
1329 Sussex Tpk	86/71	unknown	unknown	1900								No	
179 Morris Tpk	89/2	2	rental	1920		X	X					Yes	Rotting/cracked wood
258 Dover Chester Rd	21/36	unknown	unknown	1952					X			No	
264 Dover Chester Rd	21.09/14	unknown	unknown	1880			X					Yes	Side door framing
9 Guerin Ln	47/35	1	owner occupied	1953									
18 Greenhut Ln	12/2.05	unknown	unknown	1940					X			No	
11 Sorman Terr.	7/9	unknown	unknown	1953	X	X			X			Yes	Chipped/cracked brick + wood
3 Chester Ave	14/12	unknown	unknown	1960		X			X			Yes	Chipped Siding
127 Park Ave	6/33	unknown	unknown	1964								No	
108 Park Ave	21/128	unknown	unknown	1928		X	X					Yes	Chipped paint + siding
76 Park Ave	21/130.01	1	owner occupied	1947								No	
64 Park Ave	21/132	unknown	unknown	1938								No	
57 Park Ave	6/47	unknown	unknown	1950								No	

I verify that I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

Signature: Zachary Taus

Print Name and Title: Zachary Taus, REHS

EXTERIOR HOUSING SURVEY

MUNICIPALITY Randolph

COUNTY Morris

DATE 1/3/25

					MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/St eps/Porch	Fire Escape		
Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built		Siding and Walls	Windows and Doors						
1563 Sussex Tpk	4/3	unknown	unknown	1920								No	
1581 Sussex Tpk	3/2	unknown	unknown	1875				X		X		Yes	Roof over side porch collapsed
1453 Sussex Tpk (New construction)	45/27	unknown	Vacant	1865	N/A							No	
6 Morris Tpk	26/6	unknown	Rental	1940	X	X	X					Yes	Front door, small cracks in
21 Morris Tpk	44/54	unknown	unknown	1780		X						Yes	Wood siding partially missing -
64 Canfield Ave	44/56	1	Rental	1949								No	
107 High St. (New construction)	145/7	unknown	Vacant	1954	N/A							No	

I verify that I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

Signature: [Signature]

Print Name and Title: Zachary Taus, REHS

EXTERIOR HOUSING SURVEY

Municipality: Randolph Township
County: Morris

Date of Survey: 1-7-2025

Performed By: Zerling MacDonald
Title: Senior RETHS

Areas of municipality surveyed:

See attached -

Areas of municipality not surveyed:

Reason(s) for not surveying these areas:

Atlantic County is .715. Multiplying 100 by .715 would result in 72 low- or moderate-income households living in substandard housing units.

DEFINITIONS FOR EXTERIOR HOUSING

The following relates to structural components of a residential building. Refer to the attached diagram for component identification.

In need of repair – The condition of the component requires immediate maintenance, repair or replacement. Further deterioration may adversely affect other exterior and/or interior components.

Examples:

Foundation (major system) – The component needs re-pointing, replacement of some stones, brick or blocks or some rebuilding due to: loose, broken or missing bricks or block; missing mortar; excessive cracks in the masonry; deterioration of the masonry surface; parget pulling away; sinking; or being out-of-plumb.

Siding and Walls (major system)

Brick – The component needs repainting, spot replacement, reconstruction, etc. due to: sagging; bowing; being out-of-plumb; excessive cracks in the masonry; missing bricks or missing mortar.

Stucco – The component needs patching, spot replacement, or reconstruction and painting due to deteriorated surface, cracks, holes, water damage, or bowing.

Wood – The component needs patching, spot replacement, or reconstruction and painting due to sagging, bowing, being out-of-plumb, rot, water damage, loose boards, cracked or broken boards.

Siding – The component needs spot, area or total replacement due to broken or missing siding.

Weatherization - Windows and Doors and Related Trim (major system) – The component needs putty or new glass. Other indicators of a system in need of repair include: missing or broken trim; missing or broken sill; a frame or sash out of square; rotted wood; and/or inoperable windows.

Doors – Indicators of a system in need of repair include: broken glass; a frame out of square; missing or broken trims; interior grade doors being used as exterior doors; rotted wood.

Roof and Chimney (major system)

Roof – The component needs moderate scattered shingle replacement, area replacement or total replacement due to: sagging; exposed paper or sheathing; hole(s); curling of shingles; blistering of rolled roofing; cracked shingles; missing shingles; rusted metal roof; and/or leakage.

Chimney – The component needs partial or total reconstruction due to: sinking; being out-of-plumb; excessive cracks; loose, broken or missing bricks; missing mortar; deteriorated surface and/or lack of a flue.

EXTERIOR HOUSING SURVEY

MUNICIPALITY Randolph Township COUNTY Norris

DATE 1-7-2025

Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built	MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/St eps/Porch	Fire Escape		
						Siding and Walls	Windows and Doors						
57 Morris Tpk	44/42	2		1910						X		No	
189 Dover Chester Rd	81/50	unkn		1910								No	
24 Davis Ave	72/6	unkn		1955								No	
200 Reservoir Ave	77/46	unkn		1880		X	X			X		Yes	Window sills rotted. Front porch leaning forward.
581 Rt 10	81/8	1832		1850									Under invest. Illegal Apt.
81 Center Grove Rd	110/37	unkn		1907		X			X	X		Yes	No leaders. Wooden front porch rotted
20 Quaker Church Rd	41/18	unkn		1945		X						Yes	Siding missing
20 Reed St	188/7	unkn		1910		X	X		X	(unoccupied)		Yes	Siding missing, doors
23 Reed St	188/4	unkn		1890		X			X			Yes	Siding/leaders
188 Franklin Rd	92/4	unkn		1930		X				X		Yes	Siding
24 Bennett Ave	95/8	unkn		1955		X		X	X			Yes	(unoccupied)
18 Bennett Ave	95/6	unkn		1957		X						Yes	Wooden - rotted
218 S. Salem St	95/27	unkn		1928				X		X		Yes	Tree damage on Roof

I verify that I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

page 1 of 2

Signature Zerling MacDonald

Print Name and Title Zerling MacDonald / Sr. RTHS

EXTERIOR HOUSING SURVEY

MUNICIPALITY Randolph Twp.

COUNTY Merri

DATE 1-7-2025

					MAJOR SYSTEMS				MINOR SYSTEMS			Structure in Need of Repair (Mark "Yes" or "No")	If Yes, Provide Details
					One major system is required to indicate that the structure is in need of repair				Two minor systems are required to indicate that the structure is in need of repair				
					Foundation	Weatherization		Roof and Chimney	Eaves/Soffits/ Gutters/Leader	Rails/Stairs/St eps/Porch	Fire Escape		
Street Address	Block/Lot	Number of Dwelling Units	Tenure of Units i.e. owner occupied/ rental/ mixed occupancy	Year Built		Siding and Walls	Windows and Doors						
8 Appio Dr	199/15	Linkn		1964								NO	
318 Rt 10												NO	No address-empty
84 Gristmill Rd	146/2	Linkn		1745								NO	
17 Richter St.	201/21	Linkn		1976								NO	
15 Drumhill Ln	158/9	Linkn		1973								NO	
130 Radtke Rd	155/1	Linkn		1976								NO	

I verify that I have conducted this exterior housing survey according to the NJ Department of Community Affairs' criteria.

Signature Zerlina MacDonald

Print Name and Title: Zerlina MacDonald / SR. RETHS