

JUNE 3, 2025



# TOWNSHIP OF RANDOLPH

MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN

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# ACKNOWLEDGEMENTS

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*The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.*

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# 01 INTRODUCTION

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This document is presented in two parts; which include (i) the Township of Randolph (“Township” or “Randolph”) Master Plan Housing Element and (ii) the Township of Randolph Fair Share Plan. This Housing Element and Fair Share Plan addresses the Township’s compliance with the Municipal Land Use Law (“MLUL”), relevant Second Round Council on Affordable Housing (“COAH”) regulations, relevant Uniform Housing Affordability Controls (“UHAC”) regulations, the Highlands Water Protection and Planning Act and its rules, regulation and guidance documents (Highlands Act and Regulations), and other applicable law. The Master Plan Housing Element will examine the Township’s demographics, and employment characteristics, population and demographic characteristics of the Township of Randolph, along with the housing stock and historic trends throughout the decades. A Housing Plan according to the N.J. Stat. § 52:27D-310 must include, but is not limited to, residential standards and proposals for the construction and improvement of housing. The Housing Element shall contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024. c.2 (C.52:27D-304.1);
- A consideration of the lands most appropriate for the construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

- An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);
- For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

The Fair Share Plan will address the plan to meet Randolph's Fair Share Housing Obligation. The Fair Share Plan is part of the "Fourth Round" from 2025 to 2035, and will include the projects and strategies to address the Fourth Round affordable housing obligations.

## 02 FOURTH ROUND HOUSING ELEMENT

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### A. OVERVIEW

This 2025 Housing Element and Fair Share Plan was prepared in response to the Amendments to the Fair Housing Act (P.L. 2024, c.2) which established the requirements for the “Fourth Round”, and has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3). The Housing Element and Fair Share Plan has also been prepared to comply with all requirements of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), Mount Laurel case law, and the NJ DCA Division of Local Planning Services Fair Housing Act Rules, Proposed New Rules (N.J.A.C. 5:99).

### 1. STATEWIDE AFFORDABLE HOUSING HISTORY

The affordable housing, or Mount Laurel doctrine, started with the 1975 decision by the N.J. Supreme Court involving the Township of Mount Laurel (So. Burl. Cty. N.A.A.C.P. v. Tp. of Mt. Laurel, 67 N.J. 151 (1975) or “Mount Laurel I”). In Mount Laurel I, the Supreme Court decided that under the State Constitution, each municipality “must, by its land use regulations, make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there”, including those of low and moderate income. Thus, the Mount Laurel I decision prohibits municipalities from using zoning powers to prevent the potential for the development of affordable housing.

Displeased with progress under its earlier decision, in 1983, the NJ Supreme Court released a second Mount Laurel decision (So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp., 92 N.J. 158 (1983) or “Mount Laurel II”). Because the Legislature had not enacted laws to implement the holding in Mount Laurel I, the Court in Mount Laurel II fashioned a judicial, or what is commonly referred to as a “Builder’s remedy”. That remedy created a special process by which builders could file suit for the opportunity to construct housing at much higher densities than a municipality otherwise would allow as long as they set-aside an amount of that housing for low- and moderate-income households. In essence, Builder’s Remedy lawsuits seek to force towns to meet their affordable housing obligations generally utilizing the site proposed by the builder bringing the lawsuit.

Responding to the builder’s remedy litigation generated by the Mount Laurel II decision and the high fair share obligations generated by the AMG Realty Co. v. Warren Tp., 207 N.J.Super. 388 (Law 1984) decision, the State Legislature passed the Fair Housing Act (hereinafter “FHA”) in 1985, which the Supreme Court upheld in (Hills Dev. Co. v. Bernards Twp., 103 N.J. 1 (1986) or “Mount Laurel III”). The Township of Randolph participated in the Mount Laurel III litigation.

The FHA created COAH, and required COAH to adopt criteria and guidelines not only to establish a fair share formula, but also to establish various means by which a municipality could adjust its fair share based upon credits, adjustments and other factors within COAH’s discretion. The FHA also required COAH to adopt criteria and guidelines to identify the techniques available to municipalities to meet its obligation. The FHA included a process for municipalities to obtain Substantive Certification, which, if granted by COAH, would protect municipalities against an exclusionary zoning lawsuit for a defined period of time. The FHA also provided a means by which a municipality in an exclusionary zoning case at that time could seek to transfer its case to the newly

created state agency, COAH. Finally, the FHA established an administrative process by which a municipality could bring itself under COAH's jurisdiction and comply "without litigation" N.J.S.A. 52:27D-303. To implement the FHA requirements, COAH adopted a series of regulations. COAH adopted the First Round regulations in 1986. In the First Round, COAH adopted regulations establishing a fair share formula by which any municipality could ascertain its fair share in the first instance. COAH also adopted regulations to enable municipalities with insufficient land and other critical resources to address the number generated by the formula to adjust their fair share to the number of units that could realistically be achieved through traditional inclusionary zoning, i.e., rezoning suitable sites at densities of at least 6 units per acre with a 20 percent set-aside. The adjusted fair share became the municipality's fair share and COAH imposed no obligation on the municipality beyond its fair share, as adjusted.

COAH adopted its Second Round regulations in 1994. As in the First Round, COAH adopted regulations (a) by which all municipalities could ascertain the number generated by a fair share formula and (b) by which municipalities with insufficient land or other critical resources could obtain an adjustment to the number generated by the formula. COAH labelled the adjusted number the "realistic development potential" or "RDP" and COAH labelled the difference between the number generated by the formula and the RDP as the "unmet need." In contrast to the First Round regulations, COAH gave itself the discretion to consider the imposition of alternative mechanisms for addressing all or a part of its unmet need. In this regard, N.J.A.C. 5:93-4.2 (h) provides that COAH "may" require a land or critical resource-poor municipality to adopt a development fee ordinance, and overlay ordinance and other ordinances to address all or a portion of the so-called unmet need.

Third Round regulations were supposed to be adopted in 1999 when the Second Round rules were set to expire. However, COAH did not adopt the first iteration of Third Round rules until 2004. In 2007, the Appellate Division affirmed portions of COAH's 2004 Third Round rules, but invalidated other aspects of them. See In Re Adoption of N.J.A.C. 5:94 & 5:95, 390 N.J. Super. 1 (App. Div. 2007). The opinion remanded the matter to COAH for adoption of new compliant regulations, and gave the agency six months to do so.

After the Appellate Division gave COAH two extensions of the six month deadline, COAH finally adopted a second set of Third Round rules in September of 2008. Many municipalities, including Randolph, submitted Third Round affordable housing plans to COAH and to courts for approval in December of 2008 in response to the new Third Round rules.

On October 8, 2010, the Appellate Division concluded that COAH's revised 2008 regulations suffered from many of the same deficiencies as the first set of Third Round rules, and it invalidated substantial portions of the 2008 Third Round regulations again. See In re Adoption of N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010). The decision was appealed to the New Jersey Supreme Court, which invalidated the second version of the Third Round regulations and directed COAH to use a methodology for determining prospective affordable housing needs similar to the methodologies used in the prior rounds. See In re Adoption of N.J.A.C. 5:96 & 5:97, 215 N.J. 578, 612, 616–17 (2013).

During this same time period, Governor Christie initiated a series of steps to abolish or reduce the role of COAH. During this time period the Legislature introduced a Bill, which would have transformed the affordable housing world. The S-1 Bill in its initial form was supported by Governor

Christie. By the time it went through the Assembly, however, a very different bill passed and the Governor conditionally vetoed the Bill.

Frustrated with the lack of movement by COAH to adopt updated Third Round rules, the Supreme Court issued an order on March 14, 2014, which required COAH to adopt new Third Round regulations by October 22, 2014. COAH proposed the third version of Third Round regulations on April 30, 2014. Unfortunately, in October of 2014, the COAH Board deadlocked 3-3 when voting to adopt the third version of Third Round regulations. COAH never made any effort to overcome the deadlock and, consequently, COAH never adopted Third Round regulations for a third time.

In response to COAH's failure to adopt Third Round regulations, on March 10, 2015, the Supreme Court issued Mount Laurel IV. See In re Adoption of N.J.A.C. 5:96 & 5:97, 221. N.J. 1 (2015). In this decision, the Court (1) found that COAH had violated the March 14, 2014 Order by failing to adopt new Third Round regulations by October 22, 2014, (2) held that, without new Third Round regulations, COAH could not process municipalities' petitions for substantive certification, (3) directed trial courts to assume COAH's functions, and (4) authorized municipalities under COAH's jurisdiction to file Declaratory Judgment Actions along with a motion for Temporary Immunity between June 8, 2015 and July 8, 2015, or risk exposure to Builder's Remedy lawsuits.

While the Supreme Court in the 2015 case declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities and instead left that determination to the 15 Mount Laurel Judges (one in each vicinage), it did provide some guidance. The Court also treated municipalities that had participated in the COAH process at the point it issued its decision, but had not yet secured COAH's approval of their affordable housing plans in the same way that the 1985 FHA treated municipalities that had been in builder's remedy litigation at that time and had thereafter secured a transfer of their case from the court to COAH. Such municipalities secured enormous protections from developers seeking to dictate how the municipalities satisfied their obligations.

On March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, amending the Fair Housing Act (FHA) and establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine.

## **2. SUMMARY OF RANDOLPH'S AFFORDABLE HOUSING HISTORY AND ACTIVITIES**

The Township of Randolph has had a long history of providing affordable housing with respect to its Court and COAH-mandated fair share obligations. The Township participated in the process established by the First Round rules by adopting a HEFSP which was dated January 1987. This was filed with the Council on Affordable Housing (COAH). COAH granted First Round substantive certification of a Housing Element and Fair Share Plan to the Township of Randolph on November 16, 1987 and again on March 3, 1988. That same plan was further amended in 1990 and was incorporated into the 1992 Master Plan by reference.

In response to the Second Round regulations COAH adopted in 1994, the Township's 1995 Housing Element and Fair Share Plan initially addressed the Second Round affordable housing obligations. COAH requested additional information in a report dated November 9, 2000, and in response, the Township prepared an amendment to the HEFSP and submitted it to COAH with other supporting information dated July 24, 2001.

The Township further updated its Housing Plan on March 18, 2003 and August 19, 2004. A Housing Element was prepared pursuant to the COAH rules adopted on December 20, 2004. On December 1, 2005, the New Jersey Council on Affordable Housing (“COAH”) issued a report “intended to provide guidance to Randolph in preparing its Third Round plan” which also reviewed the Township’s efforts to satisfy its Prior Round obligation. The 2005 COAH Report confirms that Randolph was entitled to 309 credits toward the satisfaction of the new construction portion of its affordable housing obligation. Specifically, the 2005 COAH Report awarded 309 credits to the Township in connection with the following projects: 100 prior cycle credits for India Brook Senior Housing; 23 credits for 23 bedrooms in 5 alternative living arrangement facilities; 32 credits and 15 rental bonuses for the non-age-restricted, rental units at the Bennett Avenue Family Housing development; 40 credits for the non-age-restricted, ownership units at the Woodmont development; 10 credits for the non-age-restricted, rental units at the Brookside Village Apartments; 38 credits for the non-age-restricted, rental units at the Canfield Mews development; 27 credits for the non-age-restricted, rental units at the Arrowgate Village development; 17 credits for the non-age-restricted, ownership units at the Boulder Ridge development; 6 credits for the non-age-restricted, rental units at a Morris County Affordable Housing Corporation development; and 1 credit for a non-age-restricted ownership unit sponsored by Morris County Habitat for Humanity.

As noted earlier in this Plan, the Appellate Division invalidated COAH’s first iteration of Third Round rules in 2007 and required COAH to adopt major changes to its rules. Those rule changes were adopted in June 2008 and again amended in September 2008. The Township’s most recent Housing Element and Fair Share Plan dated April 27, 2010 was adopted by the Planning Board on May 17, 2010. The Township submitted this Housing Element and Fair Share Plan to the Highlands Water Protection and Planning Council in a Petition for Plan Conformance. The same Plan was filed with COAH on June 7, 2010.

In regards to the Third Round, the Township filed a declaratory judgement “In the Matter of the Township of Randolph, County of Morris, Docket No. MRS-L-1640-15” and thereafter reached a Settlement Agreement with Fair Share Housing Center on August 19, 2021, which was approved at a properly noticed Fairness Hearing held virtually and memorialized by Court Order dated June 3, 2022. The Township’s Third Round Housing Element and Fair Share Plan was adopted on August 29, 2022.

In accordance with the MLUL, the Amended FHA, DCA’s updated rules, the administrative directives from the Administrative Office of the Courts, and other applicable law, the Township hereby presents this Housing Element and Fair Share Plan.

## **B. DEVELOPMENT CONSTRAINTS IN RANDOLPH**

### **1. Highlands Water Protection and Planning Act Rules (N.J.A.C. 7:38)**

Randolph is located in the Highlands Region, which is established by the Highlands Water Protection and Planning Act of 2004 (“the Act”). Overall, about five (5%) percent, or 581 acres, of the Township is located in the preservation area and ninety-five (95%) percent, 12,961 acres, in the planning area. The Township submitted a Petition for Plan Conformance for both areas, which was approved by the Highlands Council on January 17, 2013. The Highlands Council does not issue permits, but does review proposed projects throughout the Highlands Region for consistency with the Highlands Act and Highlands Regional Master Plan (RMP). Applications involving projects in the Preservation Area are reviewed and permitted by the New Jersey Department of Environmental

Protection (NJDEP), Division of Land Use Regulation. Land within the Highlands Planning Area are exempt from the regulations promulgated by the New Jersey Department of Environmental Protection (NJDEP) set forth in N.J.A.C. 7:38. The following map depicts the planning area in dark grey, and the preservation area in the northwest extent in light grey. Additionally, the map depicts various preserved open space and farmland parcels, which further reduce the available developable land in Randolph.

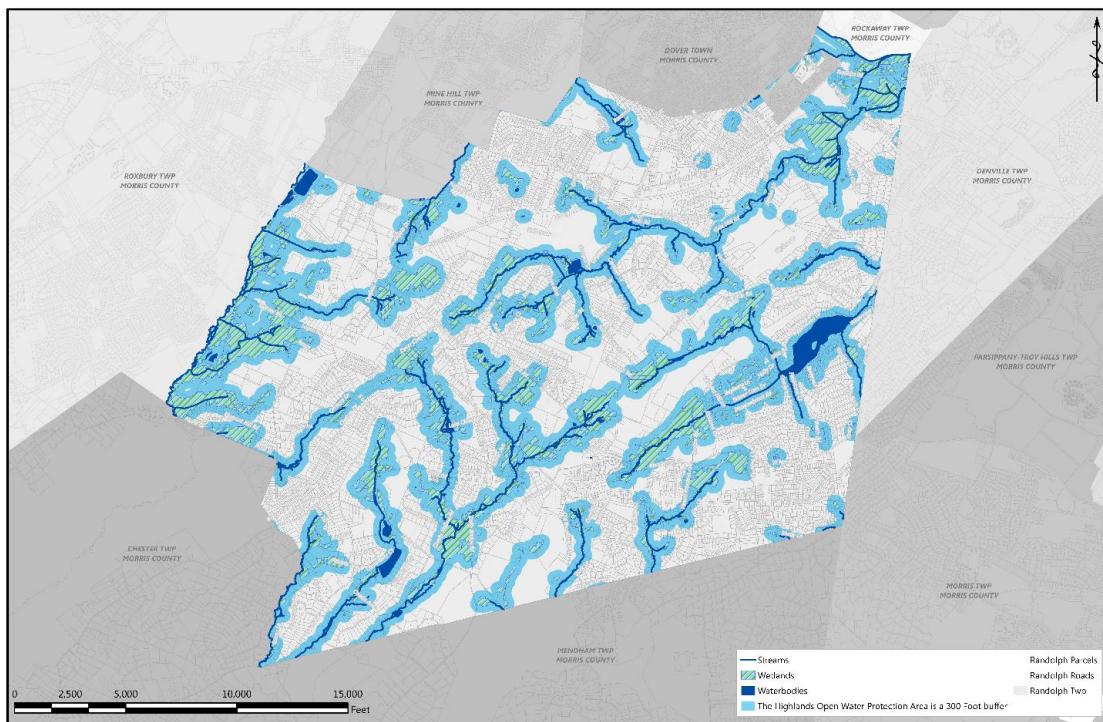


The Highlands Regional Master Plan addresses components necessary to protect the natural, scenic and other Highlands resources, including but not limited to, forests, wetlands, stream corridors, steep slopes, and critical habitat for flora and fauna. More specifically, the Highlands Open Water Protection Areas (N.J.A.C 7:38-3.6) requires a 300-foot buffer from certain waterways and bodies of water. The Highlands Planning Area is the portion of the Highlands Region that is not included in the Highlands Preservation Area. While the Act does not establish any new standards for the Highlands Planning Area, the Highlands Regional Master Plan, provides an avenue for enhanced standards, TDR, and smart growth in this portion of the Highlands Region. The map on the following page shows additional constraints based on wetlands, waterways, and open water buffer areas.

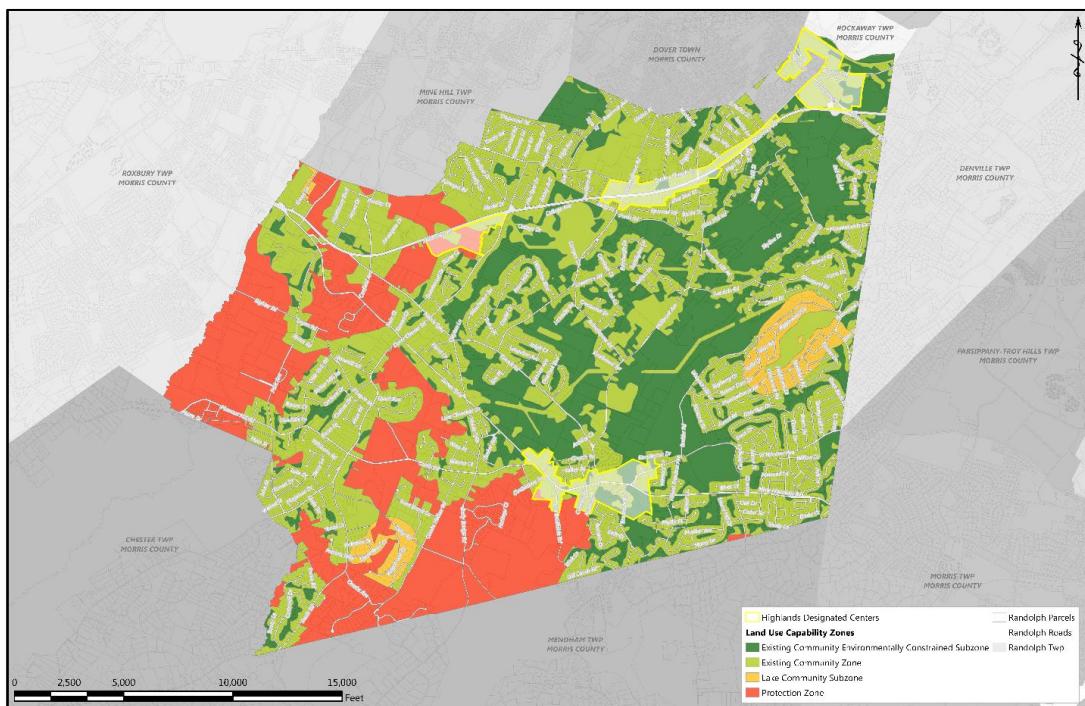
In addition to conservation efforts, the Highlands Act designates certain areas where development and redevelopment is planned and encouraged, known as Highlands Centers. These are intended to support balance in the Highlands Region by providing for sustainable economic growth while protecting critical natural and cultural resources. Randolph has four (4) Highlands Center designations which include: (a) Mount Freedom Highlands Village Center, (b) Route 10 Corridor/East Highlands Center, (c) Route 10 Corridor/West Highlands Center, and (d) South Salem Street Highlands Redevelopment Center.

Likewise, Land Use Capability Zones were developed pursuant to N.J.A.C. 7:38-1.1(a), whereby the Highlands Council has included a land use capability map and a comprehensive statement of

policies for planning and managing the development and use of land in its Regional Master Plan. Randolph in particular includes areas in the Protection Zone, Existing Community Zone, and the Existing Community Environmentally Constrained and Lake Community Sub-Zones.



Zone designation provides all levels of government (federal, State, county, and municipal) and the public with an indication of capacity and where special consideration is required to protect regionally significant resources.



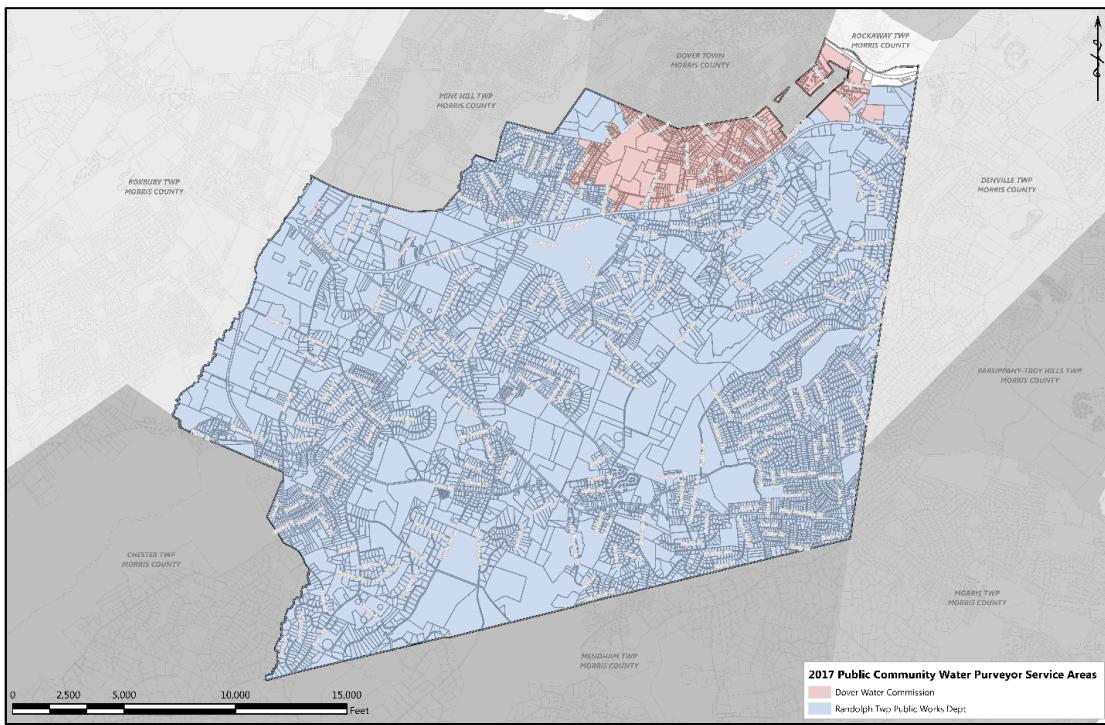
## **2. History of the Highlands Region and COAH**

On September 5, 2008 the Governor signed Executive Order #114, which among other directives ordered the Highlands Council to work with COAH to review the Third Round growth projections for consistency with the Highlands Regional Master Plan and assist COAH with developing adjusted growth projections within the Highlands region. It also called for the coordination of deadlines for revision of municipal master plans and Third Round fair share plans to be in conformance with both the Highlands Act and the Fair Housing Act, including a reasonable extension of deadlines. The executive order also included a requirement that the Highlands Council and COAH enter into a joint Memorandum of Understanding (MOU) as soon as practicable but no later than sixty 60 days from the effective date of the Governor's Executive Order. The MOU was signed at the end of October 2008 and extended the deadline for submission of Housing Plans to COAH initially to December 8, 2009 and further to June 8, 2010 for communities that expressed their nonbinding intent to conform to the Regional Master Plan (RMP). The MOU also established a scarce resource order on all municipalities in the Highlands Region under COAH's jurisdiction in order to preserve scarce land, water and sewer resources and to dedicate these resources on a priority basis for the production of affordable housing.

Randolph's Township Council passed nonbinding resolutions to conform the local Master Plan and development regulation to the RMP. Studies were undertaken by the Township to assess the impact of conformance on the community. The last HE&FSP was prepared in 2010 and submitted to COAH for substantive certification. Due to challenges to its regulations COAH did not conduct a substantive review of that plan and no substantive certification was received. In 2013, in the Highlands Council review of the Randolph's Highlands Master Plan Element for consistency of the Petition for Plan Conformance with the Highlands Regional Master Plan (RMP), the Council "recognized that the main component of the Council on Affordable Housing (COAH) Third Round rules was invalidated in 2010 and an appeal of that invalidation is pending in the New Jersey Supreme Court; that COAH's *Guidance for Highlands Municipalities that Conform to the Highlands Regional Master Plan* was invalidated by the Appellate Division of the Superior Court; that significant changes to State laws pertaining to the provision of affordable housing are being considered; that Governor Christie's Reorganization Plan No. 001-2011 (issued June 29, 2011) eliminated COAH and transferred its functions and duties to the Department of Community Affairs (DCA); and that the Appellate Division of the Superior Court invalidated the Governor's Reorganization Plan in a March 8, 2012 decision, reversing the abolition of COAH and the transfer of its function, powers and duties to the DCA". However, the review also recognized that as required by the Highlands Act and the Fair Housing Act, COAH has the responsibility to determine affordable housing obligations and must take the Highlands Regional Master Plan into consideration in discharging this responsibility.

## **3. Randolph's Water Resources**

The Township of Randolph is largely served by two public community water purveyor service areas, which include the Dover Water Commission ("Dover Water") and the Randolph Township Public Works Department ("Randolph Water"). As depicted in the map below, an obvious majority of the Township's properties are serviced by Randolph Water. As per the 1992 Township Master Plan, the Township owns and operates a public community water system. A section of the Township generally north of Route 10 and east of Dover-Chester Road is served by the Town of Dover under a separate franchise agreement. The remaining properties throughout the Township are served by private wells.



Randolph does not own or operate a water supply source or a water treatment facility and rather, water provided by the Township in the Randolph service area is purchased exclusively from the Morris County Municipal Utilities Authority (“MCMUA”), whose source is ground water, known as the Almatong well fields. The Randolph Township water utility obtains 100% of the water in its system from the MCMUA and is solely dependent upon the MCMUA for any additional water supply. The contract between the Township and the MUA sets the maximum amount of water the Township has to distribute. The contractual peak daily flow (Firm Capacity) is 3.12 millions of gallons per day (MGD). The available water capacity for any water system is defined by the NJDEP as the Firm Capacity minus the sum of the peak daily demand plus the committed peak. There are six MCMUA wells located in Randolph and Chester Townships and two wells in Flanders Valley located in Mount Olive and Roxbury Townships. These wells draw from the Upper and Lower Stratified Glacier Drift and the Lower Liethsville Limestone Formations. Multiple reports prepared by the Township engineer as part of the declaratory judgment proceedings conclusively demonstrate the inability of the MCMUA to secure permits from the New Jersey Department of Environmental Protection (“NJDEP”) to obtain new water supply sources, despite repeated efforts by the MCMUA to do so. Thus, the Randolph Township water utility has a finite water capacity available for its present customers and, most importantly for the purposes of this Plan, its future growth.

Randolph has a documented history related to water scarcity, which includes local policy changes to address water conservation. In an effort to conserve water, the Township council adopted new lawn watering regulations in May of 2007 for properties which receive water provided by the Township of Randolph and the Town of Dover. These regulations impose restrictions on residential lawn watering during the summer months and supplement Chapter 50, Water and Sewers, of the Revised Ordinances of the Township of Randolph. This local policy is in line with the Highlands Council’s encouragement and support for the development of municipal-wide water conservation ordinances. Additionally, the review of the Township’s Highlands Master Plan Element in 2013

requested that the “Township work with the Highlands Council to develop a comprehensive Water Use and Conservation Management Plan to be funded in the later stages of Plan Conformance.” Overall, water is a resource that the Township has focused on managing in order to continue developing sustainably, and the Township is utilizing much of its water supply capacity to provide for the development of affordable housing.

## **C. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION**

The following detailed Housing, Demographic, and Employment background information regarding Randolph helps to describe and create an inventory of characteristics in the Township of Randolph that directly apply to current and future housing demand in the town and region. This analysis will include population demographics, housing characteristics, regional comparison, and recent trends.

### **1. Analysis of Population and Demographics**

#### *i. Population*

The following tables look to analyze the population trends in Randolph from the decennial Census and American Community Survey data. An analysis of population demographics in a target area can help a community to understand and plan for the range of people that live and work within its borders. Also, local population demographics understood in the context of and compared to the larger regional area provides a unique opportunity to understand larger geographic implications of present conditions and future local and regional opportunities. This demographic profile was broken down into functional areas including: analyses of community demographics, housing stock, and employment data.

Table 1, which depicts the population change since 1930, shows that from 1940 to 1970, the Township saw a significant increase in population. The numbers demonstrate that the population spiked mostly between the 1950s and 1970s, and subsequently the Township saw a less extreme, but consistent increase thereafter throughout the 1980s, 1990s, and 2000s. Since the 2000s, the Township of Randolph has experienced minor fluctuations as increases in population that have become less volatile in recent years, dropping to a 3.6% increase between 2000 and 2010, and a 0.7% increase between 2010 and 2020.

Randolph's largest increase in growth occurred from the 1940s to the 1960s. The Township's population experienced a near doubling during the 1940s, and then increase by 70% and 82% thereafter in the 1950s and 1960s, despite the Township losing a population count of approximately 1,000 due to the incorporation of the Victory Gardens Township from Randolph in 1951. The population continued on a steadier incline with a 34% increase during the 1970s. In recent years, the Township's population has shown signs of stabilization, with increases under 15% in the 1980s, with the largest increase between 1990 and 2000 with 24%.

<b>Table 1: Population 1930-2020, Township of Randolph</b>		
<b>Year</b>	<b>Total Population</b>	<b>% change</b>
1930	2,165	--
1940	2,160	-0.23%
1950	4,293	98.8%
1960 *	7,295	69.9%
1970	13,296	82.3%
1980	17,828	34.1%
1990	19,974	12.0%
2000	24,847	24.4%
2010	25,734	3.6%
2020	26,504	2.9%

Source: U.S. Bureau of the Census, Decennial Censuses

\*Victory Gardens Township was incorporated from Randolph in 1951 with a population of 1,085.

When compared to Morris County as a whole (Table 2), the Township has experienced similarly modest and steady increases from 2000 through 2020. Both the County and the Township saw modest increases in population during the 1990s, and mirrored subsequent lesser increases during the 2010s.

<b>Table 2: Population 1990-2020 Township of Randolph and Morris County</b>				
	<b>Randolph</b>	<b>% Change</b>	<b>Morris County</b>	<b>% Change</b>
<b>2000</b>	24,847	--	470,212	--
<b>2010</b>	25,734	3.6%	492,276	4.7%
<b>2020</b>	26,504	2.9%	509,285	3.5%

Source: U.S. Bureau of the Census, 2000-2010 Decennial Censuses and 2013-2017 American Community Survey 5-Year Estimates

## ii. Age Characteristics

Understanding the age make up of a community is important when planning for new housing, resources, and the future of the Township as a whole. Looking at a further breakdown of population data by age and sex, it shows that the Township's population is concentrated in specific age cohorts. Table 3 depicts that nearly 34% of the population is 40-59 years old, while another 27% is 0-19 years old. Age cohorts ranging from 20-39 years old make up 20% of the population, while those over 60 make up 19%. These age cohorts generally suggest that Randolph consists largely of families with middle-aged parents and children.

<b>Table 3: Population by Sex and Age, Township of Randolph</b>			
	<b>All</b>	<b>Female</b>	<b>Male</b>
<b>Total Population</b>	25,496	12,758	12,738
<b>Under 5 years</b>	1,285	561	724
<b>5 to 9 years</b>	1,705	850	855
<b>10 to 14 years</b>	1,620	788	832
<b>15 to 19 years</b>	2,522	1,072	1,450
<b>20 to 24 years</b>	1,188	617	571
<b>25 to 29 years</b>	898	489	409
<b>30 to 34 years</b>	1,719	921	798
<b>35 to 39 years</b>	1,404	758	646
<b>40 to 44 years</b>	2,170	963	1,207
<b>45 to 49 years</b>	1,609	876	733
<b>50 to 54 years</b>	2,343	1,259	1,084
<b>55 to 59 years</b>	2,053	1,043	1,010
<b>60 to 64 years</b>	1,490	767	723
<b>65 to 69 years</b>	1,359	587	772
<b>70 to 74 years</b>	875	441	434
<b>75 to 79 years</b>	440	243	197
<b>80 to 84 years</b>	375	228	147
<b>85 years and over</b>	441	295	146
<b>Median age (years)</b>	40.9	41.3	40.4

Source: U.S. Bureau of the Census, 2020 American Community Survey 5-Year Estimates

Table 4 complements the data and compares it to that of Morris County as a whole. It depicts the steady increase of the age cohort of 18 to 24 year olds in both Randolph and Morris County from 2000 to 2017 – for Randolph from 5.1% to 8.8% to 9.1%, and for Morris County from 6.4% to 9.8% to 11%, respectively. Contrastingly, both the County and Township saw steady declines in the under 5 population, suggesting that less children are being born or less families with small children are moving here in recent years.

Both Morris County and Randolph have seen a steady decline in the proportion of persons in the 25 to 34 age cohort with numbers in 2000 recorded at 13.4% and 12.4%, respectively, and 10.9% and 10.2% in 2020, respectively. Additionally, Randolph experienced the most significant increase in the proportion of the 55 and over population, which doubled between 2010 and 2020. Morris County as a whole saw the 55 to 64 age cohort remain relatively stable; however, the 65 and over population likewise jumped at the county level from 11.4% in 2010 to 17.1% in 2020. There was a slight uptick in the 35 to 44 age cohort between 2000 and 2010, which later sharply declined by almost 5% according to the 2017 numbers; however, Morris County saw a steady decline from 2000 onward in this age cohort. The 34 to 44 age cohort saw an opposite trend, with significant decreases over 5% in the population proportion for both the Township and County between 2010 and 2020. Overall, the fluctuations between the age cohorts suggest that the age makeup of Randolph, and in Morris County overall, has been shifting over time.

**Table 4: Population by Age 2000-2020,  
Township of Randolph and Morris County**

Age	2000				2010				2020			
	Randolph		Morris County		Randolph		Morris County		Randolph		Morris County	
	#	%	#	%	#	%	#	%	#	%	#	%
<b>Under 5</b>	1,881	7.6	32,466	6.9	1,307	5.1	28,739	5.9	1,285	5.0	24,649	5.0
<b>5 to 17</b>	5,441	21.9	83,822	17.8	6,415	25.0	101,524	20.7	4,779	18.7	79,467	16.2
<b>18 to 24</b>	1,272	5.1	30,043	6.4	2,249	8.8	47,948	9.8	2,256	8.8	42,022	8.5
<b>25 to 34</b>	3,089	12.4	62,924	13.4	3,139	12.2	62,877	12.8	2,617	10.2	53,913	10.9
<b>35 to 44</b>	4,915	19.8	87,939	18.7	5,266	20.5	85,634	17.5	3,574	14.0	60,430	12.3
<b>45 to 54</b>	4,221	17.0	71,707	15.2	3,963	15.5	71,385	14.6	3,952	15.5	75,519	15.3
<b>55 to 64</b>	2,038	8.2	40,900	8.7	1,729	6.7	35,252	7.2	3,543	13.9	72,539	6.9
<b>65 &amp; Over</b>	1,824	7.3	54,461	11.6	1,582	6.2	56,452	11.5	3,490	13.7	84,176	17.1
<b>Total</b>	24,847	100	470,212	100	25,650	100	489,811	100	25,496	100	492,715	100

Source: U.S. Decennial Censuses, 2000, and 2010, and 2020 American Community Survey 5-Year Estimates

iii. Race

Table 5 shows the racial breakdown of the population according to responses from the 2020 Decennial Census. Over 90% of the population responded as “One Race,” with 69.5% responding as White. The next largest racial group in Randolph is Asian at 12.1%, followed by 2.9 percent responding as Black or African American and 9.8 percent responding as “two or more races”.

Table 5: Population by Race, 2020 Township of Randolph, NJ		
	#	%
<b>One Race</b>	23,917	90.2
<b>White</b>	18,436	69.5
<b>Black or African American</b>	793	2.9
<b>American Indian/Alaska Native</b>	31	0.12
<b>Asian</b>	3,217	12.1
<b>Native Hawaiian/Other Pacific Islander</b>	7	0.03
<b>Some Other Race</b>	1,433	5.4
<b>Two or More Races</b>	2,587	9.8
<b>Total population</b>	26,504	100.0

Source: 2020 U.S. Decennial Census.

iv. *Household Size and Characteristics*

In addition to population demographics, household size in relation to the population helps to characterize the Township. Using Decennial Census data from 2000 and 2010 and 2020 ACS data, Table 6 below shows that the Average Household Size in Randolph has fluctuated marginally from 2000 to 2020, in conjunction with a steady increase in population and a similar fluctuation in the number of occupied housing units. Morris County as a whole saw a similar fluctuation in the average household size from 2.72 to 2.68 to 2.62. Unlike Randolph, Morris County as a whole experienced an increase in population with a fluctuation in total households between 2000 and 2020.

<b>Table 6: Households and Population 2000 to 2020, Township of Randolph and Morris County</b>									
	2000			2010			2020		
	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size
<b>Randolph</b>	24,847	8,679	2.86	25,734	9,013	2.85	26,504*	9,130	2.78
<b>Morris County</b>	470,012	169,711	2.72	492,276	189,842	2.68	509,285*	181,184	2.66

Source: U.S. Decennial Census, 2020 ACS 5-Year Estimates  
\*Values utilized from 2020 Decennial Census, while other household characteristics from ACS

Table 7 shows that household sizes in occupied housing units was highest for 4 persons in Randolph at 32.1%, closely followed by 2 persons at 29%.

<b>Table 7: Household Size, 2020 Township of Randolph</b>		
Household Size	Number of Households	Percent
<b>1-person household</b>	1,752	19.4
<b>2-person household</b>	2,613	29.0
<b>3-person household</b>	1,762	19.5
<b>4-or-more-person household</b>	2,895	32.1
<b>Total Households</b>	9,130	100

Source: U.S. Decennial Census, 2020 ACS 5-Year Estimates

The American Community Survey was utilized to evaluate Randolph income characteristics compared to Morris County as a whole. Table 8 demonstrates that the per capita income and the median household income in Randolph, \$59,088 and \$156,339, are both higher than the County per capita income and median household income, \$53,491 and \$130,058.

In addition to a higher per capita income, fewer Randolph residents are living below the poverty level. Based on the 2020 American Community Survey (Table 8) 2.4% of Randolph residents compared to 2.9% of Morris County residents are living below the poverty level. Compared to the State of New Jersey as a whole, Randolph fares better economically.

<b>Table 8: Income Characteristics, Township of Randolph and Morris County</b>			
	<b>Township of Randolph</b>	<b>Morris County</b>	<b>State of New Jersey</b>
<b>Median Household Income</b>	\$142,459	\$115,527	\$82,545
<b>Mean Income</b>	\$181,522	\$155,396	\$114,691
<b>Per Capita Income</b>	\$59,088	\$53,491	\$37,538
<b>Percent of Persons Below Poverty Level</b>	2.4%	2.9%	10.9%

Source: Selected Economic Characteristics, 2020 American Community Survey 5-Year Estimates

The income limits in Table 9 were produced by the Affordable Housing Professionals of New Jersey in 2025 to set the Affordable Housing Regional Income Limits. The table shows the very low income, low income, and moderate-income thresholds for Region 2, including Morris County, for each household size. Specific rows are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a).

<b>Table 9: Affordable Housing Professionals of New Jersey 2025, Affordable Housing Regional Income Limits Region 2 - Morris County, New Jersey</b>			
<b>Household Size</b>	<b>Moderate Income</b>	<b>Low Income</b>	<b>Very Low Income</b>
<b>1 Person</b>	\$75,840	\$47,400	\$28,440
<b>1.5 Persons*</b>	\$81,240	\$50,775	\$30,465
<b>2 Persons</b>	\$86,640	\$54,150	\$32,490
<b>2.5 Persons</b>	\$92,040	\$57,525	\$34,515
<b>3 Persons</b>	\$97,440	\$60,900	\$36,540
<b>4 Persons</b>	\$108,240	\$67,650	\$40,590
<b>4.5 Persons*</b>	\$112,600	\$70,375	\$42,225
<b>5 Persons</b>	\$116,960	\$73,100	\$43,860
<b>6 Persons</b>	\$125,600	\$78,500	\$47,100
<b>7 Persons</b>	\$134,240	\$83,900	\$50,340
<b>8 Persons</b>	\$142,880	\$89,300	\$53,580

Source: Affordable Housing Professionals of New Jersey

\* These are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a)

## 2. Analysis of Housing Characteristics

### i. Age of Housing

Randolph is a substantially developed community. Population spikes from the 1960s to 1980s were caused by a large increase in the number of houses being built during this time. From 1960 to 1979, 3,271 houses were built and then, from 1980 to 1999, another 3,427 houses were built. From 1950 to 1990 there was an increase of nearly 15,000 people, which correlates to the spike in residential construction. The Township continued to experience construction to a lesser extent through 2009 and beyond.

The continued population growth through 2010 occurred in conjunction with the construction of an additional 500 homes during that same period. The population has begun to show signs of leveling off. There was only a 3.6% increase in population from 2000 to 2010, and the 2020 American Community Survey estimates that from 2010 to 2020 there has only been a 2.9% increase in population. This is echoed in Table 10 which demonstrates an estimate that there have only been 393 houses built since 2010. Due to continued construction, the age of housing in Randolph is more evenly distributed than Morris County as a whole. Whereas nearly 72% of Randolph's housing was built between 1960 and 1999, comparatively, Morris County has 54.4% in the same period. Morris County has a larger share of housing built prior to 1959, with 34.6%, while Randolph has 18.8%. Construction since 2000 has been comparatively close for Randolph and Morris County, with 9.5% and 11%, respectively.

**Table 10: Age of Housing,  
Township of Randolph and Morris County**

Year Housing Unit Built	Township of Randolph		Morris County	
	Number of Units	Percent	Number of Units	Percent
2014 or later	271	2.9	3,689	1.9
2010 – 2013	122	1.3	3,041	1.6
2000 – 2009	500	5.3	14,523	7.5
1990 – 1999	1,778	19.0	23,691	12.2
1980 – 1989	1,649	17.6	24,862	12.8
1970 – 1979	1,933	20.7	26,461	13.6
1960 – 1969	1,338	14.3	30,900	15.9
1950 – 1959	1,068	11.4	29,935	15.4
1940 – 1949	395	4.2	12,238	6.3
1939 or earlier	302	3.2	25,086	12.9
<b>Total</b>	<b>9,356</b>	<b>100%</b>	<b>194,426</b>	<b>100%</b>

*Note: Figures may not add due to rounding*  
*Source: 2020 American Community Survey 5-Year Estimates*

Table 11 shows that the number of residential building permits from 2010 onward has increased steadily. This depiction is likely skewed due to the economic recession period through most of 2012. As an example of the impact of this, from 2010 to 2012, 45 building permits were issued, and comparatively, 190 were issued from 2014 to 2016. Data from 2017 showed a large incline in

residential development, with 93 building permits issued that year alone; however, data through 2018 showed a recent decline with just 36 building permits issued and a decline yearly thereafter. This data may suggest that the scarce resource of water in the Township has an impact on development patterns, and may cause an unpredictable fluctuation over time.

<b>Table 11: Residential Building Permits, 2010-2021 Township of Randolph</b>	
<b>Year</b>	<b>Residential Building Permits</b>
<b>2010</b>	<b>2</b>
<b>2011</b>	<b>5</b>
<b>2012</b>	<b>20</b>
<b>2013</b>	<b>18</b>
<b>2014</b>	<b>71</b>
<b>2015</b>	<b>61</b>
<b>2016</b>	<b>40</b>
<b>2017</b>	<b>93</b>
<b>2018</b>	<b>36</b>
<b>2019</b>	<b>15</b>
<b>2020</b>	<b>1</b>
<b>2021</b>	<b>31</b>
<b>Total</b>	<b>393</b>

Source: New Jersey Department of Labor and Workforce Development

Table 12 shows the housing size by the number of rooms, and compares Randolph to Morris County as a whole. In general, Randolph has a larger number of occupied housing with more rooms, with 70.6% of housing have 6 or more rooms. Of that proportion, 52.9% is accounted for by 8 or more rooms. In comparison, Morris County has 65.5% of occupied units with 6 or more rooms, with 39.5% comprised of 8 or more rooms. Morris County as a whole has a more even distribution of housing sizes, but still has a large share of housing with multiple rooms with 88% of housing having 4 or more rooms.

<b>Table 12: Housing Size by Number of Rooms, Township of Randolph and Morris County</b>				
<b>Number of Rooms</b>	<b>Township of Randolph</b>		<b>Morris County</b>	
	<b>Number of Units</b>	<b>Percent</b>	<b>Number of Units</b>	<b>Percent</b>
<b>1 Room</b>	188	2.0	2,858	1.5
<b>2 Rooms</b>	263	2.8	3,748	1.9
<b>3 Rooms</b>	967	10.3	16,666	8.6
<b>4 Rooms</b>	623	6.7	22,322	11.5
<b>5 Rooms</b>	712	7.6	21,418	11.0
<b>6 Rooms</b>	590	6.3	24,761	12.7
<b>7 Rooms</b>	1064	11.4	25,847	13.3
<b>8 or more Rooms</b>	4,949	52.9	76,806	39.5
<b>Total</b>	<b>9,356</b>	<b>100%</b>	<b>194,426</b>	<b>100%</b>

Source: 2020 American Community Survey 5-Year Estimates  
Note: Percentages May Not Add Due to Rounding

The vast majority of housing in Randolph is owner-occupied, with 76% of all occupied housing as owner-occupied. Just under 25% of all occupied housing in Randolph is renter occupied.

The total vacancy rate in the Township is 3.6%, based on the 2020 ACS, which estimated that 334 units were vacant out of 9,356 total units. The vacancy rate for owner occupied is 0.9m while the renter vacancy rate is 2.7.

<b>Table 13: Tenure and Housing Vacancy Rates, Township of Randolph</b>	
	<b>Total</b>
<b>Total Housing Units</b>	9,356
<b>Occupied Units</b>	9,022
<b>Vacant Units</b>	334
<b>Homeowner Vacancy Rate</b>	0.9
<b>Rental Vacancy Rate</b>	2.7

Source: 2020 American Community Survey 5-Year Estimates

Table 14 shows the value of owner-occupied housing reported by the 2020 American Community Survey. Based on the data provided, the majority of the housing in Randolph at 58.5%, is valued between \$500,000 and \$999,999. The next most common bracket for housing value is \$300,000 to \$499,999 at 34.6%, meaning that over 90% of the housing in Randolph is valued between \$300,000 and \$999,999. Similarly, the majority of housing located within Morris County at 40.3% is valued between \$300,000 and \$499,999. However, housing values in the County are more evenly distributed in the lower values, with 16.8% of housing valued under \$299,999, whereas Randolph's housing stock is comprised of 5.3% for this bracket. Contrastingly, the share of housing valued at \$1 million or more is 1.6% for Randolph, while the County has 6.1% of its housing valued in this bracket.

<b>Table 14: Value of Owner Occupied Housing, Township of Randolph and Morris County</b>				
<b>Housing Value</b>	<b>Township of Randolph</b>		<b>Morris County</b>	
	<b>Number of Units</b>	<b>Percent</b>	<b>Number of Units</b>	<b>Percent</b>
<b>Under \$50,000</b>	58	0.8	1,120	0.8
<b>\$50,000 to \$99,999</b>	6	0.1	1,239	0.9
<b>\$100,000 to \$149,999</b>	36	0.5	1,232	0.9
<b>\$150,000 to \$199,999</b>	36	0.5	3,216	2.4
<b>\$200,000 to \$299,999</b>	230	3.4	16,004	11.8
<b>\$300,000 to \$499,999</b>	2,368	34.6	54,819	40.3
<b>\$500,000 to \$999,999</b>	4,009	58.5	50,010	36.8
<b>\$1,000,000 or more</b>	107	1.6	8,347	6.1
<b>Total</b>	6,850	100%	135,987	100%

*Note: Figures may not add due to rounding.*

Source: Value of Owner-occupied housing units, 2020 American Community Survey 5-Year Estimates

Table 15 depicts that the majority of rent levels in Randolph were found to be between \$1,000 and \$1,499, with 40.4% reported falling in that range, and a very close second 39.4% had rents of \$1,500 to \$1,999. While 3.9% responded with “less than \$500”, this reporting may be family contributions or informal rent situations, considering that the other 90% of rental housing was estimated to be \$1,000 or more.

<b>Table 15: Rent Levels, Township of Randolph</b>		
<b>Rent</b>	<b>Number of Units</b>	<b>Percent</b>
<b>Less than \$500</b>	81	3.9
<b>\$500 to \$999</b>	98	4.7
<b>\$1,000 to \$1,499</b>	839	40.4
<b>\$1,500 to \$1,999</b>	818	39.4
<b>\$2,000 to \$2,499</b>	106	5.1
<b>\$2,500 to 2,999</b>	77	3.7
<b>\$3,000 or more</b>	57	2.7
<b>Total Occupied Rental Units</b>	2,076	100
<b>Median Rent (Dollars)</b>	\$1,512	

Source: 2020 American Community Survey 5-Year Estimates

### 3. Analysis of Employment Characteristics

Historical employment data and trends for Randolph Township are illustrated in Table 16, which shows covered employment by general sector for 2019. The annual average number of covered jobs in Randolph for that year was 8,593. Almost 79 percent of those jobs were in the private sector and 21 percent of the covered employment was within the local government. Covered employment, which is jobs in both the private and public sectors that are covered by unemployment insurance, is reported by the New Jersey Department of Labor and Workforce Development on a quarterly basis. These are jobs found within the Township and should not be confused with data for employed individuals residing in Randolph.

<b>Table 16: Covered Employment Summary, 2019 Township of Randolph</b>						
<b>Sector</b>	<b>March</b>	<b>June</b>	<b>September</b>	<b>December</b>	<b>Annual Average</b>	
					<b>Number</b>	<b>Percent</b>
<b>Federal</b>	5	5	4	4	5	0.0
<b>State</b>	15	16	16	16	16	0.19
<b>Local</b>	1,916	1,773	1,929	2,096	1,807	21.0
<b>Private</b>	6,099	6,587	6,220	6,237	6,766	78.7
<b>Total</b>	8,544	8,668	8,593	8,846	8,593	100

Source: New Jersey Department of Labor and Workforce Development, Quarterly Census of Employment and Wages

Based on the a survey of Morris County's major employers prepared by the Morris County Office of Planning and Preservation, there are a number of major employers in the County with 500 employees or more. Table 17 depicts entities who employ over 500 people and it is not reflective of all of the businesses and employers within the County.

<b>Table 17: Morris County, Major Employers</b> <b>The Morris County Office of Planning and Preservation</b>	
Atlantic Health System	
Novartis	
Picatinny Arsenal	
Barclays	
Bayer	
ADP	
Accenture	
PricewaterhouseCoopers	
Cigna	
Deloitte & Touche	
St. Clare's Health	
County of Morris	
UPS	
Greystone Park Psychiatric Hospital	
Reckitt Benckiser	
Mondelēz International	
BASF	
Teva Pharmaceutical Industries	
Zoetis	
Siemens Health Care Diagnostics	
Anywhere Real Estate (former Realogy)	
Tiffany & Co.	
Howmet Aerospace	
MetLife	
Source: Major Employers in Morris County, prepared by the Morris County Office of Planning and Preservation	

The Township of Randolph is highly educated, with over 60% of residents attaining a Bachelor's degree or higher, including 26.2% having a graduate or professional degree.

<b>Table 18: Education and Employment Data for Randolph</b>	
<b>For population 25 years and over</b>	
<b>Associate's degree</b>	1,065
<b>Bachelor's degree</b>	5,986
<b>Master's degree</b>	3,866
<b>Professional school degree</b>	1,127
<b>Doctorate degree</b>	533
Source: 2020 American Community Survey-5 Year Estimates	

Finally, Table 19 shows the Quarterly Census of Employment and Wages (QCEW) for Randolph, which is a quarterly count of employment, establishments, and wages reported by employers covered under the New Jersey Unemployment Compensation law. The QCEW covers more than 95 percent of New Jersey jobs available at the state, county, and municipal level, by detailed industry.

**Table 19: Annual Municipal Data by Sector, 2019**  
**Quarterly Census of Employment and Wages**  
**Township of Randolph, Morris County, New Jersey**

Description	Count	Share
<b>Agriculture, Forestry, Fishing and Hunting</b>	5	0.1%
<b>Mining, Quarrying, and Oil and Gas Extraction</b>	0	0.0%
<b>Utilities</b>	0	0.0%
<b>Construction</b>	688	11.2%
<b>Manufacturing</b>	577	9.4%
<b>Wholesale Trade</b>	636	10.4%
<b>Retail Trade</b>	692	11.3%
<b>Transportation and Warehousing</b>	84	1.4%
<b>Information</b>	69	1.1%
<b>Finance and Insurance</b>	101	1.6%
<b>Real Estate and Rental and Leasing</b>	91	1.5%
<b>Professional, Scientific, and Technical Services</b>	456	7.4%
<b>Management of Companies and Enterprises</b>	4	0.1%
<b>Administration &amp; Support, Waste Management and Remediation</b>	511	8.3%
<b>Educational Services</b>	233	3.8%
<b>Health Care and Social Assistance</b>	820	13.4%
<b>Arts, Entertainment, and Recreation</b>	259	4.2%
<b>Accommodation and Food Services</b>	504	8.2%
<b>PRIVATE SECTOR TOTALS</b>		6,141

Source: New Jersey Department of Labor and Workforce Development

Table 20 provides commuting characteristics of Randolph Residents based on the 2020 American Community Survey. About 62% of Randolph residents worked in Morris County, while 7.6% of residents commuted out of state for work. An additional 30.5% worked outside of their County, but within New Jersey. The mean travel time to work for Randolph workers was 34.4 minutes – with majority of people utilizing a vehicle to drive alone at 86.3%.

<b>Table 20: Commuting Characteristics</b> <b>Township of Randolph</b>	
<b>Place of Work</b>	<b>Estimates (%)</b>
<b>Worked in State</b>	92.4
<b>Worked in County of residence</b>	62.0
<b>Worked outside County of residence</b>	30.5
<b>Worked outside State of residence</b>	7.6
<b>Travel Time to Work</b>	
<b>Less than 10 minutes</b>	6.3
<b>10 to 14 minutes</b>	8.0
<b>15 to 19 minutes</b>	10.4
<b>20 to 24 minutes</b>	14.9
<b>25 to 29 minutes</b>	7.2
<b>30 to 34 minutes</b>	15.9
<b>35 to 44 minutes</b>	9.8

<b>45 to 59 minutes</b>	13.4
<b>60 or more minutes</b>	14.2
<b>Mean travel time to work</b>	34.4
<b>Means of Travel</b>	
<i>Car, truck, or van -- drove alone</i>	86.3
<i>Car, truck, or van -- carpooled</i>	5.8
<i>Public transportation (excluding taxicab)</i>	3.1
<i>Walked</i>	0.9
<i>Bicycle</i>	0.0
<i>Other Means</i>	0.6
<b>Worked from Home</b>	9.1

Source: Commuting to Work, 2020 American Community Survey-5 Year Estimates

According to the New Jersey Transportation Planning Authority, as of 2015, there was a population of 25,868 in the Township of Randolph. By 2050, the NJTPA projects the population will grow to 27,396, or 0.2% over a 35-year period.

<b>Table 21: Population Projection Township of Randolph</b>			
<b>Year</b>	<b>Population</b>	<b>Change (#)</b>	<b>Percent Change</b>
2015	25,868	-	-
2050	27,396	1,528	0.2%

Source: NJTPA Employment Forecast by County and Municipality 2015-2050

The same data retrieved from the New Jersey Transportation Planning Authority reported that in 2015 there were 8,681 jobs in the Township of Randolph. By 2050, the Township is expected to have 9,981 jobs. This reflects a 1,300 job increase or 0.4% increase over current conditions. This is an increase of roughly 37 jobs per year.

<b>Table 22: Employment Projection Township of Randolph</b>			
<b>Year</b>	<b>Population</b>	<b>Change (#)</b>	<b>Percent Change</b>
2015	8,681	-	-
2050	9,981	1,300	0.4%

Source: NJTPA Employment Forecast by County and Municipality 2015-2050

#### **4. Projection of Township Housing Stock**

As per MLUL, specifically, N.J.S.A. 52:27D-310.b, a housing element must contain a projection of the municipality's housing stock, including a projection of future construction of low- and moderate-income housing for the next ten years, taking into account, but not limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The Department of Community Affairs' Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends.

As shown in Table 23, 202 new housing units were issued Certificates of Occupancy (CO) from 2014 to 2023. During the same 10-year period, 47 housing units were demolished. This yields a net gain of 155 housing units over the past 10 years, or an average of about 15 units per year.

<b>Table 23: Historic Trend of Certificates of Occupancy and Demolition Permits, Township of Randolph</b>											
Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
<b>CO</b>	11	1	29	65	47	12	12	5	4	16	<b>202</b>
<b>Demo</b>	7	6	10	6	1	9	1	4	2	1	<b>47</b>
<b>Net</b>	4	-5	19	59	46	3	11	1	2	15	<b>155</b>

Source: NJDCA Housing Units Certified and Demolition Permits Issued

Projecting into the future, the Township anticipates a large number of units that are part of this plan and currently under construction or commencing construction shortly.

Lastly, the Township projects 10 years out for residential development between the present and 2031. The projected development includes an extrapolation of the historic trend of residential certificates of occupancy, and anticipated development through the projects in this Plan. Based on the data below, the Township anticipates residential certificates of Occupancy between now and the end of 2031, based upon the measures the Township is taking to implement its settlement agreement. Table 24 below provides a loose approximation of the timing of residential development based upon this Plan intended to depict that units will be constructed over time in the next 10 years and is no way an exact prediction. Since the last HEFSP was completed in 2022, some, but not all, of the projects have been constructed, while others have received approvals or made applications to the Planning Board. It is anticipated that Third Round projects will continue to be developed during this Fourth Round.

<b>Table 24: 10-Year Projection of Residential Development, Township of Randolph</b>												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
<b>1. Approved Development Applications</b>	--	35	--	--	--	--	--	--	--	--	--	<b>35</b>
<b>2. Approved Development Permits Issued</b>	--	125	--	--	--	--	--	--	--	--	--	<b>125</b>
<b>3. Projected Historic Trends</b>	13	13	13	13	13	13	13	13	13	13	--	<b>130</b>
<b>4. Other Projected Development</b>	--	25	166	365	--	395	--	--	--	--	--	<b>1,029</b>
<b>Total Projected Development</b>	<b>13</b>	<b>198</b>	<b>204</b>	<b>378</b>	<b>13</b>	<b>408</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>1,319</b>

Of the 1,319 projected new residences between now and 2035, approximately 17% of the units are anticipated to be reserved for low- and moderate-income households in the Township (Table 25). Less the “projected historic trends” of building permits, the amount is closer to 18%.

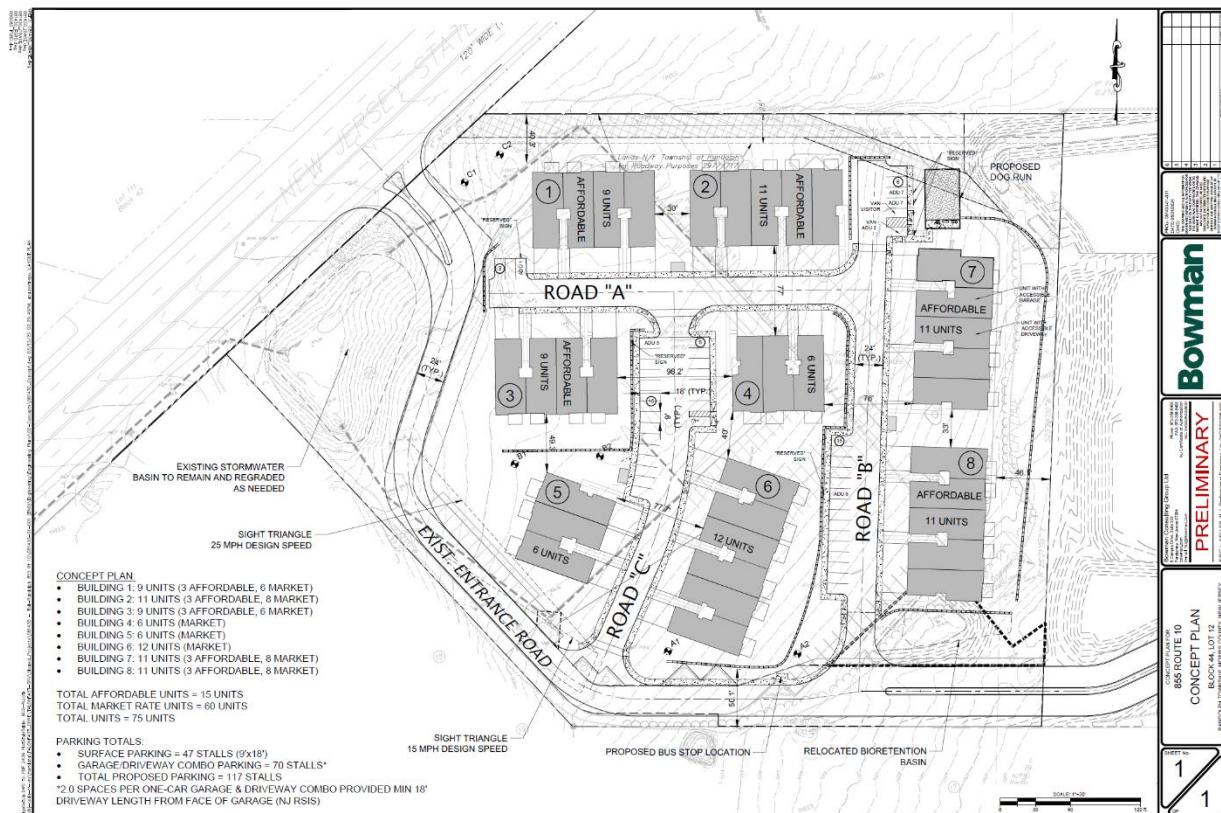
<b>Table 25: 10-Year Projection of Residential Development, Township of Randolph</b>												
<b>Type</b>	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	<b>Total</b>
<b>1. Approved Development Applications</b>	--	35	--	--	--	--	--	--	--	--	--	<b>35</b>
<b>2. Approved Development Permits Issued</b>	--	25	--	--	--	--	--	--	--	--	--	<b>25</b>
<b>3. Projected Historic Trends</b>	--	--	--	--	--	--	--	--	--	--	--	--
<b>4. Other Projected Development</b>	--	25	33	73	--	82	--	--	--	--	--	<b>213</b>
<b>Total Projected Development</b>	--	<b>57</b>	<b>33</b>	<b>73</b>	--	<b>82</b>	--	--	--	--	--	<b>213</b>

## 5. A Consideration of Lands of Developers Who Have Expressed a Commitment to Provide Affordable Housing

Pursuant to the Fair Housing Act (N.J.S.A.52:27D-310 (f)) and the Municipal Land Use Law C.40:55D-28b(3), a Housing Element must include “a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.” Thus, it is the Township’s responsibility to consider sites offered for affordable housing. However, the Township does not have an obligation to include every parcel a developer has proposed. In this case, one developer has expressed interest in the construction of affordable housing and their site has been included in this plan.

a. **Toll Brothers  
Block 44, Lot 12**

The property owner/contract purchaser has property in the OL Zone (Block 44, Lot 12), adjacent to the constructed Third Round site known as "Wood Brook at Randolph" (Block 44, Lot 25), formerly the Canoe Brook site. The total area the property is approximately 6.7 acres, and is presently developed with an existing office building. The property owner has provided a concept plan to the Township that provides 75 total units, with an affordable set-aside of 15 units, or 20%.



## 03 FOURTH ROUND FAIR SHARE PLAN

### A. FAIR SHARE OBLIGATIONS

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2035. The affordable housing obligation consists of four components:

- Present Need/Rehabilitation Share (2024 DCA)
- Prior Round Obligation (1987-1999)
- Third Round Prospective Need (2000-2025)
- Fourth Round Prospective Need (2025-2035)

The Present Need/Rehabilitation Share is a measure of deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round number because the numbers are updated with each decennial census.

The following chart illustrates the Township's cumulative obligation. These numbers serve as the basis for establishing what fair share obligations the Township will be targeting in this Housing Element and Fair Share Plan.

<b>Table A: Township of Randolph Fair Share Obligations</b>	
Present Need (Rehabilitation) Obligation	84
Prior Round Obligation (1987-1999)	261
Third Round Obligation (1999-2025)	643
Fourth Round Prospective Need (2025-2035)	320
<b>Total Prospective Need Obligation</b>	<b>1,224</b>

### B. SATISFACTION OF REHABILITATION OBLIGATION

As part of the Fourth Round numbers, the DCA calculated the Present Need at 84. In the past, the Township has participated in the Morris County Department of Community Affairs HOME program for housing rehabilitation. The program uses Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funding. Based on the percentage of renter-occupied housing as depicted in Table 13, the number of rental rehabilitations would be approximately 17 units of the total 84-unit present need. The Township will continue to set-aside affordable housing trust funds within the Amended Spending Plan for at least 17 renter-occupied units at an average of \$10,000 per unit, or \$170,000 (See Appendix B). If determined to be necessary, the Township would contract with a qualified agency to implement this rental rehabilitation program until the minimum rental units prescribed have been completed. The Township would continue to participate in the Morris County HOME Program for owner-occupied units until the remaining rehabilitation obligation was fully satisfied.

## **C. PRIOR ROUND COMPLIANCE**

In 2016, the Court entered an Order confirming that Randolph satisfied its Prior Round obligation of 261 units, which acknowledged that COAH had previously awarded credit to certain units in its December 1, 2005 compliance review. In light of the Court's Order awarding credit to the units, it is well established that the Township has had a history of compliance, and in particular has satisfied its Prior Round obligation. A copy of the Court Order declaring that the Township has fulfilled its prior round obligation is contained in Appendix B. The following sections provide a detailed overview of Prior Round crediting.

### **1. Prior Round Rental Obligation**

The prior round rental obligation is 25% of 261, or 66 units. The Township is applying thirty-eight (38) rental units from the Canfield Mews project (Block 42, Lots 1 and 1.01); twenty-seven (27) rental units from the Arrowgate project (Block 42, Lots 122.01); and one (1) rental unit from the Habitat House project (Block 59, Lot 15). The Township therefore satisfies its 66-unit rental obligation.

### **2. Prior Round Age-Restricted Cap**

COAH's Round 2 regulations permit a total of 25 percent of the new construction obligation (with certain caveats that are not applicable to Randolph) to be satisfied with age-restricted housing. Based upon this, the Township is eligible for 25% of 261 units, or a total of 65 age-restricted housing units are permitted to be credited against the Prior Round obligation. Overall, the Township is applying sixty-five (65) age restricted units from its completed India Brook Senior Housing project to the Prior Round.

### **3. Prior Round Rental Bonus Credits**

In accordance with N.J.A.C. 5:93-5.15(d), the Township is entitled to rental bonus credits generated by projects described below, up to the maximum of sixty-six (66) rental bonuses for which it is eligible based on 25% of its 261-unit Prior Round obligation. The Township is claiming a total of 65 bonus credits, including: thirty-eight (38) rental bonus credits from the Canfield Mews rental project (Block 42, Lots 1 and 1.01); twenty-seven (27) rental bonus credits from the Arrowgate rental project (Block 42, Lot 122.01); and one (1) out of the four (4) total special needs bedrooms in the Peer Group Housing project (Block 17, Lot 18).

### **4. Satisfaction of Prior Round Obligation**

The Township enters Third Round having satisfied the entirety of its Prior Round obligation. The Township has a 261-unit Prior Round obligation, and has satisfied that obligation as follows:

**Table A. Prior Round Affordable Housing Fulfillment**  
**Township of Randolph, Morris County, NJ**

<b>1987-1999 Prior Round Obligation</b>		<b>261</b>			
	<b>Set-Aside Credits</b>	<b>Low</b>	<b>Mod</b>	<b>Bonus Credits</b>	<b>Total</b>
<b><i>Inclusionary Rental Projects</i></b>	<b>75</b>	38	37	<b>65</b>	<b>140</b>
<b>Canfield Mews</b> (Block 42, Lots 1 and 1.01)	<b>38 (R)</b>	19	19	<b>38</b>	<b>76</b>
<b>Arrowgate</b> (Block 42, Lot 122.01)	<b>27 (R)</b>	14	13	<b>27</b>	<b>54</b>
<b>Brookside Village</b> (Block 224, Lot 79.01)	<b>10 (R)</b>	5	5	-	<b>10</b>
<b><i>Inclusionary For-Sale Projects</i></b>	<b>40</b>	20	20	-	<b>40</b>
<b>Woodmont</b> (Block 119, Lot 109.11)	<b>40 (S)</b>	20	20	-	<b>40</b>
<b>Prior Cycle Credits – Age-Restricted</b>	<b>65</b>	33	32	-	<b>65</b>
<b>India Brook Senior Housing – 100% Affordable (Age-Restricted)</b> (Block 93, Lot 56.01)	<b>65 (ARR)</b>	33	32	-	<b>65</b>
<b>Group Homes and Supportive Needs</b>	<b>15</b>	15	-	<b>1</b>	<b>16</b>
<b>Peer Group Housing</b> (Block 17, Lot 18)	<b>4 (SNR)</b>	2	2	<b>1</b>	<b>4</b>
<b>ARC, Much Dignity House</b> (Block 176, Lot 82)	<b>6 (GH)</b>	6	-	-	<b>6</b>
<b>Schoolhouse Group Home</b> (Block 82, Lot 30)	<b>5 (GH)</b>	5	-	-	<b>5</b>
<b>TOTAL PRIOR ROUND CREDITS</b>	<b>195</b>	<b>106</b>	<b>89</b>	<b>66</b>	<b>261</b>

(R) = Rental (GH) = Group Home (RCA) = Regional Contribution  
 (S) = For-Sale (SNR) = Special Needs Rental Agreement  
 (ARR) = Age-Restricted Rental (M) = Medicaid Certificate (BC) = Bonus Credit

**a. Detailed Summary of Prior Round Satisfaction**

**(1) 180 existing affordable units** from the following constructed units:

a) 38 affordable rental units from the Canfield Mews development (Block 42, Lots 1 and 1.01). The development includes 17 low-income and 21 moderate-income

affordable family, rental units. The effective date of the controls for the project began September 24, 1999, and expired in 2019.

Canfield Mews Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	10	7	2
Moderate Income	9	6	4

b) 27 affordable rental units from the Arrowgate project (Block 42, Lot 122.01). The development includes 14 low-income and 13 moderate-income affordable family, rental units. The effective date of the controls for the project began in 1999, and expired in 2019.

Arrowgate Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	7	5	2
Moderate Income	6	6	1

c) 10 affordable for-sale units from the Brookside Village project (Block 224, Lot 79.01). The development includes 5 low-income and 5-moderate income affordable, family rental units. The effective date of the controls for the project began December 31, 1998, and expired in 2018.

Brookside Village Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	-	3	2
Moderate Income	-	3	2

d) 65 age-restricted rental units from the India Brook Senior Housing Project Block 93, Lot 56.01). The development is a 100% affordable project with 100 total age-restricted, affordable units. Due to the age-restricted cap for the Prior Round, only 65 credits are attributed to the Prior Round and the remaining 35 credits are attributed to the Third Round.

India Brook 100% Affordable Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	Efficiency	1 BR	2 BR
Low Income	12	36	3
Moderate Income	13	33	3

e) 40 affordable for-sale units from the Woodmont Project (Block 119, Lot 109.11). The development includes 20 low-income and 20 moderate income affordable, for-sale family units. The effective date of the controls for the project began July 1, 1994, and were set to expire in 2014, but were extended for Third Round credit through 2044.

Woodmont Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	10	7	3
Moderate Income	10	7	3

(2) **15 existing group home and supportive needs units** from the following constructed units:

- a) 4 units from the 4-bedroom supportive needs housing known as Peer Group Housing (Block 17, Lot 18). The effective date of controls began December 1993, and with 20 year controls, expired in 2013.
- b) 6 low-income units from the 6-bedroom supportive needs housing known as ARC, Much Dignity House (Block 176, Lot 82). The effective date of controls began in 1993 and with 30 year controls, expired in 2023.
- c) 5 units from the 4-bedroom supportive needs housing known as Schoolhouse Group Home (Block 82, Lot 30). The effective date of controls began November 13, 1991 and with 30 year controls, expired in November 2021.

(3) **66 rental bonus credits** out of the 66 maximum allowable.

- a) 38 rental bonus credits from the Canfield Mews rental project.
- b) 27 rental bonus credits from the Arrowgate rental project.
- c) 1 rental bonus credit from the Peer Group Housing special needs/group home project.

**b. Prior Round Family Units Income and Bedroom Distribution**

The following *Table C* demonstrates Prior Round compliance with the required bedroom and income distributions for family units. With a total of 115 family units attributed towards the Prior Round, the income distribution of the units is required to split 50% for each low- and moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. The Township shows a surplus of nineteen (19) 1-bedroom family units and a deficiency of four (4) 3-bedroom units.

**Table C. Prior Round Bedroom and Income Distribution for Family Units**

<b>Income Distribution</b>	<b>Bedroom Distribution</b>			<b>Totals</b>
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	
Low Income	27	22	9	58 (50.4%)
Moderate Income	25	22	10	57 (49.5%)
<b>Totals</b>	<b>52 (45.2%)</b>	<b>44 (37.9%)</b>	<b>19 (16.5%)</b>	<b>115</b>

#### **D. THE TOWNSHIP'S ALLOCATION OF THE THIRD ROUND REGIONAL NEED**

In regards to the Third Round, the Township filed a declaratory judgement “In the Matter of the Township of Randolph, County of Morris, Docket No. MRS-L-1640-15” and thereafter reached a Settlement Agreement with Fair Share Housing Center on August 19, 2021, which was approved at a properly noticed Fairness Hearing held virtually and memorialized by Court Order dated June 3, 2022. The Settlement Agreement established a 643-unit Third Round Gap and Prospective Need Obligation for the 1999-2025 period, based upon the July 17, 2018 Richard Reading Report for Morris County, prepared as directed by the Honorable Maryann L. Nergaard, JSC by Court Order of June 20, 2017. An order of Final Judgement of Compliance and Repose was entered on March 30, 2023.

#### **E. SATISFACTION OF THIRD ROUND OBLIGATION**

##### **1. Third Round Rental Obligation**

COAH's Rules (at N.J.A.C. 5:93-1, et seq.) provide that at least 25 percent of the new construction component for Third Round must be satisfied with rental units. Therefore, based on the Township's obligation of 643, its rental obligation is 25 percent, or one-hundred and sixty-one (161) units. The Township has forty-three (43) existing rental units from the following projects: thirty-two (32) rental units from the Bennett Avenue Family Housing project (Block 191, Lots 7, 8, 11, 12 & 13 and Block 195, Lots 3 & 4) and eleven (11) from the cumulative 12 total special needs bedrooms – from the High Avenue House (Block 53, Lot 44), Our House (Block 35, Lot 28), Skylands Group Home (Block 50, Lot 6). Additionally, the Township anticipates at least one-hundred and twenty-one (121) rental units from the following proposed rental projects: three (3) rental units from the Elbaum Site (Block 97, Lots 26, 27.01, 27.02); twenty-five (25) rental units from the 100% Affordable KAB Mount Freedom Site (Block 224, Lot 5); forty (40) rental units from the Canoe Brook project (Block 44, Lot 25); forty-eight (48) rental units from the Avalon Bay-Berger Tract (Block 224, Lots 1-4 and 83-86); and fifteen (15) rental units from the Gateway Apartments project (Block 77, Lots 30-31). In total, this represents one-hundred and seventy-one (171) total rental units that may be applied to the Third Round obligation. Other projects, including the Franklin Road, Route 10, and Mount Freedom rezoning areas are anticipated to contribute additional rental units above the 25% obligation.

##### **2. Third-Round Age-Restricted Housing**

Applying COAH Second Round regulations, municipalities are permitted to age-restrict up to 25 percent of the Third Round obligation of 643, or one-hundred and sixty (160). The Township is applying thirty-five (35) units from the prior cycle, age-restricted India Brook Senior Housing site (Block 93, Lot 56.01); five (5) age-restricted units from the approved Grecco Realty, LLC project (Block 111, Lots 10-16); eight (8) assisted living beds from the Sunrise Assisted Living facility (Block 73, Lot 16); six (6) assisted living beds from the Brightview Assisted Living facility (Block 111, Lot 20.01); and twenty-five (25) age-restricted units from the proposed Heller site (Block 119, Lot 130) – for a total of seventy-nine (79) existing and proposed age-restricted credits – and therefore is well under the 160-unit cap.

### 3. Third Round Very Low-Income Housing Obligation

As a result of the July 2008, amendments to the Fair Housing Act, all municipalities have an obligation to ensure that at least 13 percent of the affordable units being provided town wide, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, are affordable to very low income households (households that earn 30 percent or less of the median income).

The Township anticipates that additional very low-income units will be provided via future affordable housing projects – including as part of the 100% Affordable KAB Mt. Freedom Site (Block 224, Lot 5); Canoe Brook Site (Block 44, Lot 25); LYS/Sporn Site (Block 44, Lot 4); Avalon Bay/Berger Tract (Block 224, Lots 1-4 and 83-86); E.A. Porter Site (Block 195, Lot 10); the Heller Site (Portion of Block 119, Lot 130), and through the rezoning of the Franklin Road, Route 10, and Mt. Freedom sites. The Township will ensure that the 13% very-low income obligation is satisfied through any new projects, and that any very-low income units built after 2008 are inventoried and accounted for.

**Table D. Very-Low Income Requirement  
Randolph Township, Morris County, New Jersey**

Project Name	Status	Type	Affordable Units	13% Required VLI Units	VLI Units To Be Provided
KAB Mt. Freedom Site	Proposed	Family/Special Needs	25	3	7
Canoe Brook Site	Approved	Family	40	5	5
LYS Sporn/Toll	Approved	Family	28	4	4
Avalon Bay-Berger Tract	Proposed	Family	48	7	7
E.A. Porter Site	Approved	Family	25	3	3
Rezoning Sites (Franklin Road, Route 10, Mt. Freedom)	Proposed	Mix	112	15	15
<b>Subtotal Family</b>			268	37	41
Heller Site	Proposed	Age-Restricted	25	3	3
<b>Subtotal Non-family</b>			25	3	3
<b>Totals</b>			303	40	44
<b>Percentage VLI</b>					14.5%

Additionally, 50% of the very low income units shall be available to families. Currently, the proposed projects contribute thirty-six (36) VLI family units. This represents 92% of all VLI units in the Township.

### 4. Third Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Township will be entitled to rental bonus credits according to the maximum cap permitted. The COAH regulations do not provide a basis for the maximum cap for municipalities seeking an adjustment based on lack of water or sewer, only those seeking an adjustment based on lack of vacant land. However, to the extent that Randolph is entitled to any “bonus credits” to be applied to its Third Round obligation, such bonuses may be applied in accordance with N.J.A.C. 5:93-5.15(d). It is assumed based on the Third Round obligation of 643, the Township is permitted up to one-hundred and sixty-one (161) bonus credits.

The Township seeks credit for bonus credits on the following forty-four (44) existing rental unit projects: thirty-two (32) rental bonuses from the Bennett Avenue Family Housing project (Block 191, Lots 7, 8, 11, 12 & 13 and Block 195, Lots 3 & 4) and twelve (12) from the cumulative 12 total special needs bedrooms – from the High Avenue House (Block 53, Lot 44), Our House (Block 35, Lot 28), Skylands Group Home (Block 50, Lot 6). Additionally, the Township anticipates at least one-hundred and twenty-eight (128) rental bonus credits from the following proposed rental projects: twenty-five (25) rental bonuses from the approved 100% Affordable KAB Mount Freedom Site (Block 224, Lot 5); forty (40) rental bonuses from the approved and constructed Canoe Brook project (Block 44, Lot 25); fifteen (15) rental bonuses from the approved and constructed Gateway Apartments project (Block 77, Lots 30-31); seven (7) age-restricted 1/3 bonuses on the approved Liberty Village/Heller site (Portion of Block 119, Lot 130); seven (7) rental bonuses from the family rental units from the approved Ludiro site (Block 101, Lots 9-11); and eighteen (18) rental bonuses from the Randolph Development Partners/R-10 Zone (Block 44, Lots 8 and 9) . In total, this represents one-hundred and fifty-eight (158) total bonus credits that may be applied to the Third Round obligation.

## **5. Third Round Family Units**

While not a specific requirement outlined under N.J.A.C. 5:93, the minimum number of Third Round Family Units has rather become a typical component included within Third Round Plans and Settlements. This minimum has typically been 50%, which represents 50% of the third round rental obligation and 50% of the very low income unit obligation. Therefore, the Township would require a minimum of 50% of the total Third Round Obligation less the bonus credits of 482, or 241 units.

While not a specific requirement outlined under N.J.A.C. 5:93, the minimum number of Family Rental Units has rather become a typical component included within Settlement Agreements. This minimum has typically been 50%, which represents 50% of the Third Round rental obligation. Therefore, the Township would require a minimum of 50% of the total required Third Round rental units, or one hundred and twenty-one (121) family rental units. The Township proposes to meet this obligation with at least one-hundred and seventy-two (172), from the following family rental projects: one (1) from the Rose of Sharon, 236 Dover-Chester Rd. set-aside; thirty-two (32) from the Bennett Avenue Family Housing project; fifteen (15) from KAB Mount Freedom Site; fifteen (15) from the Gateway Apartments project; forty (40) from the Canoe Brook site; thirty (30) from the Avalon Bay-Berger Tract; up to sixty-two (62) from the Route 10 sites rezoning; and up to thirteen (13) from the Mt. Freedom sites rezoning.

Additionally, 50% of the 482 total units being credited towards the Third Round, or 241 units, shall be available to families. Over 72% of units are proposed to be made available to families which will meet and exceed this requirement.

## 6. Third Round Credits to Address Obligation

The following Table B outlines the credits being applied to the Township's Third Round obligation.

<b>Table B. Mechanisms Addressing the Third Round Obligation</b> <b>Township of Randolph, Morris County, NJ</b>						
<b>Township Obligation</b>	<b>643</b>					
	<b>Set-Aside</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Bonus</b>	<b>Total</b>
<b>Inclusionary Projects (Constructed)</b>	143	11	62	70	58	201
<b>Woodmont (Extension of Controls)</b> (Block 119, Lot 109.11)	40 (FS)	-	20	20	-	40
<b>Boulder Ridge</b> (Block 184, Lots 1 and 1.20)	17 (FS)	-	9	8	-	17
<b>Gateway Apartments</b> (Block 77, Lots 30 and 31)	15 (FR)	2	6	7	15	30
<b>Wood Brook at Randolph</b> (Block 44, Lot 25)	40 (FR)	5	15	20	40	80
<b>Elbaum Site</b> (Block 97, Lots 26, 27.01, 27.02)	3 (FR)	-	2	1	3	6
<b>Oaks at Randolph/Toll Bros.</b> (Block 44, Lot 4)	28 (FS)	4	10	14	-	28
<b>Inclusionary Projects (Approved)</b>	33	4	16	18	14	47
<b>Rose of Sharon, 236 Dover-Chester Rd.</b> (Block 21, Lot 29)	1 (FR)	-	1	-		1
<b>Liberty Village/Heller Site</b> (Portion of Block 119, Lot 130)	25 (ARR)	3	10	12	7	32
<b>Rezoning of Mt. Freedom Site</b> (Ludiro Site) (Block 101, Lots 9-11)	7 (FR)	1	3	3	7	14
<b>Inclusionary Projects (Zoned)</b>	160	22	59	79	18	178
<b>VCR-1 Zone Site</b> (Block 224, Lots 1-4, 83-86)	48 (Mix)	7	17	24	-	48
<b>Randolph Mountain, Appio Drive</b> (Accounting for Block 199, Lot 9 Only)	7 (FS)	-	4	3	-	7
<b>Franklin Road Rezoning (R-9 Zone)</b> (Block 196, Lots 2, 3, and 4)	36 (FR)	5	13	18	-	36
<b>Rezoning of Route 10 Sites (R-8 Zone)</b> (Block 44, Lot 10)	10 (FR)	2	3	5	-	10
<b>Rezoning of Route 10 Sites (R-10 Zone)</b> (Block 44, Lots 8, 9)	18 (FR)	2	7	9	18	36
<b>Rezoning of Route 10 Site (R-11 Zone)</b> (Block 44, Lot 13)	34 (FR)	5	12	17	-	34

	Set-Aside	VL	L	M	Bonus	Total
<b>VCR-7 Zone (Mt. Freedom Sites)</b> (Block 100, Lots 1, 2, 4, and 5.01 Block 101, Lots 6 and 7)	7 (FR)	1	3	3	-	<b>7</b>
<b>100% Affordable Projects</b>	<b>128</b>	<b>9</b>	<b>62</b>	<b>57</b>	<b>57</b>	<b>185</b>
<b>Bennett Avenue Family Housing</b> (Block 191, Lots 7, 8, 11-13 & Block 195, Lots 3-4)	32 (FR)	-	16	16	32	<b>64</b>
<b>Morris County Affordable Housing Corporation</b> (Block 191, Lots 14 & 15)	6 (FS)	-	6	-	-	<b>6</b>
<b>Habitat for Humanity I</b> (Block 59, Lot 15, Block 134, Lot 3.02, Block 134, Lot 9)	3 (FS)	-	3	-	-	<b>3</b>
<b>India Brook Senior Housing – 100% Affordable, Age-Restricted</b> (Block 93, Lot 56.01)	35 (ARR)	-	17	18	-	<b>35</b>
<b>E.A. Porter Site - Habitat for Humanity</b> (Block 195, Lot 10)	25 (FS)	3	10	12	-	<b>25</b>
<b>Morris County Housing Authority</b> 172 Franklin Blvd (Block 191, Lot 11)	2 (FS)	-	1	1	-	<b>2</b>
<b>100% Affordable KAB Mount Freedom</b> (Block 224, Lot 5)	25 (FR)	6	9	10	25	<b>50</b>
<b>Group Homes / Supportive Needs Housing</b>	<b>29</b>	-	<b>29</b>	-	<b>11</b>	<b>40</b>
<b>High Avenue House</b> (Block 53, Lot 44)	4 (GH)	-	4	-	4	<b>8</b>
<b>Our House</b> (Block 35, Lot 28)	4 (GH)	-	4	-	3	<b>7</b>
<b>Skylands Group Home</b> (Block 50, Lot 6)	4 (GH)	-	4	-	4	<b>8</b>
<b>Sunrise Assisted Living, 648 Route 10</b> (Block 73, Lot 16)	10 (M)	-	8	-	-	<b>8</b>
<b>Brightview Assisted Living, 175 Quaker Church Rd.</b> (Block 111, Lot 20.01)	7 (M)	-	7	-	-	<b>7</b>
<hr/>						
<b>TOTAL</b>	<b>493</b>	<b>46</b>	<b>228</b>	<b>224</b>	<b>158</b>	<b>651</b>
<b>SURPLUS FROM THIRD ROUND</b>						<b>+8</b>
(FR) = Family Rental	(GH) = Group Home	(BC) = Bonus Credit				
(FS) = Family For-Sale	(SNR) = Special Needs Rental	(M) = Medicaid Certificate				
(ARS) = Age-Restricted Sale	(ARR) = Age-Restricted Rental					

**b. Detailed Summary of Third Round Credits**

The following outlines each of the projects that have been approved or constructed during the Third Round (2015 to 2025). Deed restrictions and crediting documents for new construction units not previously certified by COAH or the Court are provided under Appendix E.

(1) **143 units** from the following constructed inclusionary affordable housing projects:

a) **40 affordable for-sale units** from the extension of 30 year controls for the existing Woodmont project (Block 119, Lot 109.11). The development includes 20 low-income and 20 moderate income affordable, for-sale family units. The effective date of the controls for the project began July 1, 1994, and were set to expire in 2014, but were extended for Third Round credit through 2044.

Woodmont Extension of Controls Affordable Unit Distribution, Family For-Sale			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	10	7	3
Moderate Income	10	7	3

b) **17 affordable for-sale units** from the Boulder Ridge project (Block 184, Lots 1 and 1.20). The development includes 9 low-income and 8 moderate-income affordable family, for-sale units. The effective date of the controls for the project began August 22, 2001, and expires in 2031.

Boulder Ridge Affordable Unit Distribution, Family For-Sale			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	2	4	3
Moderate Income	2	3	3

c) **3 affordable for-sale units** from the Elbaum Site (Block 97, Lots 26, 27.01, 27.02)

The site is comprised of three (3) parcels that have a total area of 1.51 acres. The project, known as Elbaum Homes at Pleasant Ridge, includes 16 townhouse units, with a set-aside of 3 affordable rental units. The project was approved via Resolution dated March 2, 2021. The income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

Elbaum Mt. Freedom Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	-	-
Low Income	-	1	1
Moderate Income	-	1	-

d) **40 affordable rental units** from the Wood Brook at Randolph (formerly Canoe Brook) Site (Block 44, Lot 25)

Block 44, Lot 25 is a single parcel with a total area of 12.9 acres. The site was rezoned by Ordinance No. 05-21, adopted on March 4, 2021, creating the R-6 Zone. The Ordinance has been incorporated into the Township Land Development Code under Section 15-20A. The site received preliminary and final site plan approval for 199 units with a 40 unit, family rental affordable set-aside before the Township Planning Board June 20, 2022. The project is under construction and is expected to be occupied this year in 2025. While not yet constructed, the income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

Canoe Brook Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	3	1
Low Income	3	9	3
Moderate Income	4	12	4

e) **28 affordable rental units** from the Oaks at Randolph (formerly LYS/Sporn) Site (Block 44, Lot 4)

Block 44, Lot 4 is a single parcel with a total area approximately 44 acres. The site was rezoned by Ordinance No. 04-21, adopted on March 4, 2021, creating the R-7 Zone. The Ordinance has been incorporated into the Township Land Development Code under Section 15-20B. The site received preliminary and final site plan approval for 136 units with a 28-unit, family for-sale affordable set-aside before the Township Planning Board on June 20, 2022. The project is under construction and is expected to be occupied this year in 2025. While not yet constructed, the income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

Toll Brothers Affordable Unit Distribution, Family For-Sale			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	2	1
Low Income	2	6	2
Moderate Income	2	9	3

f) **15 affordable rental units** from the Gateway Apartments site (Block 77, Lots 25, 30, and 31)

Gateway Apartments is an existing rental multi-family development located in the R-4 Zone District in which multi-family development is permitted. The property received approvals from the Township Planning Board via Application SP 17-12 and Resolution of approval dated July 2, 2018, which included 88

total units with 15% set-aside of 15 affordable, family rental units. While not yet constructed, the income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

Gateway Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	1	1
Low Income	1	3	1
Moderate Income	2	5	1

(2) **33 units** from the following approved inclusionary affordable housing projects:

(a) **25 affordable age-restricted units** from the approved Heller Site (Portion of Block 119, Lot 130)

A portion of Block 119, Lot 130 was offered by a developer at a gross density of 125 units, with a 20% set-aside of 25 affordable age-restricted, rental units. The Township has adopted the Village Center Residential Overlay – 5 to permit the development. The project was approved as “Liberty Village” via Application No. MSP 22-04 by the Randolph Planning Board by Resolution dated February 6, 2023. While not yet constructed and an age-restricted project that does not need to follow the UHAC bedroom distribution, the income distribution shall follow UHAC and should be deed restricted as follows:

Heller Site/Liberty Village Affordable Unit Distribution, Age-Restricted Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	3	-	-
Low Income	10	-	-
Moderate Income	12	-	-

(b) **7 family rental units** from the approved Ludiro Site (Block 101, Lots 9-11) from the VCR-7 Zone Rezoning

The Third Round HEFSP contemplated the re-zoning of 3 distinct sites within the Mount Freedom area of the Township west of Brookside Road. The site was rezoned with other sites in Mt. Freedom by Ordinance No. 25-22, adopted on September 22, 2022, creating the VCR-7 Zone. The site received preliminary and final site plan approval for 35 total units with a set-aside of 7 affordable units, which was approved by way of Planning Board Application No. MSP 23-05 by Resolution dated January 22, 2024. The site provided one (1) additional affordable unit than the Third Round HEFSP forecasted. While not yet constructed, the income and bedroom distribution shall follow UHAC and should be deed restricted as follows:

Ludiro Site Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	1	-
Low Income	1	1	1
Moderate Income	-	2	1

d) **1 affordable rental unit** from the Rose of Sharon project (Block 21, Lot 29). The development includes 1 affordable, family rental units and was approved by the Board of Adjustment in October 2009, but has not been constructed to date.

Rose of Sharon Affordable Unit Distribution, Family Rental			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	-	1	-
Moderate Income	-	-	-

(3) **160 units** from the following re-zoned sites for affordable housing projects:

a) **7 units** from the VCR-7 Zone (Mt. Freedom Sites West of Brookside Road)

As mentioned above under the “Ludiro” site, the Third Round HEFSP contemplated the re-zoning of 3 distinct sites within the Mount Freedom area of the Township west of Brookside Road. Block 100, Lots 1, 2, 4, and 5.01; and Block 101, Lots 6 and 7 in Mt. Freedom were re-zoned by Ordinance No. 25-22, adopted on September 22, 2022, creating the VCR-7 Zone. Block 101, Lots 1, 2, 4, and 5.01 are 1.07 acres, and are anticipated to provide 2 affordable units; while Block 101, Lots 6 and 7 are 1.56 acres and are anticipated to provide 5 affordable units.

b) **62 units** from the rezoning of R-8, R-10, R-11 Zones (Route 10 Sites), as follows:

i. The Third Round HEFSP contemplated the re-zoning of 3 distinct sites along Route 10.

- 1) Block 44, Lot 10 was rezoned by Ordinance No. 27-22, adopted on September 22, 2022 creating the R-8 Zone. This site is currently seeking preliminary and final site plan approval from the Planning Board via Application No. MSP 23-07 for 91 total units with a set-aside of 18 family rental affordable units;
- 2) Block 44, Lots 8, 9 was rezoned by Ordinance No. 02-23, adopted on February 16, 2023 creating the R-10 Zone; and
- 3) Block 44, Lot 13 was rezoned by Ordinance No. 10-23, adopted on April 20, 2023 creating the R-11 Zone.

c) **7 affordable for-sale units** from the Randolph Mountain, Appio Drive (Block 199, Lot 9 Only)

The Randolph Mountain Site has been the subject of litigation for many years. Per the Court's decision, the site is required to be included in the Township's Housing Plan. The site is approximately 24.5 acres in area and is to be developed pursuant to the parameters of the R-2 zone with a twenty (20%) percent set-aside for low and moderate income housing. Given these parameters it is estimated that the site can be developed with 34 dwelling units, with a 20% set-aside of 7 affordable for-sale units.

Randolph Mountain Affordable Unit Distribution, Family For-Sale			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	-	-
Low Income	-	2	1
Moderate Income	1	2	1

d) **48 affordable rental units** from the VCR-1 Zone (Block 224, Lots 1-4, and 83-86)

The site was offered by a developer in the Third Round, and was mediated to an agreed upon gross density of 240 units, with a 20% set-aside of 48 affordable rental units – which may be satisfied by no fewer than 30 family rental units and up to 18 special needs units. The site was rezoned by Ordinance No. 23-22, adopted on September 22, 2022 creating the VCR-1 Zone. While not yet approved or constructed, the income and bedroom distribution for the family units shall follow UHAC and should be deed restricted as follows:

Avalon Bay - Berger Tract Affordable Unit Distribution, Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	3	1
Low Income	2	6	3
Moderate Income	3	9	3

e) **36 Units from R-9 Zone/Franklin Road Sites Re-Zoning** (Block 196, Lots 2, 3, and 4)

The Third Round HEFSP contemplated the re-zoning of three (3) contiguous vacant sites geographically within the Dover Water Service Area along Route 10. Block 196, Lots 2, 3, and 4 were re-zoned by Ordinance No. 24-22 on September 22, 2022 creating the R-9 Zone. The re-zoning permits a density of up to 180 units total, with a set-aside of 36 affordable units.

(4) **128 units** from the following existing and approved 100% Affordable project sites:

a) **32 affordable for-sale units** from the Bennett Avenue Family Housing 100% Affordable project (Block 191, Lots 7, 8, 11, 12 & 13 and Block 195, Lots 3 & 4). The development includes 16 low-income and 16 moderate-income affordable family, rental units. The effective date of the controls for the project began in January 1987 and have perpetual controls that do not expire pursuant to the HUD funding agreement set forth in 1991.

<b>Bennett Avenue Family Housing 100% Affordable Affordable Unit Distribution, Family Rentals</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Low Income	2	10	4
Moderate Income	2	10	4

b) **6 for-sale affordable units** from the Morris County Affordable Housing Corporation 100% affordable for-sale project (Block 191, Lots 14 & 15). The development includes 6 low-income affordable family, for-sale units. The effective date of the controls for the project began in August 2000, and expire in 2030.

<b>Morris County Affordable Housing Affordable Unit Distribution, Family For-Sale</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Low Income	-	-	6
Moderate Income	-	-	-

c) **3 affordable for-sale units** from the Habitat for Humanity I project (Block 59, Lot 15, Block 134, Lot 3.02, and Block 134, Lot 9). The development includes 3 low-income affordable family, for-sale units – including one (1) 2-bedroom unit, and two (2) 3-bedroom units. The effective date of the controls for the project began in October 2021, and expire in 2031.

<b>Habitat for Humanity I Affordable Unit Distribution, Family For-Sale</b>			
<b>Income Distribution</b>	<b>Bedroom Distribution</b>		
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
Low Income	-	1	2
Moderate Income	-	-	-

d) **35 affordable age-restricted rental units** from the India Brook Senior Housing Project Block 93, Lot 56.01). As noted in the previous section, the development is a 100% affordable project with 100 total age-restricted, affordable units. Of the 100 total units, 35 credits are attributed to the Third Round.

India Brook 100% Affordable Affordable Unit Distribution, Age-restricted Rental			
Income Distribution	Bedroom Distribution		
	Efficiency	1 BR	2 BR
Low Income	12	36	3
Moderate Income	13	33	3

e) **25 affordable for-sale units** from the E.A. Porter Site – Habitat for Humanity (Block 195, Lot 10)

This is a 2.5 acre tract that was a former industrial site that was owned by the Township. The Township entered into an agreement with Habitat for Humanity to donate the property for the construction of twenty-five (25) homes for-sale to low and moderate income families., and as part of the agreement to construct a 100% affordable project, the title was transferred to Habitat for Humanity. Pursuant to the Memorandum of Understanding for this project, the 1 bedroom units are to be marketed to VLI households, but will revert to low if there are no qualified buyers. The effective date of the controls for the project began in June 20, 2023, and expire in 2053.

E.A. Porter Site Affordable Unit Distribution, Family For-Sale			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	3	-	-
Low Income	1	6	2
Moderate Income	1	9	3

f) **2 affordable for-sale units** from the Morris County Housing Authority, 172 Franklin Road (Block 191, Lot 11)

The Morris County Housing Authority (MCHA) currently owns the above referenced property and it is located in the Residential – Government Assisted Housing Zone (R-GAH). They are currently seeking a grant to assist in the construction of two (2) affordable units on the property. The parcel is 7,500 square feet in area. It is in proximity to other affordable housing sponsored by MCHA. There is water and sanitary sewer service available for the development proposed.

Morris County Housing Authority Affordable Unit Distribution, Family For-Sale			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	-	-
Low Income	-	1	-
Moderate Income	-	-	1

g) **25 affordable family rental units and special needs beds** from the KAB Mount Freedom Site (Block 224, Lot 5)

Block 44, Lot 25 was rezoned by Ordinance No. 05-21, adopted on March 4, 2021, creating the R-6 Zone, which was thereafter amended by Ordinance No. 02-25 adopted on March 20, 2025. The original inclusionary project in the Third Round Plan was modified, and now proposes a 100% affordable project consisting of 25 affordable units – with 20 available to families and 5 set-aside as supportive needs. The project includes 24% very-low income units, with five (5) NJDCA Healthy Housing units and one (1) additional 3BR 30% VLI income unit for families. The property received seeking preliminary and final site plan approval on May 5, 2025. While not yet constructed, the income and bedroom distribution for the 20 family units shall follow UHAC and should generally be deed restricted as follows:

KAB 100% Affordable Affordable Unit Distribution for Family Rentals			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	1	1
Low Income	1	4	2
Moderate Income	2	6	2

(5) **29 units** from the following existing, group home and supportive needs projects:

- a) **4 low-income units** from the 4-bedroom High Avenue House group home (Block 53, Lot 44). The initial date of controls began September 16, 1998, and the group home has 40 year controls that expire in 2038.
- b) **4 units** from the 4-bedroom Our House (Block 35, Lot 28). 3 of the units are low-income and 1-unit is moderate income. The Deed restriction was recorded in 2013. A survey is being requested to verify the control period.
- c) **4 low-income units** from the 4-bedroom Skylands Group Home (Block 50, Lot 6). The initial date of controls began July 17, 1997, and the group home has 30 year controls that expire in 2027.
- d) **10 beds** from the assisted living facility at Sunrise (Block 73, Lot 16). The assisted living facility has 100 beds and was built in 2006.
- e) **7 beds** from the assisted living facility at Brightview (Block 111, Lot 20.01). The assisted living facility has 75 beds and was built in 2015.

e. **Third Round Family Units Income and Bedroom Distribution**

The following Table C demonstrates Third Round compliance with the required bedroom and income distributions for family units. With a total of 337 family units attributed towards the Third Round (not including extension of controls units) – 99 existing and 238 proposed or units underway, the income distribution of the units is required to be split 50% for low-income – inclusive of 13% very

low-income – and 50% moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units.

<b>Table C. Third Round Bedroom and Income Distribution for Family Units</b>				
<b>Income Distribution</b>	<b>Bedroom Distribution</b>			<b>Totals</b>
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	
<b><i>Existing (Table B)</i></b>				
Very Low Income **	6	9	5	20 (7.4%)
Low Income	24	62	33	119 (44.2%)
Moderate Income	29	74	27	130 (48.3%)
<b>Total</b>	59 (21.9%)	145 (53.9%)	65 (24.2%)	269 *

*\* Does not include the units produced from the Re-Zoned mechanisms.*  
*\*\* Does not include the VLI units from the VCR-1 Zone Site non-family units*

## **F. THE TOWNSHIP'S ALLOCATION OF THE FOURTH ROUND REGIONAL NEED**

The Township has a Fourth Round Prospective Need Obligation of 320, based upon Settlement that was published via Court Order, which was set forth by the Honorable Judge Janine Allen on May 2, 2025.

### **1. Fourth Round Vacant Land Adjustment**

The Township prepared a Vacant Land Adjustment (VLA), which is attached hereto as Appendix A. The RDP establishes the number of affordable units a municipality could theoretically and realistically generate through traditional inclusionary zoning, if it were to rezone every vacant and underutilized parcel at a minimum density with a 20 percent set-aside and in a manner that would comport with sound planning. Whereas Third Round VLA analyses could have included sites that were offered to be redeveloped although not vacant under the principles established in *Fair Share Housing Center v. Cherry Hill*, 173 N.J. 393 (2002), the amendments to the Fair Housing Act now capture that through codified law. Under the amended FHA, a municipality that receives an adjustment of its prospective need obligation for the fourth or any subsequent rounds based on a lack of vacant land, as part of its adopting and implementing its Housing Element and Fair Share Plan must “identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.”

The RDP established by the VLA is 24. Pursuant to the requirements to “identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted”. This provides an additional obligation of 6, based upon 25% of the adjusted prospective need of 24. Thus, the RDP and the additional 25% requirement provide a total adjusted Fourth Round obligation of 30. This leaves the Township with a remaining “unmet need” of 290.

### **2. Fourth Round Rental Obligation**

Pursuant to NJ Rev Stat § 52:27D-311 (2024), at least 25 percent of the prospective need must be satisfied with rental units. Therefore, based on the Township’s obligation of 320, its rental obligation is 25 percent, or eighty (80) units. In consideration of the adjusted obligation of 30, the rental obligation is eight (8) units. The Township anticipates to contribute rental units via the unmet need mechanisms as outlined below. At least half of that number is required to be made available to families with children.

### **3. Fourth Round Age-Restricted Housing**

Applying NJ Rev Stat § 52:27D-302 (2024), municipalities are permitted to age-restrict up to 30 percent of the Fourth Round obligation of 320, or ninety-six (96) units. In consideration of the adjusted obligation of 30, the age-restricted cap is ten (10) units until such time that the unmet need is considered. The Township is not proposing any age-restricted units as part of this Plan, and thus, is well under the cap. Because there is room under the cap, the Mandatory Set-Aside Ordinance may create additional age-restricted units.

#### **4. Fourth Round Very-low-Income Housing Obligation**

As a result of the July 2008, amendments to the Fair Housing Act, all municipalities have an obligation to ensure that at least 13 percent of the affordable units being provided town wide, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, are affordable to very-low income households (households that earn 30 percent or less of the median income).

The Township anticipates that additional very-low-income units will be provided via the mechanisms described to meet the Fourth Round adjusted obligation, as well as future affordable housing projects under through the Mandatory Set-Aside Ordinance. The Township will ensure that the 13% very-low income obligation is satisfied through any new projects, and that any very-low income units built after 2008 are inventoried and accounted for.

#### **5. Fourth Round Rental Bonus Credits**

In accordance with NJ Rev Stat § 52:27D-311 (2024), the Township will be entitled to rental bonus credits according to the maximum 25% cap permitted. Based upon the Fourth Round obligation of 320, the Township is permitted up to eighty-eight (88) bonus credits. In consideration of the total adjusted obligation of 30, the bonus cap is seven (7) credits.

The Township seeks credit for seven (7) bonus credits from the fifteen (15) family rental units from Tolls Brothers project (Block 44, Lot 12) as this is a former office building that is being proposed to be redeveloped. The number of bonuses from this project would exceed the cap, and therefore only seven (7) are sought at such time until the unmet need is considered.

#### **6. Fourth Round Family Units**

Pursuant to NJ Rev Stat § 52:27D-311 (2024), the minimum number of Fourth Round units that is required to address its prospective need affordable housing obligation through the creation of housing available to families with children is 50%. Therefore, the Township would require a minimum of 50% of the total Fourth Round Obligation of 320 less the total bonus credits of 80, or a requirement of 120 units. In consideration of the adjusted obligation of 30, the Township would require a minimum of 50% of the adjusted obligation of 30 less the total bonus credits of 7, or a requirement of 12 units. The Township is proposing fifteen (15) affordable family units via the Toll Brothers project in compliance with this requirement.

The Township anticipates that additional family units will be constructed via future affordable housing projects through the Mandatory Set-Aside Ordinance.

#### **7. Fourth Round Credits to Address Adjusted Obligation and Unmet Need**

##### **a. Addressing the Fourth Round Adjusted Obligation**

The following *Table D* outlines the existing credits being applied to the Township's Fourth Round adjusted obligation – which includes a vacant land adjustment RDP and a requirement to include 25% of adjusted obligation to address sites that are likely to redevelop.

<b>Table D. Fourth Round Adjusted Obligation</b> <b>Township of Randolph, Morris County, NJ</b>						
<b>Township Realistic Development Potential</b>	<b>24</b>					
<b>25% "Sites Likely to Redevelop" Obligation</b>	<b>6</b>					
<b>Sites Likely to Redevelop</b>						
<b>Inclusionary</b>	<b>Set-Aside</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Bonus</b>	<b>Total</b>
<b>Zoning for Toll Brothers Project (Block 44, Lot 12)</b>	6 (FS)	1	2	3	-	<b>6</b>
<b>RDP</b>						
<b>Surplus from Third Round</b>	8	-	-	-	-	<b>8</b>
<b>Inclusionary</b>	9	1	4	4	7	<b>16</b>
<b>Remainder of Toll Brothers Project Yield (Block 44, Lot 12)</b>	9 (FS)	1	4	4	7	<b>16</b>
<b>TOTAL CREDITS</b>	<b>23</b>	<b>2*</b>	<b>6*</b>	<b>7*</b>	<b>7</b>	<b>30</b>
(FR) = Family Rental (FS) = Family For-Sale	(GH/SN) = Group Home/Special Needs (ARR) = Age-Restricted Rental			(BC) = Bonus Credit M) = Medicaid Certificate		
* Does not include surplus units from Third Round						

**b. Description of Mechanisms to Address Fourth Round Adjusted Obligation**

- i. **Tolls Brothers Site (Block 44, Lot 12)** - The Township proposes to re-zone the site to permit 75 units, with an affordable set-aside of 20%, or 15 units. 6 of the units will address the 25% requirement, and the other 9 will contribute towards fulfilling the RDP. A draft of the proposed zoning Ordinance is attached as Appendix D.

**c. Addressing the Fourth Round Unmet Need**

The Township has a resulting unmet need of 290, based upon the proposed mechanisms under Table E. The Township proposes the following to address the unmet need:

<b>Table E. Fourth Round Unmet Need</b> <b>Township of Randolph, Morris County, NJ</b>						
	<b>Set-Aside</b>	<b>VL</b>	<b>L</b>	<b>M</b>	<b>Bonus</b>	<b>Total</b>
<b>Extension of Controls - Sale</b>	26	-	17	7	-	<b>26</b>
<b>MCAHC Extension of Controls (Block 85, Lots 1, 12-19, 24-27, 38 &amp; 100)</b>	6 (FS)	-	6	-	-	<b>6</b>
<b>Habitat for Humanity I Extension of Controls (Block 59, Lot 15, Block 134, Lot 3.02, and Block 134, Lot 9)</b>	3 (FS)	-	3	-	-	<b>3</b>
<b>Boulder Ridge Extension of Controls (Block 184, Lots 1 and 1.20)</b>	17 (FS)	-	9	8	-	<b>17</b>
<b>Supportive Needs</b>		4	-	-	-	<b>4</b>
<b>Catholic Charities Group Home (Block 53, Lot 57)</b>	4 (SN)	4	-	-	-	<b>4</b>
<b>TOTAL CREDITS</b>	<b>28</b>	<b>4</b>	<b>17</b>	<b>7</b>	<b>-</b>	<b>28</b>
(FR) = Family Rental (FS) = Family For-Sale	(GH/SN) = Group Home/Special Needs (ARR) = Age-Restricted Rental			(BC) = Bonus Credit M) = Medicaid Certificate		

- i. **Mandatory Set-Aside Ordinance (MSO)** – The Township has an existing Mandatory Set-Aside Ordinance (“MSO”) as a section of the Affordable Housing Ordinance to capture additional units. The MSO requires that any site that benefits from a rezoning, variance or redevelopment plan approved by the Township, which results in multi-family residential development of five (5) dwelling units or more, will produce affordable housing at a set-aside rate of 20% for for-sale affordable units and at a set-aside rate of 15% for rental affordable units. The Township will adopt an amended MSO that adjusts the set-aside to 20% regardless of unit tenure, as shown in Table I (See Appendix C).
- ii. **Morris County Affordable Housing Corporation 100% affordable for-sale project, Extension of Affordability Controls** - There are six (6) for-sale affordable units from the Morris County Affordable Housing Corporation 100% affordable for-sale project (Block 191, Lots 14 & 15). The development includes 6 low-income affordable family, for-sale units. The effective date of the controls for the project began in August 2000, and expires in 2030. The Township proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (N.J.A.C. 5:80-26.3 and 26.28). The updated Spending Plan will demonstrate the required compensation for the extension of controls.
- iii. **Habitat for Humanity I, Extension of Affordability Controls** – There are three (3) affordable for-sale units from the Habitat for Humanity I project (Block 59, Lot 15, Block 134, Lot 3.02, and Block 134, Lot 9). The development includes 3 low-income affordable family, for-sale units – including one (1) 2-bedroom unit, and two (2) 3-bedroom units. The effective date of the controls for the project began October 2001, and expire in 2031. The Township proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (N.J.A.C. 5:80-26.3 and 26.28). The updated Spending Plan will demonstrate the required compensation for the extension of controls.
- iv. **Boulder Ridge, Extension of Affordability Controls – Boulder Ridge, Extension of Affordability Controls** – seventeen (17) units from the extension of controls from the Boulder Ridge for-sale affordable units. There are 17 total affordable for-sale units from the Boulder Ridge project (Block 184, Lots 1 and 1.20). The development includes 9 low-income and 8 moderate-income affordable family, for-sale units. The effective date of the controls for the project began August 22, 2001, and expire in 2031. The Township proposes to extend the controls on 2 of these units to meet the Township adjusted RDP, pursuant to the requirements set forth in the Uniform Affordability Housing Controls (N.J.A.C. 5:80-26.3 and 26.28). The updated Spending Plan will demonstrate the required compensation for the extension of controls.
- v. **Catholic Charities Group Home (18 Mostyn Road - Block 53, Lot 57)** – four (4) special needs beds from the Catholic Charities group home.

**d. Fourth Round Family Units Income and Bedroom Distribution**

The following *Table E* demonstrates Fourth Round compliance with the required bedroom and income distributions for family units. With a total of approximately forty-one (41) family units attributed towards the Fourth Round (including extension of controls units), the income distribution of the units is required to be split 50% for low-income – inclusive of 13% very-low-income – and 50% moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. If family units are created via the Mandatory Set-Aside Ordinance, they will comply with these requirements. Because the extension of control units are from prior to 2008 and the requirement was not yet in place, there are less very-low income units from the overall mix.

<b>Table E. Fourth Round Bedroom and Income Proposed Distribution for Family Units</b>				
<b>Income Distribution</b>	<b>Bedroom Distribution</b>			<b>Totals</b>
	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	
Very-Low Income	1	1	1	3 (7.3 %)
Low Income	3	9	12	24 (58.5 %)
Moderate Income	3	7	4	6 (34.1%)
<b>Subtotal Existing</b>	<b>7 (17.0%)</b>	<b>17 (41.4%)</b>	<b>17 (41.4%)</b>	<b>41</b>

**G. AVAILABILITY OF INFRASTRUCTURE**

The Township of Randolph is largely served by two public community water purveyor service areas, which include the Dover Water Commission and the Randolph Township Public Works Department. As depicted in the map below, an obvious majority of the Township's properties are serviced by Randolph Water. Water provided by the Township in the Randolph service area is purchased exclusively from the Morris County Municipal Utilities Authority (MCMUA), whose source is ground water, known as the Almatong well fields. There are six MCMUA wells located in Randolph and Chester Townships and two wells in Flanders Valley located in Mount Olive and Roxbury Townships. These wells draw from the Upper and Lower Stratified Glacier Drift and the Lower Liethsville Limestone Formations.

**H. SITE SUITABILITY**

Pursuant to N.J.A.C. 5:93-1.1, 5.3 and 5.6, all sites included in this plan are required to be available, approvable, developable, and suitable. The following analyses provide a site suitability test of the one (1) proposed site for new construction to meet the Township's Fourth Round adjusted obligation.

a. **TOLL BROTHERS SITE (BLOCK 44, LOT 12)**



- 1) There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general.
- 2) The site has access to appropriate streets. This Lot has direct access to Route 10.
- 3) The site is located in the Randolph Water Service Area, and there is adequate water capacity based upon an analysis of the firm capacity.
- 4) The site is located in a sewer service area, and there is adequate sewer infrastructure and sewer capacity to serve the site.
- 5) Per NJDEP mapping, there are no C-1 streams on-site.
- 6) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- 7) The site location is consistent with the draft State Development and Redevelopment Plan. The site is located in the Highlands Planning Area, and is located in Planning Area 3, known as the Fringe Planning Area, in which limited growth is encouraged. The SDRP notes that "development within the Fringe Planning Area should be concentrated in or adjacent to existing Centers or in planned new Centers. The character, location and magnitude of new development should be based on the capacities of the natural and built systems within the Center and its Environs".
- 8) Per NJDEP, the site is not on the Known Contaminated Sites List.

- 9) The site does not appear to be of exceptional cultural or historic value.
- 10) There are no wetlands or flood plains on the site that were mapped by publicly available GIS data.

## **I. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN**

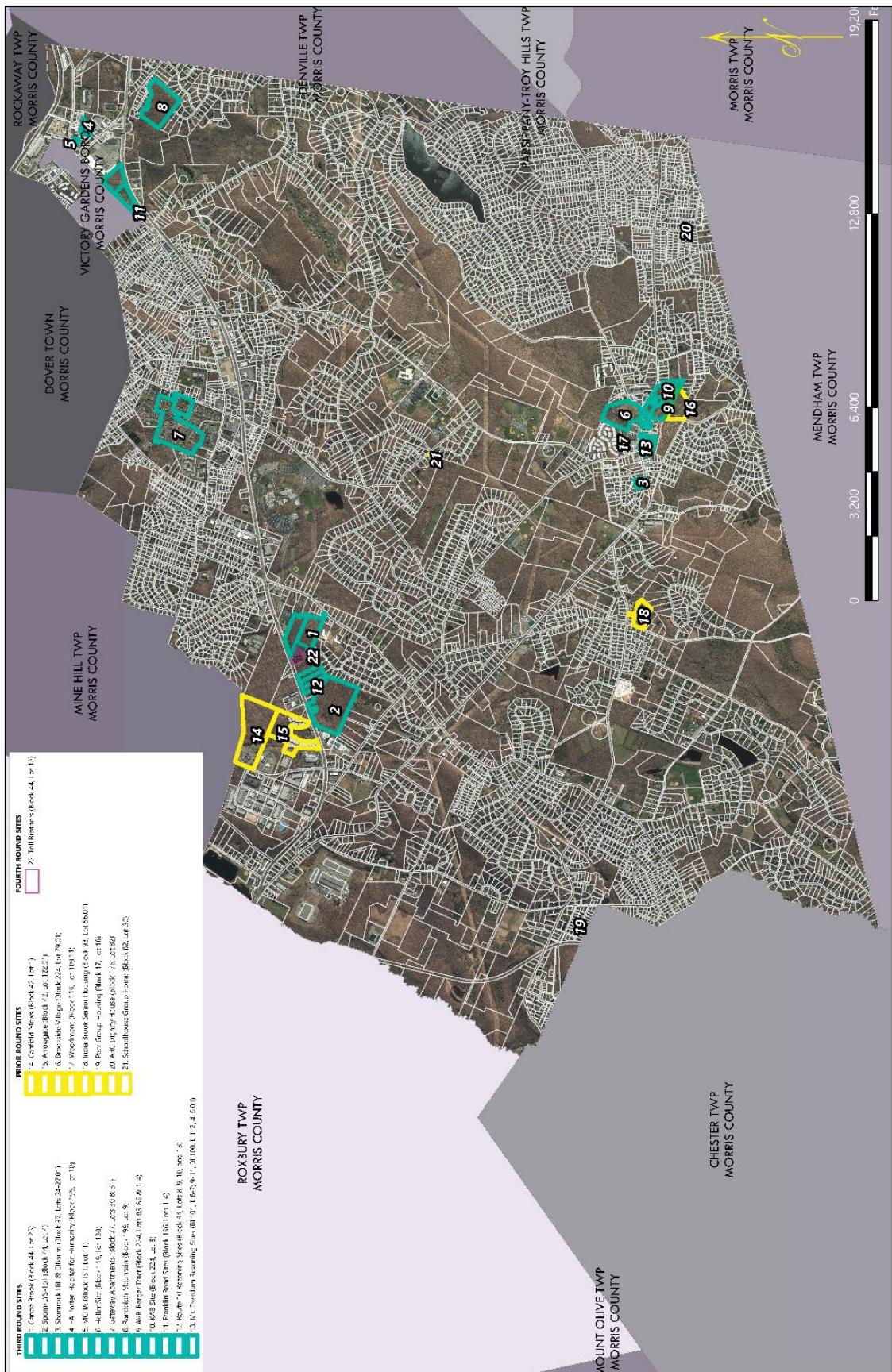
The Township adopted an Affordable Housing Ordinance and Affirmative Marketing Plan that is applicable to all new and existing affordable housing units created within Randolph as part of its Third Round HEFSP, which is still valid. Once the Uniform Housing Affordability Controls (UHAC) regulations are finalized by the State, any required changes to these Ordinances will be revised and adopted.

## **J. DEVELOPMENT FEE ORDINANCE AND SPENDING PLAN**

The Township prepared and adopted an amended Development Fee Ordinance as part of its Third Round HEFSP. The Township has prepared an Amended Spending Plan. ([See Appendix B](#)). The Spending Plan outlines the anticipated collection and distribution of mandatory development fees and in lieu contributions, and the Township's proposals for spending the money that comes into the Affordable Housing Trust Fund. A Consent Order was approved by the Court to approve an Amended Spending Plan after the adoption of the Third Round Spending Plan dated April 1, 2025 for project expenditures related to the 100% Affordable KAB Mt. Freedom Site to assist in making units more affordable.

## **K. MAP OF AFFORDABLE HOUSING SITES**

The following map provides an overview of the housing sites included within this plan. Symbols utilized in the map delineate the round the sites contribute to and are numbered with a corresponding legend, and give a visual overview of the Township's Fair Share Plan ([Appendix F](#)).



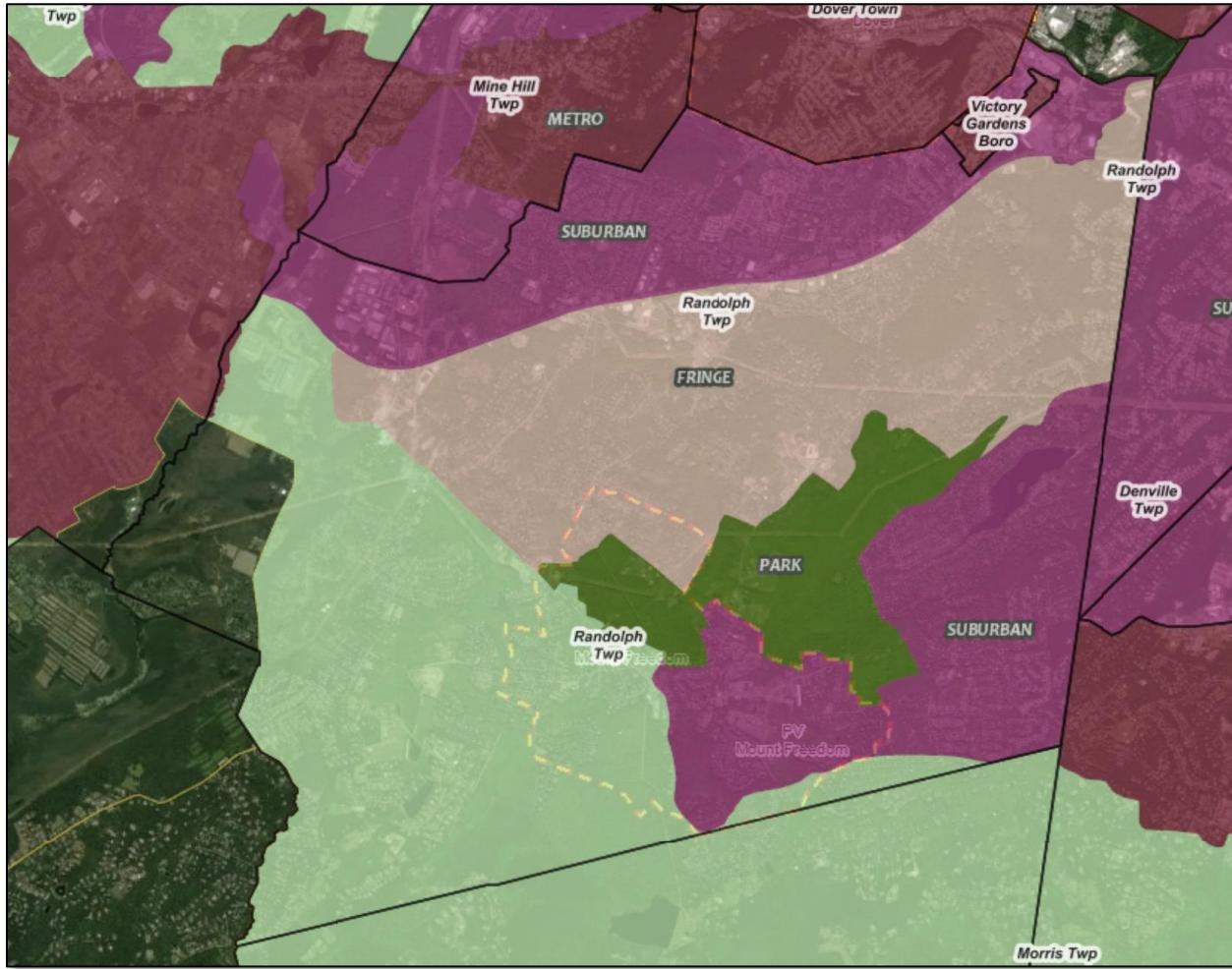
## 04 CONSISTENCY WITH THE STATE PLAN

The New Jersey State Development and Redevelopment Plan (“SDRP” or “State Plan”) was last updated in 2001. Presently, the State Plan is in the process of being updated. The update is overseen by the Office of Planning Advocacy (OPA) staff and the State Planning Commission (SPC). The SPC approved the Preliminary State Development and Redevelopment Plan, or Preliminary State Plan, on December 4, 2024 and it was released on December 6, 2024. The 2024 State Plan has identified ten (10) aspirational goals to achieve the 2050 vision.

As it relates to the Housing Element and Fair Share Plan, these draft Policy Objectives include Land Use goals to “Plan and zone to promote a variety of land uses that create balanced communities; Guide development and redevelopment in or near appropriately located Centers, and Nodes to accommodate growth based on smart growth principles; Encourage densities that support public transit, where appropriate; and to Preserve the character of agricultural land, prime soils, open space, and environmentally sensitive areas, with appropriate scaling of public facilities and services, without compromising the planning area’s capacity to accommodate future growth”. Policy goals related to Housing are outlined as follows: “Provide a full range of housing choices to accommodate projected growth; Development should occur primarily in or near Centers and at Appropriate Densities through new construction, redevelopment, and adaptive reuse; Provide an adequate supply of diverse housing types particularly for affordable units, senior citizen developments, accessory dwelling units, for residents with special needs, and cohousing and that wherever feasible, it is developed with maximum access to a full range of commercial, cultural, educational, recreational, health, and transportation services and facilities; Any housing outside the Center should be planned to maintain or enhance the existing character; Location of any type of housing in vulnerable areas is not consistent with the State Development and Redevelopment Plan”. Overall, the Township’s Housing Element and Fair Share Plan seeks to provide affordable housing opportunities via inclusionary projects through the Redevelopment of previously disturbed sites and to keep existing affordable units under deed restriction controls to maintain affordable housing stock and alleviate additional development pressures. These mechanisms capture many of the draft policy goals of the State Plan and are thus consistent.

The Draft State Plan Policy Map also sets forth Planning Areas, which are lands that share certain characteristics and are the subject of strategic planning intentions. Each Planning Area identifies the unique natural and built infrastructure in specific areas in New Jersey. Additionally, the SPP Map includes Centers/Nodes, which are central places of activity within Planning Areas where growth should either be focused or contained as well as identifies the scale, location, and design of livable communities and natural landscapes.

The Township of Randolph includes a number of different Planning Area designations, including PA 2 (Suburban), PA 3 (Fringe), PA 5 (Environmentally Sensitive), and Park. Additionally, a portion at the western extent of the Township is located in the Highlands Preservation Area. The following map shows the areas of the Township and the designated Planning Area associated with it.



This HEFSP proposes a site within that PA3 portion to satisfy the Fourth Round adjusted obligation. According to the draft SDRP, "in the Fringe Planning Area, the intention of the State Plan is to: accommodate growth in Centers; protect and enhance natural resources; protects the Environs primarily as open space or forested areas; provide a transition between more developed Metropolitan and Suburban Planning Areas; and less developed Rural and Environmentally Sensitive Planning Areas; confine programmed sewers and public water services to Centers, except where public health is at stake; revitalize towns and older traditional communities; and protect and diversifies the character of existing stable communities". Overall, the Township's HEFSP is consistent with the draft State Plan overarching policy objectives, as well as the intent of the designated planning areas within the Township on the policy map.

## 05. APPENDICES

**APPENDIX A.**  
**VACANT LAND ADJUSTMENT REPORT**

VACANT LAND ADJUSTMENT REPORT  
FOR THE  
TOWNSHIP OF RANDOLPH



TOWNSHIP OF RANDOLPH  
MORRIS COUNTY, NEW JERSEY

JUNE 3, 2025

The original of this report was signed and  
sealed in accordance with N.J.S.A. 45:14A-12.

KATHERINE SARMAD, PP, AICP  
#33LI006343

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## **I. INTRODUCTION**

Before detailing the procedure for extrapolating the “Realistic Development Potential” (or “RDP”) for the Township of Randolph, it is useful to understand the purpose of the exercise. The RDP establishes the number of affordable units a municipality could theoretically and realistically generate through traditional inclusionary zoning, if it were to rezone every vacant and underutilized parcel at a minimum density with a 20 percent set-aside and in a manner that would comport with sound planning. Whereas Third Round VLA analyses could have included sites that were offered to be redeveloped although not vacant under the principles established in *Fair Share Housing Center v. Cherry Hill*, 173 N.J. 393 (2002), the amendments to the Fair Housing Act now capture that through codified law. Under the amended FHA, a municipality that receives an adjustment of its prospective need obligation for the fourth or any subsequent rounds based on a lack of vacant land, as part of its adopting and implementing its Housing Element and Fair Share Plan must “identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted, and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.”

A municipality need not rezone the sites that contribute to the RDP; rather, once the RDP is established, the municipality has the full range of compliance strategies available to satisfy it.

Pursuant to the Amended FHA, “When computing a municipal adjustment regarding available land resources as part of the determination of a municipality's fair share of affordable housing, the municipality, in filing a housing element and fair share plan pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), shall exclude from designating, and the process set forth pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) and section 13 of P.L.1985, c.222 (C.52:27D-313) shall confirm was correctly excluded, as vacant land:

- (a) any land that is owned by a local government entity that as of January 1, 1997, has adopted, prior to the institution of a lawsuit seeking a builder's remedy or prior to the filing of a petition for substantive certification of a housing element and fair share plan, a resolution authorizing an execution of agreement that the land be utilized for a public purpose other than housing;
- (b) any land listed on a master plan of a municipality as being dedicated, by easement or otherwise, for purposes of conservation, park lands or open space and which is owned, leased, licensed, or in any manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education, or by more than one municipality by joint agreement pursuant to P.L.1964, c.185 (C.40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license, or operational control of such land;
- (c) any vacant contiguous parcels of land in private ownership of a size which would accommodate fewer than five housing units based on appropriate standards pertaining to housing density;
- (d) historic and architecturally important sites listed on the State Register of Historic Places or National Register of Historic Places prior to the date of filing a housing element and fair share plan pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1) or initiation of an action pursuant to section 13 of P.L.1985, c.222 (C.52:27D-313);
- (e) agricultural lands when the development rights to these lands have been purchased or restricted by covenant;

- (f) sites designated for active recreation that are designated for recreational purposes in the municipal master plan; and
- (g) environmentally sensitive lands where development is prohibited by any State or federal agency, including, but not limited to, the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), for lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities.

No municipality shall be required to utilize for affordable housing purposes land that is excluded from being designated as vacant land.”

The extrapolation of the RDP is essentially a three-step process. Step 1 requires a determination of the number of vacant parcels. Step 2 requires a determination of what sites or portions of sites should be removed from the vacant land inventory based upon the criteria the Legislature established in the Amended New Jersey Fair Housing Act (“FHA”). Step 3 requires a determination of the RDP that could be generated from the sites or portions of sites that remain after removal of site or portions thereof through the Step 2 analysis. Step 3 requires a determination of an appropriate density for each site, which then provides the RDP that the site could theoretically generate – calculated by the total number of units that the site could reasonably accommodate, multiplied by 20 percent. This report will provide an analysis of the RDP for all vacant sites in the Township of Randolph, including municipally owned, privately owned, and agricultural/farm sites.

## **II. LAND INVENTORY BY OWNERSHIP CLASS**

In order to identify and calculate the “developable” land adjustment for the Township of Randolph, up-to-date tax assessor data was used to inventory all privately-owned vacant (classified as Class 1 properties - vacant or unimproved properties), Township-owned (classified as 15C properties - exempted to and owned by the Township), and Farm or Farm-Qualified properties, While other publicly-owned parcels include those lands owned by the State Department of Transportation (NJDOT) and NJ State Department of Defense, these were not included as part of the inventory and analysis of publicly-owned properties. The inventory is identified on the accompanying table (Exhibit C) and maps (Appendix).

The two classes of ownership of land are more commonly classified by tax category as “Class 1” and “15C”, which are defined as the following by the New Jersey Administrative Code 18:12-2.2: “Class 1 “Vacant Land” is idle land, not actively used for agricultural or any other purpose, unused acreage, and is land in an approved subdivision actively on the market for sale or being held for sale”; Class 15 properties fall in a range of categories A-F: A - “Public School”, B- “Other School”, C - “Public”, D - “Church and Charitable Property”, E- “Cemeteries and Graveyards”, and F - “Other”. These definitions provide a semblance of their classification and how these parcels function within a municipality. Class 1 vacant and 15C Exempt parcels and their acreage were inventoried, totaled, and mapped on the following page. Map 1 (Exhibit A) shows the inventoried Class 1, Class 15C, and Farm properties coded in green, pink, and orange, respectively.

There are four-hundred and eight-five (485) privately-owned vacant (Class 1) parcels for estimated total area of approximately 1,443.58 acres. The number of parcels is inclusive of 135 condominium units which were removed from the list analyzed, and thus the resulting number of parcels is three-hundred and fifty (350). Additionally, there are over 150 properties that are under 0.75 acres in size, and would accommodate fewer than 5 units. As a result, approximately one-

## TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

### Fourth Round Vacant Land Analysis

hundred and ninety-seven (190) properties were analyzed for their ability to accommodate development. There are one-hundred and seventy-five (175) Township-owned (Class 15C and 15E) properties owned by the Township, the State, or the County, for estimated total area of approximately 1,859 acres. There are twenty-five (25) Farm qualified properties, which have an estimated total area of approximately 373.57 acres

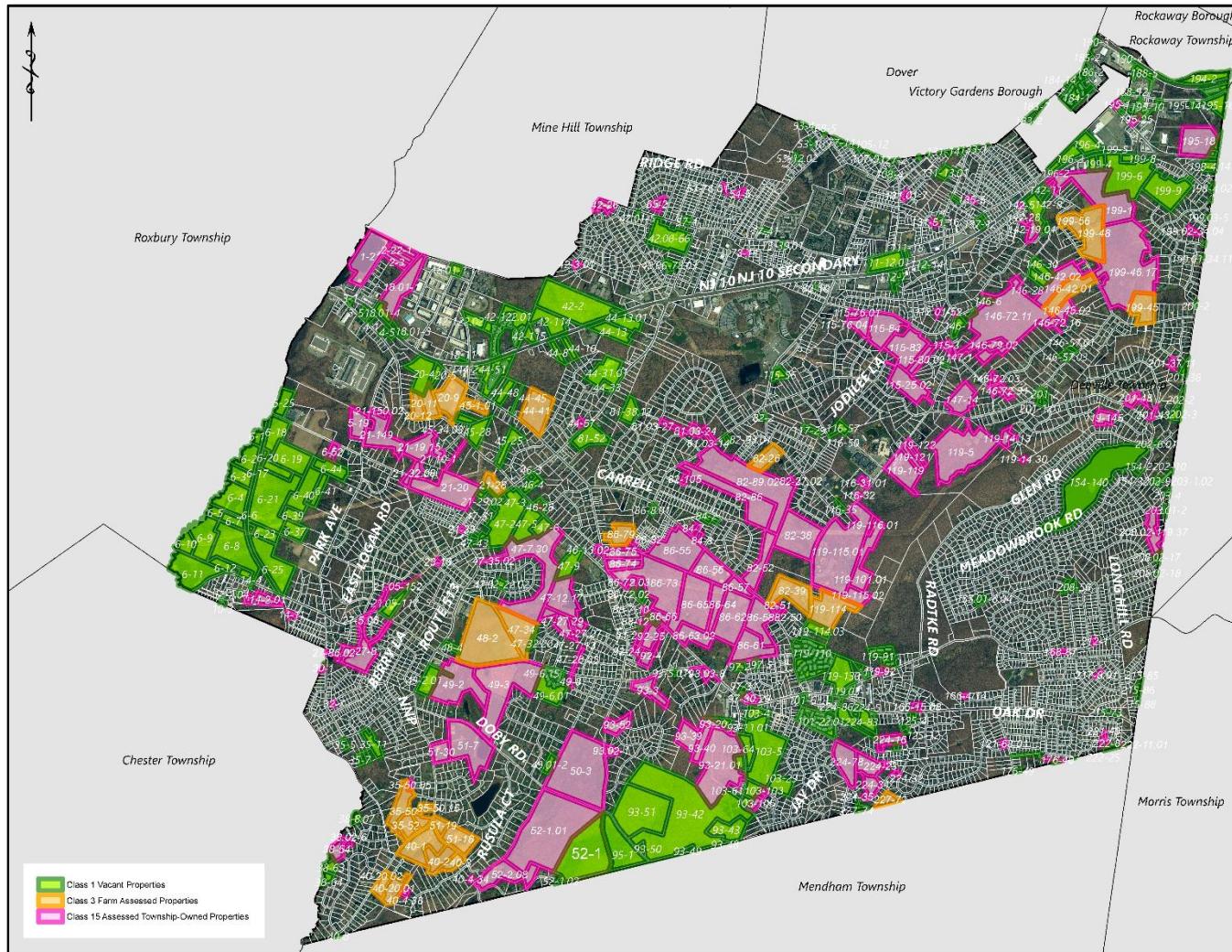


Figure 1: Parcel Inventory – Privately-Owned (Class 1) Vacant, Publicly Owned (15) Sites, and Farm Assessed (Class 3) Properties

### III. LIMITATIONS TO “DEVELOPABLE” LAND AND OTHER CRITERIA

An analysis of the publicly-owned properties determined that none were eligible as developable land, and thus all have been excluded. Publicly-owned parcels have a range of reasons for their protection, including codified set aside from residential development, historic lands, sensitivity to wetlands and flood zones, steep slopes, public parks and fields, storm water management basins,

along with many others. Often, these properties have been taken over in ownership by the municipality to promote a public good.

Generally, the Township has a large list of Class 1 parcels that are vacant, and many of the parcels that are vacant, while undeveloped, remain as such precisely because they are undevelopable - being heavily impacted by steep slopes, wetlands, flood plains, and other encumbrances. Many vacant sites are not on public sewer and do not have access to available sewer infrastructure. Additionally, Randolph and the larger surrounding region has a history of mining and certain properties are also encumbered by existing mine shafts. The farm-assessed properties also have a number of restrictive encumbrances, either environmental or legal restrictions based upon farmland protection or historic deed restrictions, which limit development on them.

#### **IV. Refined Methodology**

From this raw data collection, the inventoried privately-owned and farm-assessed properties were refined based on a parcel-by-parcel investigation and analysis that was guided by the granted exclusions in the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310.1) and COAH Round 2 Substantive Rules (N.J.A.C. 5:93-4.2(e)). For example, the New Jersey Fair Housing Act ("FHA") calls for the exclusion of certain land that is "listed on a master plan of a municipality as being dedicated, by easement or otherwise, for purposes of conservation, park lands or open space...", per N.J.S.A. 52:27D-310.1(b). COAH's Round 2 regulations call for the exclusion of parcels from the vacant land inventory based on agricultural, environmentally sensitive, historic, recreational, conversational/open space lands, per N.J.A.C. 5:93-4.2(e)1-5. Other logical standards that showed discretion in parcel size and shape, characteristics of the surrounding development, and utility or transportation infrastructure were used to filter out land that would not be suitable for future development or housing, pursuant to N.J.A.C. 5:93-4.2(e)6.

The analysis was carried out through the intersection of (1) Township Tax Assessor's parcel data to determine exact parcel size, configuration, and ownership; (2) publicly available GIS data from NJDEP to overlay with zoning, wetlands and their buffers; (3) publicly available GIS data from NOAA Data Access Viewer, for lidar topographic conditions; and (4) publicly available GIS data from NJDEP 2020 orthophotographic aerial imagery; as well as information from the Planning Department on development activity and property site visits to determine any existing developments or encumbrances on site.

N.J.S.A.52:27D-310.1 concludes as follows, that: "No municipality shall be required to utilize for affordable housing purposes land that is excluded from being designated as vacant land."

Pursuant to N.J.A.C. 5:93-4.2(e), the standards for refining parcels from the RDP include the following:

1. Agricultural lands shall be excluded when the development rights to these lands have been purchased or restricted by covenant.
2. Environmentally sensitive lands shall be excluded as follows:
  - i. Within the areas of the State regulated by the Pinelands Commission, Division of Coastal Resources of the DEP and the Hackensack Meadowlands Development

## TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

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### Fourth Round Vacant Land Analysis

Commission of DCA, the Council shall adhere to the policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C.7:50; the Coastal Permit Program Rules, N.J.A.C.7:7-1; Coastal Resource and Development Rules, N.J.A.C.7:7E1; and the Zoning Regulations of the Hackensack Meadowlands District, N.J.A.C. 19:4.

- ii. In areas of the State not regulated by the Pinelands Commission, the Division of Coastal Resources and the Hackensack Meadowlands Development Commission, municipalities may exclude as potential sites for low and moderate income housing: inland wetlands as delineated on the New Jersey Freshwater Wetlands Maps, or when unavailable, the U.S. Fish and Wildlife Service National Wetlands Inventory; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction; when on-site delineation is required by the Council; flood hazard areas as defined in N.J.A.C. 7:13; and sites with slopes in excess of 15 percent, as determined from the U.S.G.S. Topographic Quadrangles, which render a site unsuitable for low and moderate income housing. In cases where part of a site is unsuitable for low and moderate income housing because of flood hazard areas or inland wetlands, the Council shall not permit low and moderate income housing to be constructed on that unsuitable part of the site; provided however, that this rule shall not prohibit construction of low and moderate income housing on the remainder of the site. In the case of slopes in excess of 15 percent, a municipality may regulate inclusionary development through a steep slope ordinance, provided the ordinance also regulates non-inclusionary developments in a consistent manner. The Council reserves the right to exclude sites in whole or in part when excessive slopes threaten the viability of an inclusionary development.
- iii. Where the Legislature adopts legislation that requires the mapping of other natural resources and provides a mechanism for their regulation, the Council shall include such resources in its criteria and guidelines for municipal adjustment.

3. Historic and architecturally important sites may be excluded as follows:

- i. Historic and architecturally important sites shall be excluded if such sites were listed on the State Register of Historic Places in accordance with N.J.A.C. 7.4 prior to the submission of the petition of substantive certification.
- ii. Municipalities may apply to exempt a buffer area to protect sites listed on the State Register of Historic Places. The Council shall forward such request to the Office of New Jersey Heritage for a recommendation pertaining to the appropriateness and size of a buffer.
- iii. Upon receipt of the Office of New Jersey Heritage's recommendation, the Council shall determine if any part of a site should be eliminated from the inventory described in (d) above.
- iv. Within historic districts, a municipality may regulate low and moderate income housing to the same extent it regulates all other development.

4. Active recreational lands may be excluded as follows:

- i. Municipalities may reserve three percent of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing. However, all

sites designated for active recreation must be designated for recreational purposes in the municipal master plan. In determining developable acreage, municipalities shall calculate their total vacant and undeveloped lands and deduct from that total number the lands excluded by the Council's rules regarding historic and architecturally important sites, agricultural lands and environmentally sensitive lands. Municipalities shall also exclude from this calculation of total vacant and undeveloped lands, those owned by nonprofit organizations, counties and the State or Federal government when such lands are precluded from development at the time of substantive certification. Municipalities shall submit appropriate documentation demonstrating that such active recreational lands are precluded from development. Existing active municipal recreation areas shall be subtracted from the three percent calculation of total developed and developable acreage to determine additional land that may be reserved for active municipal recreation.

- ii. Sites designated for active recreation must be purchased and limited to active recreational purposes within one year of substantive certification. Sites that are not purchased and limited to active recreational purposes shall, if determined necessary by the Council, be zoned to permit inclusionary development.
5. Conservation, parklands and open space lands may be excluded as follows:
  - i. Any land designated on a master plan of a municipality as being dedicated or which is dedicated by easement or otherwise for purposes of conservation, parklands or open space and which is owned, leased, licensed or in any other manner operated by a county, municipality or tax-exempt, nonprofit organization including a local board of education or by more than one municipality, by joint agreement pursuant to P.L. 1964,c.185 (N.J.S.A. 40:61-35.1 et seq.), for so long as the entity maintains such ownership, lease, license or operational control of such land.
  - ii. If less than three percent of the municipality's total land area is designated for conservation, parklands or open space, the municipality may reserve up to three percent of its total land area for such purposes. However, the acquisition of such sites must be initiated by the municipality within one year of substantive certification. Sites that are not purchased and limited to conservation, parklands or open space within that time-frame, shall, if determined necessary by the Council, be zoned to permit inclusionary development.
  - iii. If sites designated for conservation, parklands or open space no longer serve those purposes and subsequently become available for residential or nonresidential development, these sites shall have an affordable housing obligation, if determined necessary by the Council.
6. Individual sites that the Council determines are not suitable for low and moderate income housing may also be eliminated from the inventory described in (d) above.

Additionally, the following factors were considered in undertaking the RDP analysis:

- a. *Consideration of Environmentally Sensitive Land and the Laws that Regulate Them*

## TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

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### Fourth Round Vacant Land Analysis

Round 2 rules, per N.J.A.C. 5:93-4.2(e)2.ii., identify that “flood hazard areas as defined in N.J.A.C. 7:13” are applicable. Per the most up-to-date Flood Hazard Area Control Act Rules 7:13-4.1, specific regulations regarding the treatment of all regulated water are defined, including the following:

“(a) A riparian zone is the land and vegetation within and adjacent to a regulated water. Riparian zones exist along both sides of every regulated water and include the regulated water itself, except as provided at N.J.A.C. 7:13-2.3(c)1. The extent of a riparian zone is determined in accordance with (b) through (h) below.

(b) The portion of the riparian zone located outside of a regulated water is measured landward from the top of bank.

(c) The width of the riparian zone is as follows:

1. The width of the riparian zone along any regulated water designated as a Category One water, and all upstream tributaries situated within the same HUC-14 watershed, is 300 feet;
2. Except for the regulated waters listed at (c)1 above, the width of the riparian zone along the following regulated waters is 150 feet:
  - i. Any trout production water and all upstream waters (including tributaries); ii. Any trout maintenance water and all upstream waters (including tributaries) located within one mile of a trout maintenance water (measured along the length of the regulated water); and
  - iii. Any segment of a water flowing through an area that contains a threatened or endangered species, and/or present or documented habitat for those species, which is critically dependent on the regulated water for survival, and all upstream waters (including tributaries) located within one mile of such habitat (measured along the length of the regulated water). A list of critically dependent species is available from the Department at the website set forth at N.J.A.C. 7:13-1.3; and
3. For all other regulated waters not identified in (c)1 or 2 above, the width of the riparian zone is 50 feet.”

State and Federal laws and regulations related to environmentally sensitive conditions have been updated or adopted since the inception of the Round 2 rules. These include the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.); Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13. As State and Federal law, it is sensible that these same regulations would apply to vacant land to be developed with affordable housing, and thus have been applied as part of this analysis. It is interesting to note that as COAH fine-tuned its regulations in Round 3, it made many of these laws and regulations explicit - which was, at the very least, implicit in Round 2 - by excluding lands or portions of such that could not be developed because of additionally regulated encumbrances.

## V. FINAL PARCEL ANALYSIS

A large number of the privately-owned vacant sites in Randolph have been rendered undevelopable based solely upon the fact that they are undersized lots that cannot accommodate at least five (5) dwelling units (and are usually split between Randolph and adjacent municipalities); while others have been excluded because of excessive environmental encumbrances. The following six (6) Class 1 sites and one (1) Class 3 Farm-Assessed site have been evaluated and determined to be have the potential for the development and are to be included in the Township's RDP:

### A. Class 1 Vacant (Exhibit C.1)

- (1) Block 42, Lot 115
- (2) Block 108, Lot 4
- (3) Block 112, Lot 8
- (4) Block 146, Lot 57.01 and 57.03
- (5) Block 198, Lot 4.14
- (6) Block 201, Lots 1.01 and 2

### B. Class 3 Farm-Assessed (Exhibit C.2)

- (7) Block 199, Lot 45

### C. Description of Properties Contributing to the Township RDP

#### (1) Block 42, Lot 115 (#63)

Block 42, Lot 115 (listed on *Exhibit C.1* as #63) is a property located in the OL (Office-Laboratory) Zone district. The site is undeveloped. The site is located along Route 10, and is surrounded by commercial uses and the existing Arrowgate residential development to the northwest. Approximately 10% of the site along the eastern and northern border is encumbered by wetlands and associated buffers per N.J.A.C. 5:93-4.2(e)ii, with approximately 3 acres remaining.

It is still undetermined if there are any other environmental constraints or contamination on the property. Per N.J.A.C. 5:93-4.2(f), "The Council shall consider the character of the area surrounding each site and the need to provide housing for low and moderate income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory". Therefore, due to the context of surrounding area, it is estimated that a density of eight (8) units/acre may be able to be accommodated on the combined property, resulting in a **yield of 3.0 acres x 8 units/acre= 24 total units**. The affordable set-aside of 20% for this property would yield **4.8 units** towards the RDP.

## TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

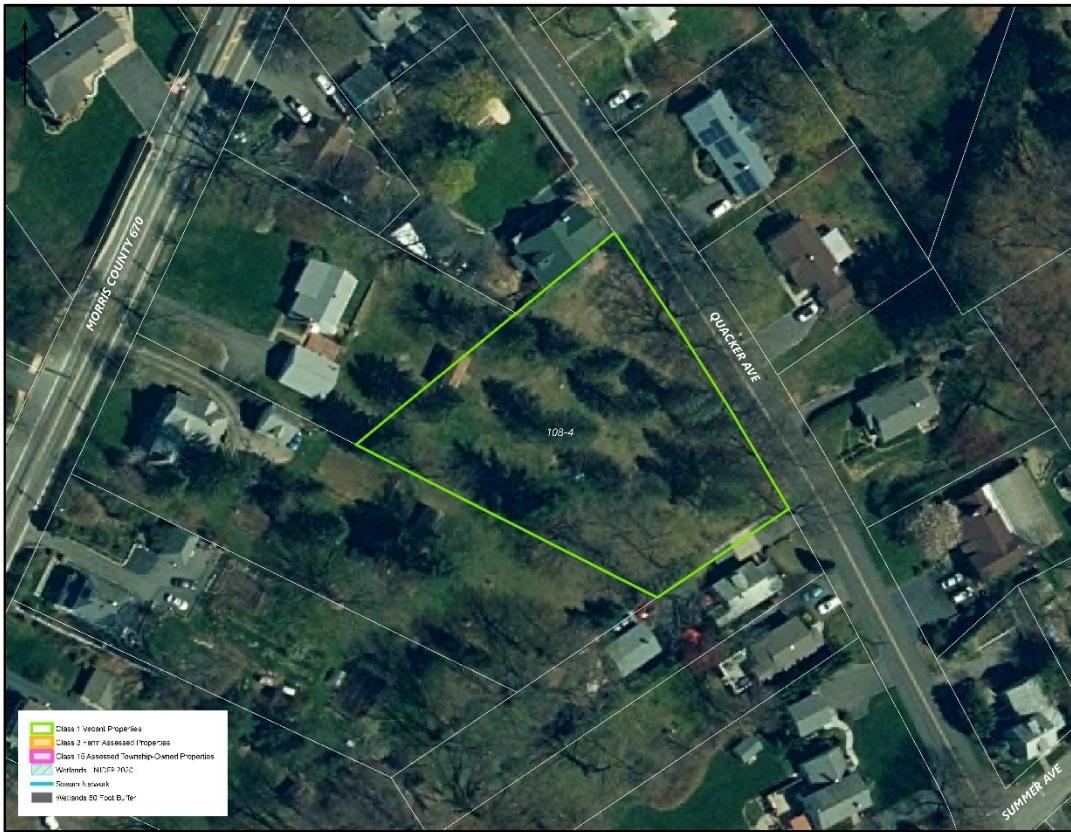
### Fourth Round Vacant Land Analysis



#### (2) Block 108, Lot 4 (#176)

Block 108, Lot 4 (listed on *Exhibit C.1* as #176) is a property located along Quaker Avenue, Terrace and Michaels Avenue in the R-3 Zone district. The parcel is a single lot comprised of a total of 0.85 acres, per Tax Assessor records. Lot 4 is entirely surrounded by single-family homes, which create the overwhelming development characteristic of the area. Per N.J.A.C. 5:93-4.2(f), "The Council shall consider the character of the area surrounding each site and the need to provide housing for low and moderate income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory".

Therefore, due to the context of surrounding residential types which has been the prevailing development character of the neighborhood, it is estimated that a density of six (6) units/acre may be able to be accommodated on the combined property, resulting in **a yield of 0.85 acres x 6 units/acre = 5 total units**. The affordable set-aside of 20% for this property would yield **1 unit** towards the RDP.



### (3) Block 112, Lot 8 (Site #180)

Block 112, Lot 8 (listed on *Exhibit C.1* as #180) is a property located along Route 10 East in the B-4 (General Commercial) Zone district. The parcel is a single lot comprised of a total of 1.5 acres, per Tax Assessor records.

The property is largely surrounded by commercial properties to the immediate east, west, and north across Route 23. There are single-family homes to the direct south of the property. It is still undetermined if there are any other environmental constraints on the property. Therefore, it is estimated that a density of eight (8) units/acre may be able to be accommodated on the combined property, resulting in **a yield of 1.5 acres x 8 units/acre = 12 total units**. The affordable set-aside of 20% for this property would yield **3 units** towards the RDP.

## **TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

## Fourth Round Vacant Land Analysis



(4) Block 146, Lot 57.01 and 57.03 (#230 and 231)



## TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

### Fourth Round Vacant Land Analysis

Block 146, Lot 57.01 and 57.03 (listed on *Exhibit C.1* as #230 and 231) are 2 properties located along Center Grove Road in the RR (Rural Residential) Zone district. Each lot is comprised of a total of 1.03 acres, per Tax Assessor records. The properties are both vacant and wooded.

Both properties are entirely surrounded by single-family homes, which create the overwhelming development characteristic of the area. Per N.J.A.C. 5:93-4.2(f), "The Council shall consider the character of the area surrounding each site and the need to provide housing for low and moderate income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory". Therefore, due to the context of surrounding residential types which has been the prevailing development character of the neighborhood, it is estimated that a density of six (6) units/acre may be able to be accommodated on each of the properties, resulting in **a yield of 1.03 acres x 6 units/acre = 6 total units per lot**. The affordable set-aside of 20% for this property would yield 1 unit per lot, with **2 units** towards the RDP.

#### (5) Block 198, Lot 4.14 (#297)

Block 198, Lot 4.14 (listed on *Exhibit C.1* as #297) is a property located along Route 10 East in the B-2 (Regional Business) Zone district. The parcel is a single lot comprised of a total of 3.40 acres, per Tax Assessor records.



Lot 4.12 is surrounded by commercial properties to the immediate west and north across Route 23. There are single-family homes to the direct south and southwest of the property. NOAA Topographic Lidar shows steep slopes on the property adjacent to Route 10, limiting the developable area of the site to approximately 2 acres. Therefore, it is estimated that a density of eight (8) units/acre may be able to be accommodated on the combined property, resulting in **a yield of 2 acres x 8**

## TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

### Fourth Round Vacant Land Analysis

**units/acre = 16 total units.** The affordable set-aside of 20% for this property would yield **2 units** towards the RDP.

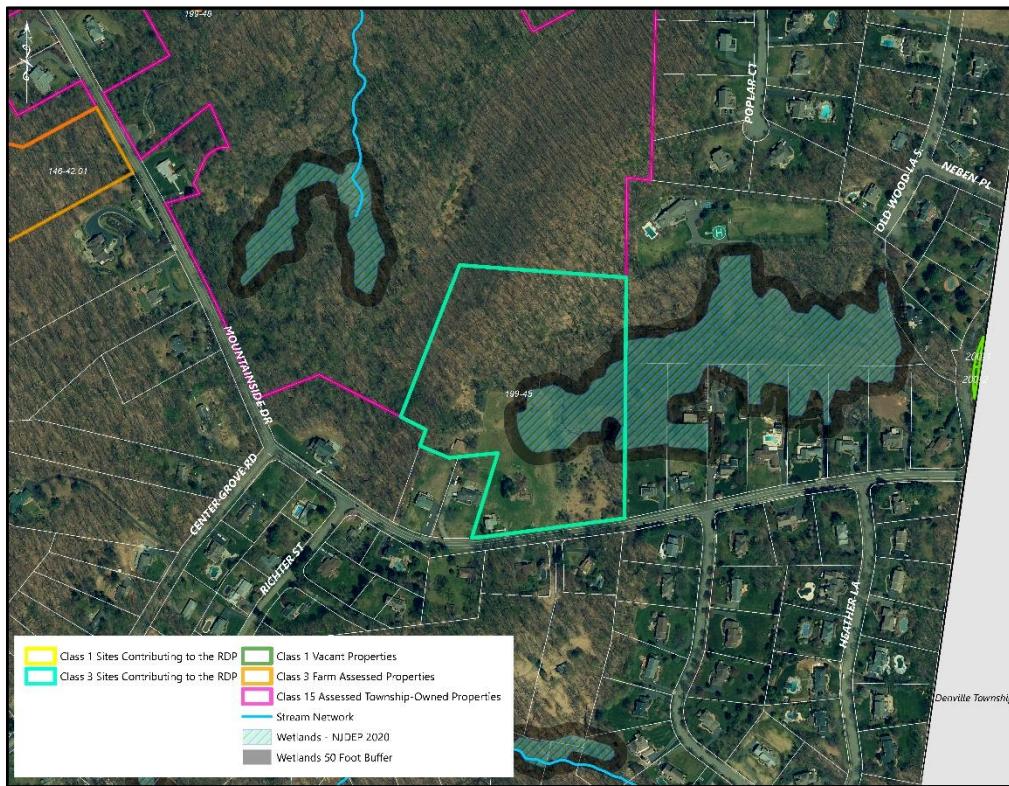
#### (6) Block 201, Lots 1.01 and 2 (#311)

Block 201, Lots 1.01 and 2 (listed on *Exhibit C.1* as #311) is a property located near the corner of Shongum Road and Everdale Road in the RR (Rural Residential) Zone district. The parcel is comprised of 2 contiguous lots with a total of 3.32 acres, per Tax Assessor records.



There are wetlands and associated buffers per N.J.A.C. 5:93-4.2(e)ii. and with an additional 50-foot regulated buffer, which encumbers almost the entirety of Lot 2 and a portion of the northeast corner to Lot 1.01. This leaves approximately 1.5 acres of property. The site is entirely surrounded by single-family homes, which create the overwhelming development characteristic of the area. Per N.J.A.C. 5:93-4.2(f), "The Council shall consider the character of the area surrounding each site and the need to provide housing for low and moderate income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory". Therefore, due to the context of surrounding residential types which has been the prevailing development character of the neighborhood, it is estimated that a density of six (6) units/acre may be able to be accommodated on each of the properties, resulting in **a yield of 1.5 acres x 6 units/acre = 9 total units**. The affordable set-aside of 20% for this property would yield **2 units** towards the RDP.

## (7) Block 199, Lot 45 (#39)



Block 199, Lot 45 (listed on *Exhibit C.2* as #39) is a farm-assessed property located near the intersection of Center Grove Road and Mountainside Drive split between the R-1 (Single-Family Residential) and RLD (Single-Family Low-Density Residential) Zone districts. The parcel is comprised of a single lot that has a total area of 15.29 acres, per Tax Assessor records.

Publicly available data from the NJDEP show that there are wetlands and associated buffers that encumber approximately one-third of the property. The other portion outside of wetlands is developed with homes and structures, but the rear portion of the site is developable. This area is approximately 5 acres and has been included.

The site is surrounded by single-family homes to the east, west, and south, as well as adjacent publicly-owned property to the north. Therefore, due to the context of surrounding residential types which has been the prevailing development character of the neighborhood, it is estimated that a density of eight (8) units/acre may be able to be accommodated on each of the properties, resulting in **a yield of 5 acres x 8 units/acre = 40 total units**. The affordable set-aside of 20% for this property would yield **8 units** towards the RDP.

## **TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

## Fourth Round Vacant Land Analysis

Figure 2 depicts the sites which were included as part of the Township's RDP calculation.

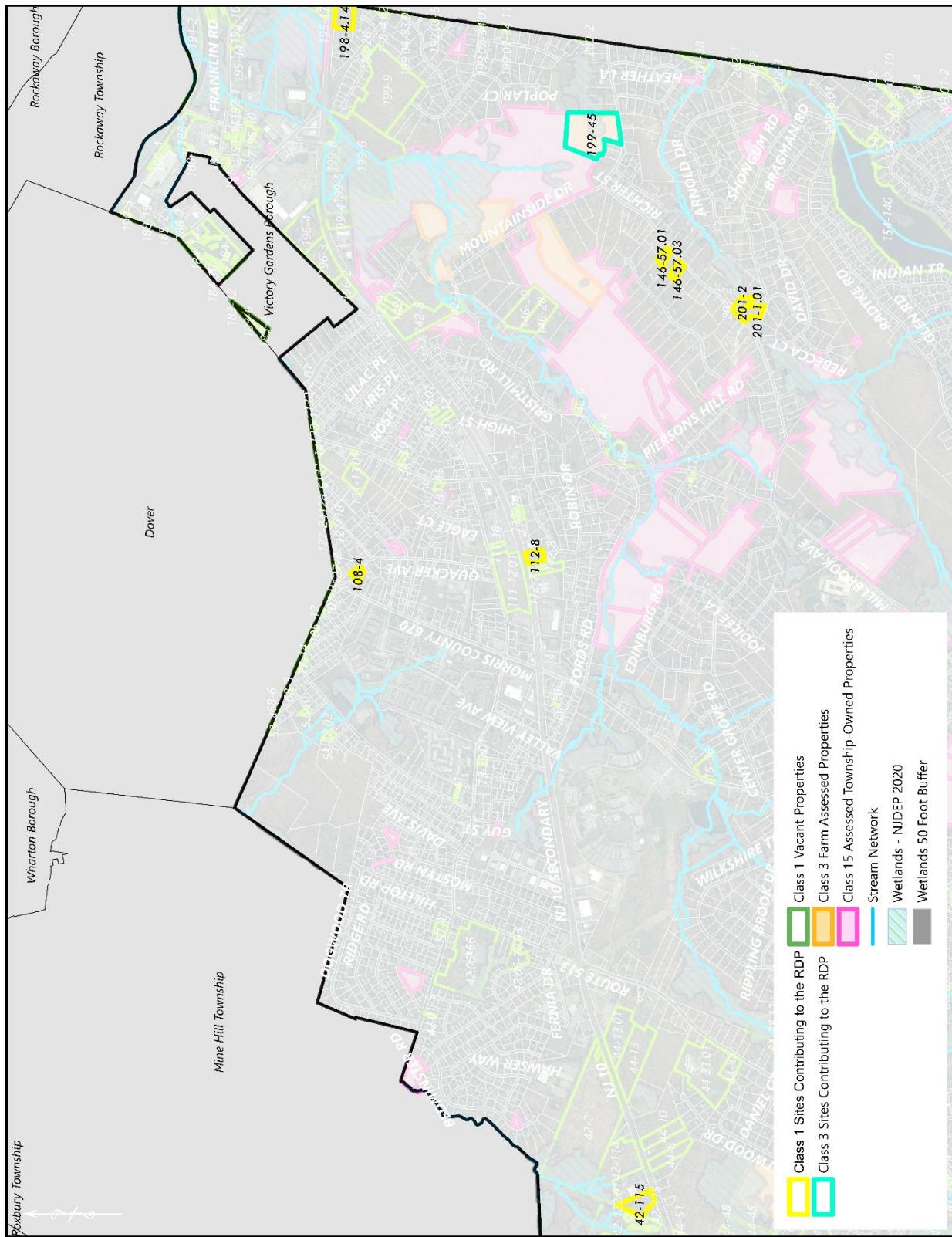


Figure 2: “Developable” Sites Contributing to the Township’s RDP

**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

**Fourth Round Vacant Land Analysis**

Table 1 below depicts the final properties considered in the Township RDP from Vacant and Farm-Assessed Parcels. An appropriate density has been set for each property, and an estimate of the total number of affordable units yielded based on a set-aside of 20% have been calculated. At a total of 22.31 acres, the Vacant and Farm-Assessed land in Randolph will yield a potential of 24 affordable units.

<b>Table 1: Developable Parcels in the Township of Randolph Fourth Round Vacant Land Adjustment</b>									
#	Block	Lot(s)	Comments/Discussion	Zone	Total Area	Un-constrained Area	Density	Total Units	RDP
<b>Class 1</b>									
63	42	115	Wetlands and associated buffers encumber approximately 10% of the rear of the property. Remaining portion of 3 acres included. Application for car dealership has been submitted but deemed incomplete at this time.	OL	3.50	3.00	8	24	5
176	108	4	Lot in single-family residential neighborhood that is vacant and undeveloped.	R-3	0.85	0.85	6	5	1
180	112	8	Vacant and Wooded Lot.	B-4	1.5	1.5	8	12	3
230 &231	146	57.01 and 57.03	Both properties are in common ownership with Lot 57.02 (not on this list) and they surround that lot. These lots are not contiguous but could each produce 1 unit.	RR	2.06	2.06	6	12	2
298	198	4.14	Steep slopes along Route 10. Rear portion of property included.	B-2	3.40	2	8	16	3
312	201	1.01 and 2	Wetlands and associated buffers encumbering the entirety of the property of Lot 2 and portion of 1.01. Partially included.	RR	3.32	1.50	6	9	2
<b>Class 2 Farm Assessed</b>									
39	199	45	Wetlands and associated buffers on approximately 1/3 of the property. Other portion outside of wetlands is developed with homes and structures. Rear portion is developable.	R-1/ RLD	15.29	5	8	40	8
<b>Land Contributing Toward the RDP</b>							22.31 ac		
<b>RDP (20% Set-aside)</b>							24		

## VII. CONCLUSION

The following table represents the culmination of detailed analysis of vacant parcels and redevelopment properties that have been considered by the Township.

<b>Table 2: Township of Randolph RDP Fourth Round Vacant Land Adjustment</b>	
<b>Land/Site Source</b>	<b>Total Units</b>
<b>Table 1: Yield from Vacant Sites</b>	16
<b>Table 2: Yield from Farm Assessed Sites</b>	8
<b>Randolph Vacant Land Analysis RDP</b>	<b>24</b>

Based on the densities assigned to each vacant parcel, an RDP of **24** affordable units has been calculated through this Vacant Land Analysis.

The analysis above represents a realistic number of units based on a detailed and discerned parcel analysis that neither inflates nor deflates the amount of “developable” land in Randolph. The raw Tax Assessor data has been compiled into a spreadsheet (*Exhibit C*) analyzing each of the privately-owned vacant, publicly-owned, and farm-qualified properties within the Township. This spreadsheet showing full detail of all sites in the Township considered through the Vacant Land Adjustment by Block and Lot (*Exhibit C*), along with full-page maps of Figures 1-2 (*Exhibits A-B*), are attached as exhibits to this VLA. The Appendix includes mapping conducted for all inventoried sites.

**VIII. REFERENCE LIST**

New Jersey Department of Treasury (2006). New Jersey Administrative Code Title 18, Chapter 12. - Local Property Tax: General. pp. 5-6. Retrieved from:

<http://www.njactb.org/News%20PDFs/NJAC%2018%2012%20LPT%20General%20Total.pdf>

N. J. A. C. 7:9B Surface Water Quality Standards,  
[http://www.nj.gov/dep/rules/rules/njac7\\_9b.pdf](http://www.nj.gov/dep/rules/rules/njac7_9b.pdf)

Substantive Rules of The New Jersey Council on Affordable Housing (1999). Chapter 93 Subchapter 4. COAH. <http://www.nj.gov/dca/services/lps/hss/statsandregs/593.pdf>

*i. Mapping References*

FEMA National Flood Hazard Layer. <http://fema.maps.arcgis.com/home/>

NOAA Data Access Viewer, Lidar 1-foot contour shapefiles  
<https://coast.noaa.gov/dataviewer/#/lidar/search/>

New Jersey Geographic Information Network (NJGIN). Municipality Boundaries of New Jersey.  
[https://njgin.state.nj.us/NJ\\_NJGINExplorer/jviewer.jsp?pg=DataDownloads](https://njgin.state.nj.us/NJ_NJGINExplorer/jviewer.jsp?pg=DataDownloads)

New Jersey Geographic Information Network (NJGIN). State Boundary of New Jersey.  
[https://njgin.state.nj.us/NJ\\_NJGINExplorer/jviewer.jsp?pg=DataDownloads](https://njgin.state.nj.us/NJ_NJGINExplorer/jviewer.jsp?pg=DataDownloads)

New Jersey Geographic Information Network (NJGIN). Bergen County Parcels.  
<https://njgin.state.nj.us/>

**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

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**Fourth Round Vacant Land Analysis Exhibits**

**IX. EXHIBITS**

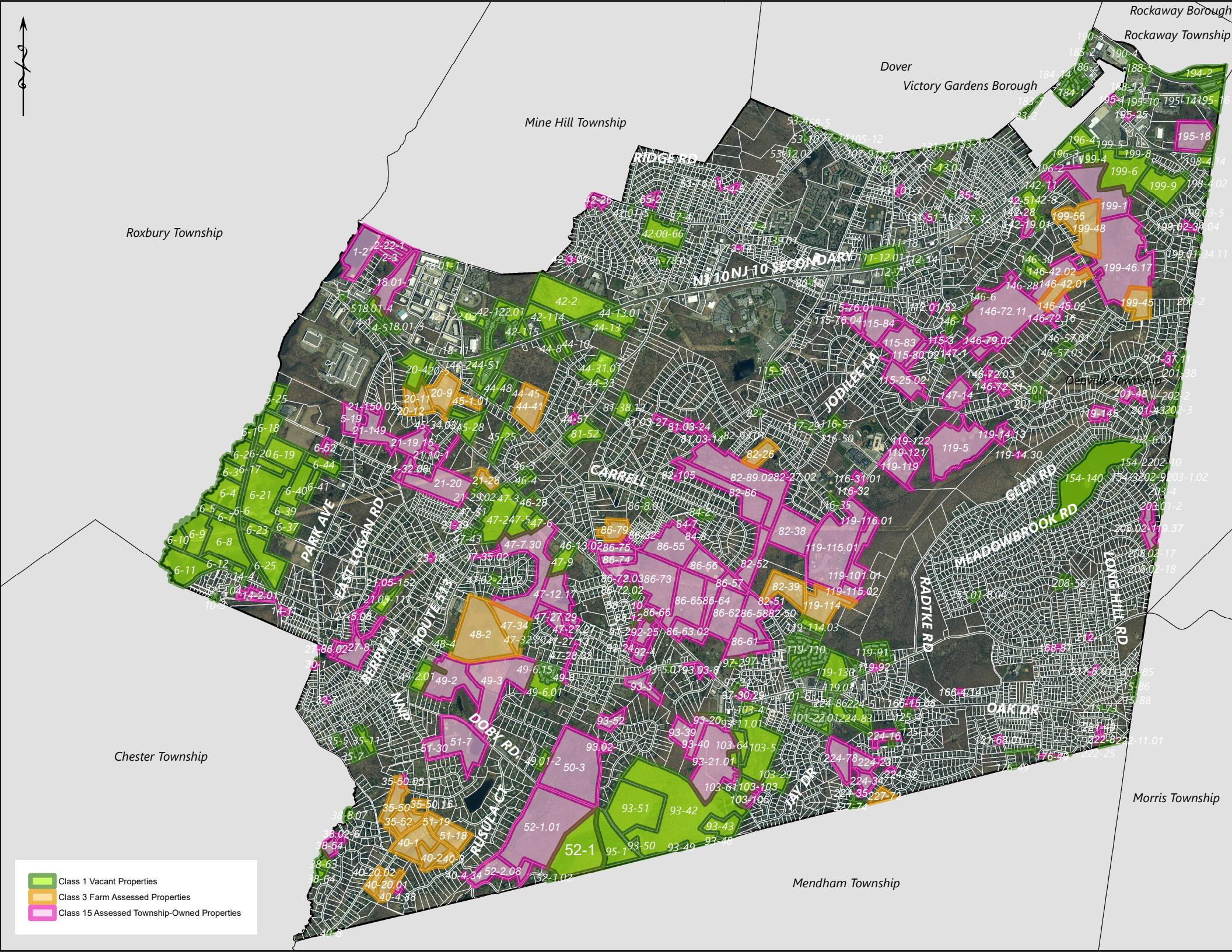
**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

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**Fourth Round Vacant Land Analysis Exhibits**

**EXHIBIT A**

**FIGURE 1, MAP OF ALL CLASS 1, CLASS 3, AND CLASS 15 PROPERTY**



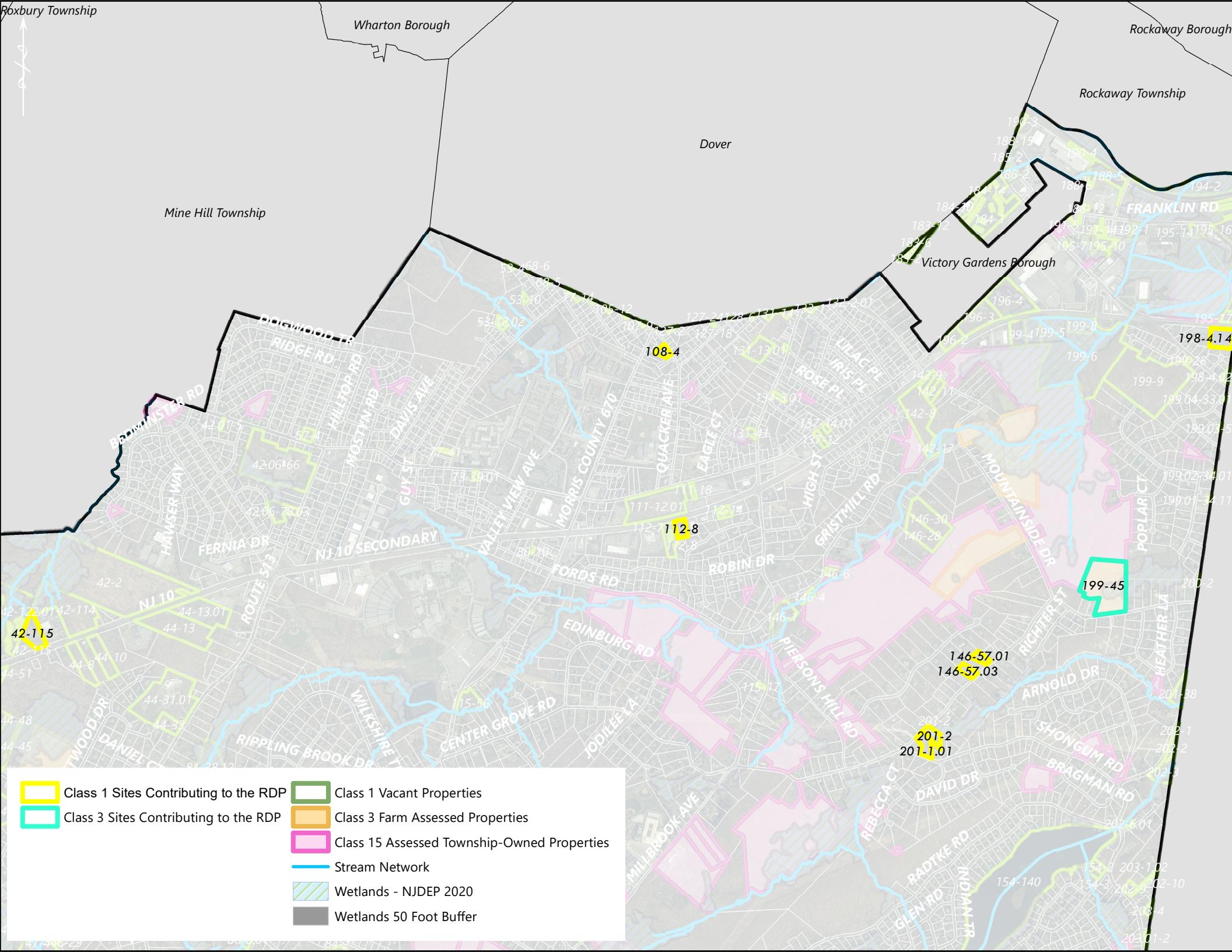
**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

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**Fourth Round Vacant Land Analysis Exhibits**

**EXHIBIT B**

**FIGURE 2, MAP OF ALL PROPERTY CONTRIBUTING TO THE RDP**



**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

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**Fourth Round Vacant Land Analysis Exhibits**

**EXHIBIT C.1**

**CLASS 1 VACANT PARCEL ANALYSIS**

## Vacant Land Analysis, Randolph, Morris County, NJ 2025

Item	Block	Lot	Acreage	Owner's Name	Zone	Comments	Developable Acreage	Density (du/ac)	Yield (du)	Set-aside (du)
1	3	1	0.52	REMINGTON, FREDERICK K	B-2/ENV	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
2	3	4	0.79	HERITAGE OF ROXBURY LLC	B-2/ENV	Current application before the ZBA for an industrial use.	0.00			
3	3	5	0.92	HERITAGE OF ROXBURY LLC	B-2/ENV					
4	4	1	1.03	REST IS REAL LLC	PO/R	Approved by ZBA for industrial use in 2023. Site is under construction.	0.00			
5	4	5	0.98	CORTESE, SALVATORE	R/PO					
6	4	6	0.75	CORTESE, SALVATORE	R/PO	In Common ownership with one another. Property does not have sewer.	0.00			
7	5	25	9.40	MUA		Wetlands and Stream encumbering entire property.	0.00			
8	6	1	4.40	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
9	6	2	10.50	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
10	6	3	8.10	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
11	6	4	18.60	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. Property is landlocked.	0.00			
12	6	5	3.65	UNKNOWN % MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
13	6	6	0.83	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
14	6	7	5.87	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
15	6	8	31.79	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
16	6	9	21.67	MUA	OSGU	Wetlands and Stream encumbering over half of the property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. Property is landlocked.	0.00			
17	6	10	7.13	IRONIA DEVEL CO C/O MUA	OSGU	Wetlands and Stream encumbering over half of the property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. Property is landlocked.	0.00			
18	6	11	24.50	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
19	6	12	7.89	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
20	6	17	13.80	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
21	6	18	13.00	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
22	6	19	20.02	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage. Property is landlocked.	0.00			
23	6	20	2.03	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. Property is landlocked.	0.00			
24	6	21	49.30	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
25	6	22	0.07	MUA	OSGU	Undersized. Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
26	6	23	7.55	MUA	OSGU	Wetlands and Stream encumbering portion of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. Property is landlocked.	0.00			
27	6	24	1.10	UNKNOWN C/O MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
28	6	25	25.50	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			

29	6	37	7.40	MUA	OSGU	In Highlands Preservation Area. Property is landlocked.	0.00			
30	6	38	0.85	MUA	OSGU	In Highlands Preservation Area. Property is landlocked.	0.00			
31	6	39	4.94	MUA	OSGU	In Highlands Preservation Area. Property is landlocked.	0.00			
32	6	40	19.58	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
33	6	41	6.43	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
34	6	44	10.34	MUA	OSGU	Wetlands and Stream encumbering most of property. In Highlands Preservation Area and subject to Highlands Open Water Protection Area as a 300 Foot buffer around Highlands Open Waters. With buffers, no developable acreage.	0.00			
35	8	8	0.09	FIRST RANDOLPH CORP C/O E MUSS	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also In Highlands Preservation Area.	0.00			
36	9	10	0.17	MEADE, PATRICK M/SHARON	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also In Highlands Preservation Area.	0.00			
37	10	3	0.15	ALLAIN, MARGARET	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also In Highlands Preservation Area. Property is split between municipalities, part of lot in Chester has house.	0.00			
38	12	2.04	0.30	TEAMA LEGACY GROUP LLC	R-4	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also In Highlands Preservation Area.	0.00			
39	14	4	0.17	STEVENSON, WILLIAM	R-5	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also In Highlands Preservation Area.	0.00			
40	18	11	0.86	ZACKER, HELEN-EST OF C/O J ZACKER	B-2	Wooded portion of adjacent Randolph Auto Care property. Utilized as driveway to adjacent use. Excluded.	0.0			
41	18.01	1.11	2.67	2 MIDDLEBURY LLC	I-1	28,000 SF Warehouse recently built on property. Excluded.	0.00			
42	18.01	3	2.25	PEACH, BRIAN M & KEVIN B	B-2/ENV	In common ownership with Granville Concrete Products (not on this list) and is utilized by same owner for use as shown on aerials.	0.00			
43	18.01	4	4.26	SIC BUILDERS, INC	B-2/ENV	Steep Slopes present on the site. Excluded.	0.00			
44	20	4	16.48	NITTI FAMILY PARTNERS LP	RLD	Site has a history of mining activity (Briant Mine). Excluded.	0.00			
45	20	5	3.48	MORRIS TURNPIKE LLC	RLD	In common ownership with adjacent lot 6, no public water available. The ground water is undrinkable because of iron mining activity. Excluded.				
46	21	29.01	0.90	MUA	OSGU	Property is developed with Morris County MUA utility infrastructure. Excluded.	0.00			
47	21	29.02	2.12	SARAI MANAGEMENT LLC	R-1	Property with single-family home approved. Excluded. Affordable unit to be provided on adjacent lot as part of approval.	0.00			
48	21.05	117	6.76	MUA	OSGU	Property is developed with Morris County MUA utility infrastructure. Excluded.	0.00			
49	30	1.01	0.06	WOODLAND CLUB	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Portion of condo community in Chester Twp.	0.00			
50	35	5	1.24	MUA	B-1	Developed with existing MUA building. Excluded.	0.00			
51	35	7	1.00	WUESTHOFF, GEORGE & ELISA	R-2	In common ownership with Block 36 Lot 1 (not on Class 1 list), which is already developed with single-family home. Otherwise these properties are landlocked. Presence of wetlands on property. Excluded.	0.00			
52	35	8	1.03	WUESTHOFF, GEORGE & ELISA		Property is landlocked. Presence of wetlands on property. Excluded.	0.00			
53	35	9	1.04	WITZAL, LINDA	R-2	Wetlands and associated buffers encumbering approximately 50-60% of the property. Stream traverses and bisects property also. Remaining portion of the site is approximately 2.5 acres. No sewer available. Excluded.	0.00			
54	35	11	5.91	SEBASTIAN ERICK INC	R-2	Wetlands and associated buffers encumbering the property. Stream traverses and bisects property also. Excluded.	0.00			
55	38	8.07	1.94	FISHER, ROBERT & JENNIFER	R-1	Wetlands and associated buffers encumbering the property. Stream traverses and bisects property also. Property is split between municipalities, part of lot in Chester has house. Excluded.	0.00			
56	38	62	0.81	YACENDA, THERESE & JACKLYN	R-1	Wetlands and associated buffers encumbering the property. Stream traverses and bisects property also. Property is split between municipalities, part of lot in Chester has house. Excluded.	0.00			
57	38	63	3.10	YACENDA, THERESE & JACKLYN	R-1	Stream traverses and bisects property. Property is split between municipalities, part of lot in Chester has house. Excluded.	0.00			
58	38	64	1.98	MOFFITT, WM & MAURICETTE	R-1	Stream traverses and bisects property. Property is split between municipalities, part of lot in Chester has house. Excluded.	0.00			
59	38	65	0.35	HAGGERTY, LOREN & BAZZANI, JOHN J	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Stream also traverses the property. Property is split between municipalities, part of lot in Chester has house.	0.00			
60	40	8	0.16	BURNS, ROBERT G & CHRISTINE M	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property is split between municipalities, part of lot in Mendham has house.	0.00			
61	42	2	46.42	MADISON RANDOLPH LAND LLC	OL	There are C-1 Streams and wetlands on the property. In common ownership with adjacent property approved as an event venue. Excluded.	0.00			
62	42	114	13.32	TREBOUR JOHN & JACQUELYN (TRUSTEES)	OL	Jackson Brook and wetlands/wetland buffers encumber approximately 50% of the property. No sewer available.	7.20			
63	42	115	3.50	10 WEST REALTY LLC	OL	Wetlands and associated buffers encumber approximately 10% of the rear of the property. Remaining portion of 3 acres included. Application for car dealership has been submitted but deemed incomplete at this time. Partially included.	3.00	8	24.00	5.00
64	42	122.01	25.38	ARROWGATE AT RANDOLPH % TAYLOR MGMT	R-5	Common area around existing Arrowgate development. Not developable, excluded.	0.00			
65	42	122.02	0.16	GIRL SCOUTS OF THE US OF AMERICA	OSGU	Existing building on property. Excluded.	0.00			
66	42.01	5	0.21	CLARK, MICHAEL A/LAUREL L	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. This shows up as a paper street on historic maps.	0.00			
67	42.06	66	10.06	WEST MORRIS YMCA-ATTN KATHY FISHER	R-2	YMCA Property. Fully developed. Excluded.	0.00			
68	42.06	78.01	0.57	STEWARD, SANDRA	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
69	42.06	78.03	2.22	STEWARD, SANDRA	R-2	Waterbody at center of property and wetlands. Excluded.	0.00			
70	44	2	2.69	MORRIS COUNTY INVESTMENTS, LLC	B-2	Approval for car dealership and Quik Check in 2021. Excluded.	0.00			
71	44	8	3.60	879 ROUTE #10 INC	OL	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
72	44	10	4.00	ELBAUM HOMES AT PLEASANT RIDGE, INC	OL	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			

73	44	13	11.18	KARDAN RANDOLPH, LLC	OL	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
74	44	13.01	2.89	BIBLE CHURCH INTERNATIONAL	OL	Existing church. Excluded.	0.00			
75	44	31.01	11.24	HEBREW ACADEMY OF MORRIS C/O ENTIS	R-1	Existing school. Excluded.	0.00			
76	44	33	2.50	GOTTESMAN RTW ACADEMY	R-1	Existing home under coomon ownership with adjacent school. Excluded.	0.00			
77	44	45	1.12	SISTO, DONALD	RLD	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
78	44	48	5.80	LOW CARBS TRUST	RLD	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
79	44	51	0.00	RANDOLPH BUSINESS CAMPUS COMMONAREA		Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Common area for industrial condo complex.	0.00			
80	45	25	3.20	GREEK ORTHODOX, SAINT ANDREW'S INC	RLD	Developed with an existing church. Excluded.	0.00			
81	45	28	9.80	JOE D'EGIDIO & SON LANDSCAPING INC	RLD	Wetlands and associated buffers encumbering the entirety of the property. C1 stream on the property. Excluded.	0.00			
82	45	34.03	3.92	LIMA, SABASTIAO A	RLD	Wetlands and associated buffers encumbering the entirety of the property. C1 stream on the property. Excluded.	0.00			
83	46	3	0.92	CHABAD OF RANDOLPH INC	R-1	Properties are contiguous and under common ownership. Portion of Lot 4 is in wetlands and wetlands buffer. No sewer available. Excluded.	0.00			
84	46	4	3.75	CHABAD OF RANDOLPH INC						
85	46	27	1.03	GEORGIA CARDON PROPERTIES LLC	R-1	Corner of property partially encumbered by wetlands and wetlands buffers. Vacant lot. No sewer available. Excluded.	0.00			
86	46	29	1.03	ELLISON DEVELOPMENT CORP	R-1	Corner of property partially encumbered by wetlands and wetlands buffers. Open mine shaft on property. Excluded.	0.00			
87	47	2	31.40	OLIVERI, LORENZO/CARMELA	RLD	Wetlands and associated buffers encumbering the approximately 75% of the property. Remaining portion is landlocked and cut off from access due to wetlands presence. Excluded.	0.00			
88	47	3	1.00	1408 SUSSEX TPKE, LLC	RLD	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
89	47	4	0.82	UNKNOWN % S KOEHLER	RLD	Wetlands and associated buffers encumbering the entirety of the property. C1 stream on the property. Excluded.	0.00			
90	47	5	13.50	1408 SUSSEX TPKE LLC	RLD	Wetlands and associated buffers encumbering approximately 50% of the property. Stream traverses the property in 2 locations. PSEG easement runs through middle of the property. Remaining portion at site frontage is undersized. Excluded.	0.00			
91	47	6	7.00	CANDELA, CALOGERO/CARMELA	RLD	Wetlands and associated buffers encumbering approximately 40% of the property. Stream traverses the property in the approximate location of the wetlands. PSEG easement runs through middle of the property. Remaining portion at site frontage is approx. 2.7 acres, that has been included. Historic mining and mine shafts on the property. No sewer available. Excluded.	0.00			
92	47	9	9.40	IL FUTURO LLC	RLD	Wetlands and associated buffers encumbering approximately 40% of the property. Stream traverses the property in the approximate location of the wetlands. PSEG easement runs through middle of the property. Existing portion of site at frontage is utilized as a landscaping business with home on adjacent lot. Excluded.	0.00			
93	47	32.2	1.68	SIC BUILDERS LLC	OSGU	Landlocked. Conservation Easement on entire property.	0.00			
94	47	41	0.54	KANTER/KENNETH	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
95	47	42	0.57	FERNWOOD FUNDING LLC%KANTER KENNETH	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also wetlands and associated buffers encumbering almost the entirety of the property.	0.00			
96	47	43	0.57	KANTER/KENNETH	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also wetlands and associated buffers encumbering almost the entirety of the property.	0.00			
97	47	51	0.81	DOVER-CHESTER ASSOC C/O L BERGER	R-1	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
98	47	52	0.35	ROSE OF SHARON LLC	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
99	47	53	0.84	CARL WEBER GREEN PROP. LLC	R-1	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
100	47.02	22.02	1.78	HECTOR,JESSIE KYLE/FAULKNER,CARRECE	RLD	This is a lot that was part of a cluster subdivision and is restricted to be developed for only one home. Excluded.	0.00			
101	48	4	2.50	K4K LLC	R-1	Wetlands and associated buffers on the property. Excluded.	0.00			
102	49	2.01	5.00	SAINT MATTHEW THE APOSTLE PARISH	RR-5	Existing Church Property. Excluded.	0.00			
103	49	6.01	0.00	DAWSON BRK DEV INC % INTEGRA MGMT	RR-5	Property is condominium common area for Dawson Brook townhome development. Excluded.	0.00			
104	49	6.15	0.00	DAWSON BROOK DEVELOPMENT INC	RR-5	Property is condominium common area for Dawson Brook townhome development. Excluded.	0.00			
105	49.01	2	3.36	MEADOW LANE ASSOCS, LLC	OSGU	Common open space/restricted from adjacent HOA, detention basin to be transferred to Twp.	0.00			
106	52	1	45.08	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property. Conservation easement on the property. Property is landlocked.	0.00			
107	52	1.02	1.20	JOHNSON, MONIQUE	RLD	Property is landlocked because it is split between municipalities, part of lot with home is in Mendham. Excluded.	0.00			
108	53	3.01	0.02	DODD, JAMES P & JOANN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
109	53	4	0.20	DODD, JAMES & JO ANN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
110	53	10	0.28	THOMSON JAY & MARY JO G	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
111	53	12.01	0.34	JOHNSON, BRUCE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
112	53	12.02	0.40	JOHNSON, BRUCE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
113	57	4.02	0.46	VALLE, HECTOR LJR/SANDRA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Recent subdivision.	0.00			
114	67	1	0.00	BENTLYEWSKI, THOMAS & STEPHANIE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
115	68	5	0.12	ISTVAN, JOHN M & MARCIA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			

116	68	6	0.02	PALLIS CONSTANTINO %EVANGELOS PALIS	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
117	73	39.01	0.35	GUFAROTTI, GEORGE/MARY LOU	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
118	77	14	0.60	CASTRO, JOSE & JOHN & ANA J	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
119	77	41	0.37	O ROURKE, WILLIAM J JR	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
120	80	10	0.26	SPIROPOULOS,HARALAMBOS/STAIKOS,KON	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
121	81	38.12	7.50	CARRELL ESTATES, INC	R-3	Wetlands and associated buffers encumbering the approx. 75% of the property. Remaining portion at frontage is undersized. Excluded.	0.00			
122	81	52	12.88	HELLWIG, JANELLE	R-3	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
123	82	2	0.52	DAVID, AL & SAFAROV, SERGEY	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Stream also traverses the property.	0.00			
124	82	93.01	1.04	STRATOGIANNIS, CHRISTOS	RLD	In common ownership with adjacent Lot 93 (not on this list) which is a single-family home. This is a residential backyard. Excluded.	0.00			
125	84	2	1.80	VAN HISE, JANICE	R-3	In common ownership with adjacent Lot 1 (not on this list) which is a single-family home. This is a residential backyard. Excluded.	0.00			
126	84	15	0.46	WAGNER, MARY & STITES, THEODORE & B	R-3	In common ownership with adjacent Lot 14 (not on this list) which is a single-family home. This is a residential backyard. Excluded.	0.00			
127	86	8.01	1.03	SHARABBA, JAMES	R-1	Stream running through western side of property and transmission lines through eastern side. Excluded.	0.00			
128	86	70	1.18	LAMM, RICHARD	R-2	Wetlands and associated buffers encumbering the approx. 75% of the property. Remaining portion is undersized. Excluded.	0.00			
129	86	72.01	0.48	LAMM, RICHARD A	R-2	Undersized (not contiguous with Lot 70). Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
130	88	9	0.24	CUSTOM DEVELOPMENT, LLC	R-2	Undersized, even when combined with adjacent parcel under common ownership. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and stream also present on site.	0.00			
131	88	10	0.30	CUSTOM DEVELOPMENT, LLC	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
132	88	11	0.17	LERNER, IRWIN & BLANCHE	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and stream also present on site.	0.00			
133	91	1	0.27	REALTY PROPERTIES C/O F ANDERSON	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
134	92	2	0.14	ALEXANDER, CAROL	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property also encumbered by wetlands entirely.	0.00			
135	93	5.01	0.48	HELLER, DOUGLAS E/CATHERINE	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and stream also present on site.	0.00			
136	93	11.01	2.75	S E MORRIS COUNTY MUNICIPAL UTILITY	OSGU	County MUA property associated with adjacent Clyde Potts Reservoir. Property is landlocked. Conservation Easement on property. Excluded.	0.00			
137	93	22.02	1.55	PRESTIGE COUNTRY HOMES CO INC	RR	Recent subdivision for single-family home. Lot 22.02 required a variance for steep slopes. Excluded.	0.00			
138	93	42	124.92	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property associated with adjacent Clyde Potts Reservoir. Conservation Easement on property. Excluded.	0.00			
139	93	43	14.14	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property associated with adjacent Clyde Potts Reservoir. Stream traverses the property. Conservation Easement on property. Excluded.	0.00			
140	93	48	0.39	WALTERS, DONALD R & ISABEL M	OSGU	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
141	93	49	1.62	SOUTHEAST MORRIS CTY MUN UTIL AUTH	OSGU	County MUA property associated with adjacent Clyde Potts Reservoir. Property is landlocked. Conservation Easement on property. Excluded.	0.00			
142	93	50	2.30	SOUTHEAST MORRIS COUNTY MUA	OSGU	County MUA property associated with adjacent Clyde Potts Reservoir. Property is landlocked. Conservation Easement on property. Excluded.	0.00			
143	93	51	49.01	SOUTHEAST MORRIS COUNTY MUA	OSGU	County MUA property associated with adjacent Clyde Potts Reservoir. Property is landlocked. Conservation Easement on property. Excluded.	0.00			
144	95	1	27.90	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property associated with adjacent Clyde Potts Reservoir. Property is landlocked. Conservation Easement on property. Excluded.	0.00			
145	97	2	2.00	JCP&L C/O FIRST ENERGY SERVICE CO	R-2	JCPL Utility Property. Excluded.	0.00			
146	97	5	0.43	GALIL HTS/HOMEOWNERS ASSOC	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. HOA Common Area.	0.00			
147	97	31	1.00	NOHAB, LLC	PO/R	Existing development on entirety of property. Condominiumized lot. Excluded.	0.00			
148	97.01	10	0.15	GALIL HTS HOMEOWNERS ASSOC	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. HOA Common Area.	0.00			
149	100	2	0.17	SCHUMAN PROPERTIES, LLC	VCR-7	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. This site was also zoned for and included in the Township's Third Round HEFSP.	0.00			
150	101	6	1.26	SUSSEX-MILLBROOK LLC	VCR-7	This site was zoned for and included in the Township's Third Round HEFSP. Excluded.	0.00			
151	101	20.02	0.31	ILIEV, JORDAN	SS/VO	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
152	101	22.01	16.73	KENSINGTON SQ CONDOMINIUM ASSOC.	VCR	Kensington Court Condo Association Common Area. Excluded.	0.00			
153	103	4	4.30	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property. Property. Wetlands present on a portion of the property. Excluded.	0.00			
154	103	5	41.49	SOUTHEAST MORRIS COUNTY MUA	OSGU	County MUA property. Property. Harmony brook, wetlands, and associated buffers traverse the center of the property. Excluded.	0.00			
155	103	29	7.78	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property. Property. Conservation Easement on property. Excluded.	0.00			
156	103	61	2.70	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property. Property. Conservation Easement on property. Excluded.	0.00			
157	103	62	5.00	SOUTHEAST MORRIS COUNTY MUA	OSGU	County MUA property. Property. Conservation Easement on property. Excluded.	0.00			
158	103	64	7.01	SOUTHEAST MORRIS COUNTY M U A	OSGU	County MUA property. Property. Conservation Easement on property. Excluded.	0.00			
159	103	104	0.75	SE MORRIS COUNTY MUN UTILITIES	OSGU	County MUA property. Property. Conservation Easement on property. Excluded.	0.00			
160	104	3	0.10	WOODHULL, WALTER P JR & DENISE A	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			

161	104	4	0.06	WOODHULL, WALTER P JR & DENISE A	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
162	104	5	0.03	SCHOONMAKER, STANLEY L & MARJORIE A	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
163	104	6	0.00	SCHOONMAKER, STANLEY L & MARJORIE A	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
164	104	7.01	0.00	KURZ, BRIAN & GERRI, VANESSA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
165	105	11	0.27	TOLERICO, DOMINICK A JR & MARIA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
166	105	12	0.14	TOLERICO, DOMINICK A JR & MARIA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
167	105.01	1	0.12	WOOD, BARBARA A & PAUL	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
168	105.01	2	0.04	WOOD, BARBARA A & PAUL	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
169	105.01	3	0.01	DEMAREST, SHERRI L & SCHMOLKE, PAUL	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
170	107	9	0.12	CUADRA, ESTHER	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
171	107	10	0.09	NEHALL, GANESH & LATCHMAN, KAUSILLIA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
172	107	11	0.05	ORAMA, ISMAEL	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
173	107	12	0.02	ORAMA, ISMAEL	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
174	107	13	0.00	HOLZWORTH, ANNA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
175	107.01	1	0.00	TUAREZ, NANCY	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
176	108	4	0.85	SMITH, DANIELLE MARIE/ADAM TYLER	R-3	Included.	0.85	6	5.10	1.00
177	111	12.01	11.68	450 ROUTE 10 REALTY, LLC	B-4	Approved Car Dealership 2024, in resolution compliance. Excluded.	0.00			
178	111	18	0.48	SOVEREIGN BANK C/O SANTANDER BANK	B-4	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
179	112	7	2.90	PROPERTY MANAGER FOR 447 RT 10	B-4	Existing development on entirety of property. Condominiumized lot. Excluded.	0.00			
180	112	8	1.50	KAHANT ELECTRIC SUPPLY CO	B-4	Vacant and Wooded Lot. Included.	1.50	8	12.00	3.00
181	112	14	1.04	G & G PROPERTIES, LLC	B-2	Existing development on entirety of property. Condominiumized lot. Excluded.	0.00			
182	115	17	0.23	UNKNOWN C/O RANDOLPH TWP	RLD	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
183	115	56	2.80	SKIBBA, THOMAS D	R-1	Stream borders edge of property on NJDEP maps. NJDEP LOU shows that entire property is wetlands. Excluded.	0.00			
184	116	35	1.03	MANNO, VITO & PATRICIA	R-1	In common ownership with Lot 36 (not on this list), which is developed as a single-family residence. Excluded.	0.00			
185	116	50	0.78	WICKENHEISSER, PAUL	R-1	Stream traverses property and bisects. With associated buffers, no developable property. Excluded.	0.00			
186	116	57	2.68	JBL 19 LLC	R-1	Property is landlocked. Excluded.	0.00			
187	117	29	2.00	FEMMINELLA, CHARLES, JR & MARY ANN	R-1	In common ownership with adjacent Lot 28 (not on this list), which is an existing single family residence. Portion of development on this property and merged by use. Excluded.	0.00			
188	119	91	8.07	BUCKINGHAM CONDO ASSOC/O NJPMC	VCR	Buckingham Condo Association property. Excluded.	0.00			
189	119	102.04	1.11	PROPERTY MANAGER FOR COMMON AREA		Condominium area of existing development. Excluded. Not mapped.	0.00			
190	119	102.07	0.37	PROPERTY MANAGER 17-19 W HANOVER		Condominium area of existing development and Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Not mapped.	0.00			
191	119	110	28.00	WOODMONT CONDO ASSOC	R-5	Woodmont Condo Association Common Area. Excluded.	0.00			
192	119	114.03	0.83	HOPE PRESBYTERIAN CHURCH OF MORRIS	RR	Developed with existing church. Excluded.				
193	119	130.01	14.49	1 WEST HANOVER MF LLC	VCR-5	Property was rezoned and included in the Township's Third Round HEFSP. Approved for 125 units of housing. Excluded.				
194	119	130.02	2.00	MARTIN HELLER AND ASSOCIATES LLC						
195	119.03	1	1.01	MARK'S CORNER II, LLC	LVC	Portion of property remaining from West Hanover reconfiguration. Lot has been approved for retail development. Excluded.	0.00			
196	125	4	1.03	IULIANO, BARBARA	R-2	Stream traverse the property frontage along Sussex Turnpike. With associated buffers, remaining portion of site is undersized. Excluded.	0.00			
197	125	11	0.57	FRANKFAR LTD	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and associated buffers also encumbering the entirety of the property. Excluded.	0.00			
198	125	12	0.58	FRANKFAR LTD	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and associated buffers also encumbering the entirety of the property. Excluded.	0.00			
199	126	5	0.00	FAIRCHILD, DELORES	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
200	127	1	0.09	JOHNSON, TIMOTHY D & SUZANNE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			

201	127	2	0.14	JOHNSON, TIMOTHY D & SUZANNE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
202	127	18	0.09	FALCONE, CATERINA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
203	127	23	0.03	ALFA INVESTMENTS LLC	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
204	127	24	0.02	FREY, MICHAEL	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
205	128	6	0.10	RUIZ, CECILIA & MARISELA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
206	128	7	0.02	TOWN OF DOVER	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
207	128	8	0.00	ACEVEDO, MIRIAM	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
208	131	9	0.23	GIBSON, CREIGH & PATRICIA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also not vacant - house on adjacent Lot 10 encroaches on this lot.	0.00			
209	131	12	0.47	CAMPBELL, VINCENT & MARY	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
210	131	12.01	0.04	CAMPBELL, VINCENT W & MARYANN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
211	131	12.02	0.04	DANEKE, CAROLE ANN & RICHARD D JR	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
212	131	13.01	3.62	JESUS RESTORATION MINISTRIES INC	R-3	Property is landlocked. Steep slopes on property. Excluded.	0.00			
213	131	14	0.51	INTERVERSE ENTERPRISES, INC	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Steep slopes and historic mines.	0.00			
214	131	24	0.18	TURNER, VIDA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
215	131	41	0.54	SMITH, JOHN BRADFORD	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
216	132	2.01	0.00	AGUDELO-TORRES, ANGELA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
217	133	1	0.47	POCCIA, ANTONIO JR	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
218	134	3.01	0.46	SANTOS, BRUNO ARAUJO ABREU	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
219	137	12	0.74	ELBAUM, BARBARA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
220	137	14.01	0.35	SMITH, STEVEN IRA/DEBORAH ANN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
221	142	8	10.40	NITTI FAMILY PARTNERS LP	RR	In common ownership and contiguous properties. No sewer. Excluded.	0.00			
222	142	9	0.98	NITTI FAMILY PARTNERS LP						
223	142	11	1.27	NITTI FAMILY PARTNERS LP						
224	142	17	1.53	O KEEFE, WILLIAM M/HSU YUET HEUNG	RR	Stream and associated buffers running through entirety of property. Excluded.	0.00			
225	146	1	3.80	SHARPLES, GEORGE & CARLENE	RR	Wetlands and associated buffers encumbering the 50-60% of the property. Stream and associated buffers running through entirety of property. Excluded.	0.00			
226	146	4	0.75	TEITEL, EMILY/GIRARD, RAYMOND	RR	Stream and associated buffers running through entirety of property. Excluded.	0.00			
227	146	6	1.00	KNIEP, ANDREW A	RR	Wetlands and associated buffers encumbering the 50-60% of the property. Remaining portion of the property is undersized. Excluded.	0.00			
228	146	28	4.73	J E J BILINKAS LLC	RR	In common ownership with Lot 27 (not on this list), which is developed as a single-family home. This is the backyard/side yard to the existing home. Excluded.	0.00			
229	146	30	5.30	MC LEAN, BRYAN MICHAEL/JODI ANNE	RR	In common ownership with Lot 31 (not on this list), which is developed as a single-family home. This is the backyard/side yard to the existing home. Excluded.	0.00			
230	146	57.01	1.03	BEHSON, PETER III	RR	Both this property and Lot 57.03 are in common ownership with Lot 57.02 (not on this list) and they surround that lot. Lot 57.03 on this list is not contiguous.	1.03	6	6.18	1.00
231	146	57.03	1.03	BEHSON, PETER III	RR	Both this property and Lot 57.03 are in common ownership with Lot 57.02 (not on this list) and they surround that lot. Lot 57.03 on this list is not contiguous.	1.03	6	6.18	1.00
232	154	2	0.83	SHONGUM LAKE PROPERTY OWNERS ASSOC	R-2	Part of Shongum Lake common area/beach. Excluded.	0.00			
233	154	3	0.78	SHONGUM LAKE PROPERTY OWNERS ASSOC	R-2	Part of Shongum Lake common area/beach. Excluded.	0.00			
234	154	140	81.16	SHONGUM LAKE PROPERTY OWNERS ASSOC	R-2	Actual Shongum Lake waterbody. Excluded.	0.00			
235	155.01	8.02	0.57	TORRENTE, DAVID JOHN & NANCY	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
236	155.01	8.04	0.57	COX, JAMES/DEBORA	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
237	160	37	0.69	VARGAS, JHONATHAN D BRICENO/BRICENO	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
238	176	38.02	0.00	BOETTKE, KYLE & SAMENFELD, LYNDSAY	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Mendham.	0.00			
239	176	41	0.27	MAXWELL, MICHAEL/ANNA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Mendham.	0.00			
240	176	49	0.58	PATEL, JANAK/KATKI	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Mendham.	0.00			

241	176	88.01	0.77	HAMILTON, CHRISTOPHER & VERONICA	R-3	Wetlands and associated buffers on the rear 40% of the site. Sliver property. Excluded.	0.00			
242	176	94	0.01	WIMBERLY, ROBYN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Mendham.	0.00			
243	179	3	0.06	GARTLAND, JUDE & JEANNEINE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Mendham.	0.00			
244	183	1	0.14	THOMAS, JOHN & RUHI M	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
245	183	2	0.26	CORREA, JAVIER M/CARDONA, HEIDDI	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
246	183	3	0.30	WELLS, LINDA A & GEORGE N JR	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
247	183	4	0.26	RIOS, HUVALHO & TRINIDAD, JULIAN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
248	183	5	0.21	PARR, WILLIAM E & BRENDA L	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
249	183	6	0.21	LOMBARDI, LAWRENCE J & DAWN MARIE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
250	183	7	0.17	CZAPKA, STANLEY A & JOAN A	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
251	183	8	0.16	LOFTUS, JAMES M & MARY T	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
252	183	9	0.14	ELLIS, LAWRENCE SR & LUCILLE	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
253	183	10	0.10	HAYNES, WILLIAM F & BEVERLY O	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
254	183	11	0.10	PRITCHETT, ARTHUR & HILDA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
255	183	12	0.06	PARDO, LUZ A/MORALES, GUSTAVO HERNAND	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
256	183	13	0.04	CALVARUSO, LEONARD	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
257	183	14	0.02	GLARAGA, WALTER & ELIZABETH	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
258	184	1	12.40	BOULDER RIDGE % TAYLOR MGMT CO	R-5	Condominium Association property for Boulder Ridge housing. Excluded.	0.00			
259	184	10	0.20	LEWIS, AUGUSTUS	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also landlocked, other portion of property is in Dover.	0.00			
260	184	11	0.13	MONToya, JOHN & NORBY	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also landlocked, other portion of property is in Dover.	0.00			
261	184	12	0.12	ARMSTRONG, ROGER	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also landlocked, other portion of property is in Dover.	0.00			
262	184	13	0.11	OSPINa, OBED & CUARTAS, IVAN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also landlocked, other portion of property is in Dover.	0.00			
263	184	14	0.28	SMITH, KEITH E	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also landlocked, other portion of property is in Dover.	0.00			
264	185	1	0.14	AGUSTIN, MARIO	PO/R	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Dover.	0.00			
265	185	2	0.43	MAL BROTHERS	PO/R	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and associated buffers also encumbering the entirety of the property.	0.00			
266	185	3	0.01	YANES, SONIA MIRELLA	PO/R	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
267	186	2	0.63	FITZROY LLC	PO/R	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and associated buffers also encumbering the entirety of the property.	0.00			
268	188	5	3.96	KKT MAL, LLC	I-1	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
269	188	6	0.12	GRAY PROPERTY LLC % RUDOLPH W HERMS	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
270	188	12	0.23	M AND W ASSOCIATES LLC	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
271	188	15	0.42	RANDOLPH INDUSTIAL PARK COMPLEX	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and associated buffers also encumbering the entirety of the property.	0.00			
272	188	16	0.04	VELASQUEZ, JORGE D	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and associated buffers also encumbering the entirety of the property.	0.00			
273	190	3	0.41	HARRISON REALTY CORP % ULRTA POLY	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			

274	190	4	0.78	ERIE-LACKAWANNA RR		Railroad ROW	0.00			
275	191	2	0.14	NESTER, KARL & NANCY	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
276	191	5	0.17	MUNOZ, GLORIA I	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
277	191	11	0.17	MORRIS COUNTY AFFORDABLE HOUSING	R-GAH	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also Existing Morris County Housing Authority 100% Affordable Site in Third Round.	0.00			
278	191	14	0.65	MORRIS COUNTY AFFORDABLE HOUSING	R-GAH	Existing Morris County Housing Authority 100% Affordable Site. Existing condo common area. Excluded.	0.00			
279	191	18	0.17	OWNER UNKNOWN C/O TRUE MAROON LLC	R-GAH	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
280	192	1	0.37	WISNIEWSKI TRUCKING CO INC	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
281	192	6	0.17	SIGUENCIA, GONZALO/CALLE, MARIA P	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
282	192	7	0.34	SIGUENCIA, GONZALO/CALLE, MARIA P	I-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
283	193	4.1	4.20	INTEGRATED ANALYTICAL REALTY LLC	I-1	Property is developed with an industrial building. Undeveloped portion of the site is encumbered by wetlands and buffers. Excluded.	0.00			
284	194	2	10.67	ERIE-LACKAWANNA-% J SUPR	I-1	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
285	195	7	0.34	WHITE, ROSA C/O SHERI AIKEN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Wetlands and associated buffers also encumbering the entirety of the property.	0.00			
286	195	10	2.53	MORRIS HABITAT FOR HUMANITY INC	R-3	Existing Habitat for Humanity 100% Affordable Site. Excluded.	0.00			
287	195	14	0.76	DOBS INDUSTRIAL LEASING INC	I-1	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
288	195	16	6.59	BERKSHIRE HILLS CONDO ASSOC	I-1	Condominium Association property. Wetlands and associated buffers also encumbering the entirety of the property. Excluded.	0.00			
289	195	16.01	0.04	ROSENBLATT, ARTHUR L/CAROL	I-1	Landlocked parcel along railroad tracks. Property split between municipalities, part of lot with home is in Denville. Excluded.	0.00			
290	195	17	1.03	70 RT 10 LLC	I-1	Steep Slopes present on site. Wetlands and streams with associated buffers. Excluded.	0.00			
291	195	17.01	1.36	UNION HILL ASSOCIATES	I-1	Developed with commercial billboard. Excluded.	0.00			
292	195	17.02	0.25	70 RT 10 LLC	I-1	Billboard on property. Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property also has wetland and stream with associated buffers that encumber the remaining portion.	0.00			
293	195	29	0.25	BAHR III, CARL	B-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
294	196	2	2.03	CURLEY FAMILY LLC	R-9	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
295	196	3	5.95	MT ASSOCIATES LLC						
296	196	4	8.53	CAPE REALTY ASSOCIATES LLC						
297	198	4.02	0.48	DI COSTANZO, JOSEPH & MARIA	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
298	198	4.14	3.40	CAMPO, SALVATORE J	B-2	Steep slopes along Route 10. Rear portion of property included.	2.00	8	16.00	3.00
299	199	4	3.01	RANDOLPH MOUNTAIN SKI AREA, INC	R-5	Properties under common ownership. Wetlands, stream, and associated buffers encumber the property.	0.00			
300	199	5	3.00	RANDOLPH MOUNTAIN SKI AREA, INC	R-5					
301	199	6	35.03	RANDOLPH MOUNTAIN PARTNERSHIP	R-5					
302	199	8	3.00	135 RANDOLPH CORP	B-2	Wetlands and associated buffers encumbering the entirety of the property. Excluded.	0.00			
303	199	9	24.50	RANDOLPH MOUNTAIN PARTNERSHIP	R-2	Property was included in the Township's Third Round HEFSP. Excluded.	0.00			
304	199	26	0.26	KENNEDY, THOMAS & THERESA	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
305	199.01	34.11	0.13	STEPHANIE CHOI & KIM KWI NAM	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
306	199.02	14	0.73	RUSTIC WOODS ASSOC C/O KUSHNER CO	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
307	199.02	34.01	0.12	GREEN, ALBERT R JR & NANCY	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
308	199.03	5	0.13	VERRONE, ANTHONY & SHARI	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
309	199.04	33.01	0.08	MADIA, CHRISTOPHER T	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
310	200	1	0.03	LOOSEMORE, CONSTANCE A	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
311	200	2	0.03	EREH LLC	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
312	201	1.01	1.92	CATLOW, GAIL	RR	Wetlands and associated buffers encumbering the entirety of the property of Lot 2 and portion of 1.01. Partially included.	1.50	6	9.00	2.00
312	201	2	1.40	CATLOW, GAIL						
313	201	38	1.76	CAMPANILE, LEWIS F JR/SAVERIA	R-1	Locked because it is split between municipalities, part of lot with home is in Denville.	0.00			
314	202	1	0.13	PRABHU, SUYOG S/SURABHI S						
315	202	2	1.30	CAMPANILE, LEWIS F JR/SAVERIA	R-1	High tension wires running through entirety of property. Excluded.	0.00			
316	202	3	3.50	DATTALO, THERESA ET ALS	R-1	Streams/Wetlands and associated buffers encumbering the property. Remaining portion is undersized. Excluded.	0.00			
317	202	6.01	0.38	SHONGUM LAKE PROPERTY OWNERS ASSN,	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also parking lot for Shongum Lake Assn.	0.00			
318	202	9	1.03	GRECCO, J/J C/O GRECCO LINCOLN	R-1	In common ownership with one another, but Lot 10 is a private road ("Echo Lane") used to access single-family lots off of Radtke Road. Also in common ownership with Lot 8 (not on this list), which is developed as a single-family home, also accessed via Echo Lane. Lot 9 is effectively the backyard portion. Excluded.O322:O332	0.00			
319	202	10	0.32	GRECCO, J/J C/O GRECCO LINCOLN						

320	203	1.02	0.31	FRUSTOL, ODD/ELISE	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property is the other half of a private road.	0.00			
321	203	4	0.52	HALSCH, PATRICIA & SHERIDAN,STEPHEN	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
322	203	5	0.04	MONICA, CHARLES J JR & LORRAINE	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
323	203	6	0.02	STARK, THOMAS & GRECCO, DEBRA	R-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
324	203.01	2	0.35	RAGHAVAN, MAHESH & JAYA IYER	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Denville.	0.00			
325	208	56	0.73	BOLISAY, ERIC & YIHEN	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also stream running through the property.	0.00			
326	208	58	0.57	BOLISAY, ERIC & YIHEN	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
327	208.02	16	0.12	AMSTERDAM, MONICA	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also landlocked, because property split between municipalities, part of lot with home is in Denville.	0.00			
328	208.02	17	0.95	PETRESKI, TONI	R-2	Landlocked and stream/associated buffers running through the middle of the property. Property split between municipalities, part of lot with home is in Denville. Excluded.	0.00			
329	208.02	18	0.05	TOWNSHIP OF DENVILLE	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Also a detention basin for Denville.	0.00			
330	208.02	99	0.00	BUZALSKI, RUTH M.	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Could not map property. Property split between municipalities, part of lot with home is in Denville.	0.00			
331	215	73	0.15	ROSETOWN, INC.	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
332	215	75	0.06	HADDEN, ROBERT	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
333	215	85	0.04	GENCO, JOSEPH/PHYLLIS	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Morris Twp.	0.00			
334	215	86	1.25	KELLY, EDWARD M & KATHLEEN M	R-3	Existing single-family home on property. Excluded.	0.00			
335	215	88	0.11	GOUDELIS, HELEN P & VOGAS, MICHAEL	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Part of lot with home is in Morris Twp.	0.00			
336	215	89	0.01	MOSCH, STEVEN R & LINDA	R-3	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property split between municipalities, part of lot with home is in Morris Twp.	0.00			
337	222	25	1.34	BRUMFIELD, KARL RAY/EDMUND	R-3	Landlocked and stream/associated buffers running through the middle of the property. Property split between municipalities, part of lot with home is in Mendham. Excluded.	0.00			
338	224	1	2.94	CARL WEBER GREEN PROP, LLC	VCR-1	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
339	224	4	0.60	RANDOLPH TOWN CENTER ASSOC,LP	VCR-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property was also rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
340	224	5	7.00	KAB MT FREEDOM, LLC	VCR-6	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
341	224	6	0.34	SUSSEX TPKE TOWNHOUSE CONDO ASSOC.	VCR	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property is also part of a condo common area.	0.00			
342	224	7	0.19	CARBERRY, RICHARD & MARY ANN	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
343	224	19	0.57	HEBREW CONGREGATION OF MT FREEDOM	R-2	Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.00			
344	224	83	7.30	CARL WEBER GREEN PROP., LLC	VCR-1	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
345	224	84	0.14	RANDOLPH TOWN CENTER ASSOC, LP	VCR-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property was also rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
346	224	85	0.35	RANDOLPH TOWN CENTER ASSOC, LP	VCR-1	Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Property was also rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
347	224	86	1.07	RANDOLPH TOWN CENTER ASSOC, LP	VCR-1	Property was rezoned and included in the Township's Third Round HEFSP. Excluded.	0.00			
348	227	74	2.18	TITTEL, DONN R/TSYMBALOVA, TATYANA	R-2	Wetlands and associated buffers encumbering the majority of the property. Remaining portion with street access is ~1/2 acre. Property split between municipalities, part of lot with home is in Mendham. Undersized. Excluded.	0.00			

TOTAL

18.11

RDP 16.00

**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

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**Fourth Round Vacant Land Analysis Exhibits**

**EXHIBIT C.2**

**CLASS 3 FARM-ASSESSED PARCEL ANALYSIS**

Vacant Land Analysis, Randolph, Morris County, NJ 2025

Item	Block	Lot	Acreage	Owner's Name	Zone	Comments	Developable Acreage	Density (du/ac)	Yield (du)	Set-aside (du)
1	20	9	16.4899998	BOSTROM, P D C/O PHILIP R GREEN JR	RLD	Sun High Orchard - Farmland Preserved	0.00			
2	20	11	1	ILLIEV, JORDAN	RLD	Muliple Homes and structures on property. Excluded.	0.00			
3	20	11	7.71999979	ILLIEV, JORDAN	RLD					
4	20	12	1	BRIGANTI, JOSEPH/JOSEPHINE	RLD	on property. Steep slopes present and open mine shaft from historic use of	0.00			
5	20	12	5	BRIGANTI, JOSEPH/JOSEPHINE	RLD					
6	21	28	0.69999999	SMITH, VIRGINIA MARIE	R-1	Home and multiple structures on property.Horse farm. Excluded.	0.00			
7	21	28	5	SMITH, VIRGINIA MARIE						
8	35	50	19.0300007	CYRIER REALTY HOLDINGS LLC	RR-5	Millers Hill Farm - Farmland Preserved	0.00			
9	35	50.16	2.5999999	MILLERS HILL FARM SECOND LLC						
10	35	52	1	CYRIER REALTY HOLDINGS, LLC						
11	35	52	6	CYRIER REALTY HOLDINGS, LLC						
12	40	1	1	MILLERS HILL FARM II, LLC						
13	40	1	27.3999996	MILLERS HILL FARM II, LLC						
14	40	2	1.39999998	CYRIER, EMILY J						
15	40	2	8.60000038	CYRIER, EMILY J						
16	40	3	5	MILLERS HILL FARM I, LLC						
17	40	20.01	3.5	LUO, DI	RR-5	Stream and associated buffers, and water body and structure on Lot 20.01, exclude that portion. There are restrictions against further subdivision of the property. Excluded.	0.00			
18	40	20.01	5.80000019	LUO, DI NA TRUST						
19	40	20.02	5.17000008	LUO, DI	RLD	Wetlands and associated buffers on approximately 50% of the property. C-1 stream on property with associated riparian corridor. Other portion outside of wetlands is developed with a home and structures. Excluded.	0.00			
20	44	41	1	MARTIN, WILLIAM & DOLORES						
21	44	41	17	WILLIAM D MARTIN REVOCABLE TRUST	OSGU	Sun High Orchard - Farmland Preserved	0.00			
22	45	1.01	3.72000003	BOSTROM, P D C/O PHILIP R GREEN JR						
23	47	34	19.8999996	DMY LAND LLC	RR-5	Approximately 1/3 of property is encumbered by wetlands. NJDEP Known Contaminated Site (95 Calais Road). Restrictive covenant from cluster SD only allows one house to be built on property on 5 acre parcel to be created. Excluded.	0.00			
24	48	2	0	DMY LAND LLC						
25	48	2	58.5999985	DMY LAND LLC						
26	51	18	1	CYRIER, THEODORE/EMILY J	RR-5	Millers Hill Farm - Farmland Preserved	0.00			
27	51	18	13.8999996	DORNEY, R M/HAGADORN, E,TRUSTEES						
28	51	19	0	MILLERS HILL FARM TWO LLC						
29	51	19	4.9000001	MILLERS HILL FARM II, LLC	RLD	Wetlands and associated buffers on the property, and stream bisects property. Rear portion is developed with a homes and and home office structure. Excluded.	0.00			
30	82	26	8	TRISUZZI, JOHN JR & ELAINE						
31	82	39	3	KNOTHE, PETER E ET AL	RR	Knothe Farm - Farmland Preserved	0.00			
32	82	39	16.3199997	KNOTHE, PETER E ET AL						
33	86	79	0.58999997	CLARK, ROBERT J, ANNETTE & ERIN M	RLD	Wetlands and associated buffers on approximately 1/2 of the property. This is part of Lot 79.01. This portion of the lot is deed restricted with a conservation easement. Excluded.	0.00			
34	86	79	9.88000011	CLARK, ROBERT J, ANNETTE & ERIN M						
35	119	114	27.1000004	KNOTHE, PETER E & ALICE M ET AL	RR	Knothe Farm - Farmland Preserved	0.00			
36	146	42.01	0.57999998	LEE, ARTHUR						
37	146	42.01	15	LEE, ARTHUR	RR-5	Isolated wetlands at the rear of the property. Portion is developed with homes and structures. Extreme steep slopes in other portion of property and subdivision restriction against any further subdivision of the property. Excluded.	0.00	0.00	0.00	0.00
38	199	45	1	LAYPAN, ABREKZAUR/HANIFE						
39	199	45	14.29	LAYPAN, ABREKZAUR & HANIFE	R1/RLD	Wetlands and associated buffers on approximately 1/3 of the property. Other portion outside of wetlands is developed with homes and structures. Rear portion is developable. 5 acres included.	5.00	8	40.00	8.00
40	199	48	1.5	STRACCO, EUGENE J & CELESTE H						
41	199	48	21.1000004	STRACCO, EUGENE J & CELESTE H	RR-5	Wetlands and associated buffers on approximately 60% of the property. C-1 stream is present with associated riparian corridor and flood hazard area. Other portion outside of wetlands is developed with a home.	0.00			
42	199	56	1	BYTZ, CHRISTINA I						
43	199	56	7.19000006	BYTZ, CHRISTINA I	RR	Wetlands and associated buffers on the property. C-1 stream is present with associated riparian corridor and flood hazard area. Other portion outside of wetlands is developed with a home. Excluded.	0.00			
44	227	72	3.5999999	MARTIRANO, MICHAEL P/VITA G						
						TOTAL	5.00	RDP	8.00	

**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

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**Fourth Round Vacant Land Analysis Appendices**

**X. APPENDICES**

**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

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**Fourth Round Vacant Land Analysis Appendices**

**APPENDIX A.**

**INVENTORY OF INDIVIDUAL SITE MAPS**

**(UNDER SEPARATE COVER)**

**APPENDIX B.**

**AMENDED SPENDING PLAN (DRAFT)**

**TOWNSHIP OF RANDOLPH  
AFFORDABLE HOUSING TRUST FUND SPENDING PLAN****I. INTRODUCTION**

The Township of Randolph, Morris County, has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Fair Housing Act (N.J.S.A. 52:27D-301). A Development Fee Ordinance creating a dedicated revenue source for affordable housing was initially approved by COAH on May 6, 1992, and adopted by the municipality on June 4, 1992. The Township amended this Ordinance after its initial adoption, by Ordinance No. 6-00 on March 2, 2000 and by Ordinance No. 31-05, on July 7, 2005. The most recent Development Fee Ordinance was approved by COAH on March 30, 2023. The ordinance established the Township of Randolph's affordable housing trust fund for which this spending plan is prepared. Finally, this Spending Plan has been prepared as part of the Housing Element and Fair Share plan.

As of May 1, 2025, the Township had a balance of \$1,068,463.81 in the Affordable Housing Trust Fund, which is resulting from a cumulative collection of \$4,095,983.51 and an expenditure of \$3,027,519.70 from 1992 to present. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing Affordable Housing Trust Fund at Provident Bank, located at 1185 Sussex Turnpike in the Township of Randolph, for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 as described in the sections that follow.

**1. REVENUES FOR CERTIFICATION PERIOD**

To calculate a projection of revenue anticipated during the fourth round prospective need period (2025-2035), the Township considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL):

Currently, there are no actual or committed payments in lieu of construction from any developer, although such payments may be collected in the future.

(c) Other funding sources:

Funds from other sources have not been collected.

(d) Projected interest:

Interest on the projected revenue in the municipal Affordable Housing Trust Fund at the current average interest rate 0.50% simple interest.

**2. REVENUE PROJECTION**

The Township of Randolph, as reported by the New Jersey Department of Community Affairs (NJDCA) Construction Code Reporter, issued twenty-seven (27) permits authorizing the new construction of residential units during 2023 – including three (3) permits authorizing 1- and 2-family housing units and twenty-four (24) permits for multi-family units. In 2022, the Township issued five (5) permits authorizing the new construction of 1 and 2 family housing units. In 2020, the Township issued ten (10) permits authorizing the new construction of 1 and 2 family housing units; as well as, building permits for 400 square feet of office space and 22,326 square feet of educational use. The DCA Construction Code Reporter only has data through 2023.

The Township anticipates issuing permits authorizing approximately one-hundred (100) units over the balance of the prospective Fourth Round period (2025-2035). This estimated projection is based on the fact that in the preceding years from 2018-2023, the Township issued permits authorizing the new construction of 115 housing units that were largely related to 1 and 2 family projects, but also included mixed-use housing projects.

The projection of development fees realized from residential development requires the application of the Township's equalization rate and establishment of an average equalized assessed value for housing. The Township's equalization rate for 2024 was 77.29% and the average residential assessment in the Township is \$491,284. Dividing the average value of housing by the equalization rate yields the average equalized assessed value for housing, being thusly \$635,637 ( $\$491,284/0.7729$ ). As this plan assumes the approximate development of an estimated 100 units over the prospective remainder of the Fourth Round period, the Township may potentially realize a development fee collection of \$953,455 – this is based on the multiplication of average equalized housing value of \$635,637 x 100 units x the residential development fee of 1.5% of equalized assessed value.

The Township may also receive nonresidential development fees pursuant to N.J.S.A. 40:55D-8.1 et. seq, under which a fee equal to (i) 2.5% of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots; or (ii) 2.5% of the increase in equalized assessed value, of the additions to existing structures to be used for non-residential purposes, is to be paid.

The Township has collected non-residential development fees since the initial adoption of its Development Fee Ordinance in 1992. Non-residential development fees were not collected between 2010 and 2013 and the Stimulus Act refunded fees in 2009. Additionally, the Township has been under a Scarce Resource Order since 2018, which has impeded additional non-residential development. In sum, \$2,417,200.19 in non-residential development fees has been collected over 27 years, less the fees refunded according to the Stimulus Act. This represents an average of \$89,525 per year. It is anticipated that the Township will therefore collect \$895,259 from through mid-2035. Any such funds will be used to help fund (i) the Township's Rehabilitation Program, (ii) 100% affordable housing projects, including future group homes, (iii) Affordability Assistance, and (iv) Administrative costs.

The Township, as of May 2025, had an amount of \$1,068,463 in the Affordable Housing Trust Fund. When adding the potential development fee collection amount of \$1,848,714 and account interest of \$5,342 (assuming a 0.50% fixed interest rate), a projected total development fee revenue of \$1,854,056 results. Combined with the existing funds, this results in a total of \$2,922,519.

**TABLE 1: PROJECTED REVENUES HOUSING TRUST FUND  
TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND – JUNE 30, 2025 THROUGH JUNE 30, 2035											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development fees:												
1. Approved Development												
2. Development Pending Approval												
3. Projected Development	\$168,065	\$168,065	\$168,065	\$168,065	\$168,065	\$168,065	\$168,065	\$168,065	\$168,065	\$168,065	\$1,848,714	
(b) Payments in Lieu of Construction												
(c) Other Funds												
(d) Interest on Existing Balance*	\$494	\$494	\$494	\$494	\$494	\$494	\$494	\$494	\$494	\$494	\$494	\$5,432
<b>Total</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$168,559</b>	<b>\$1,854,056</b>

\*Table assumes a 0.50% fixed interest rate

The Township of Randolph estimates and projects a potential total of approximately \$953,455 in residential development fees, approximately \$895,259 in non-residential development fees, and account interest of approximately \$5,234 (assuming a 0.50% fixed interest rate), for a potential total development fee and other revenues of \$2,922,519. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

**3. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

The following procedural sequence for the collection and distribution of Development Fee revenues shall be followed by the Township of Randolph:

**(a) Collection of Development Fee Revenues:**

Collection of Development Fee revenues shall be consistent with the Township of Randolph's Development Fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

Pursuant to a development approval by the board having jurisdiction, the municipal clerk will notify the construction official of the approval. At the time of construction permit application, the construction official will notify the tax assessor and request an initial calculation of the equalized assessed value (EAV) of the proposed development and the resulting fee to be posted. One-half of the fee will be due at the time of issuance of the first building permit. For non-residential development only, the developer will be provided a copy of Form N – RDF "State of New Jersey Non-Residential Development Certification/Exemption". This form will be used by the tax assessor to verify exemptions and to prepare estimated and final assessments.

At the time of request for the final inspection, the construction official will notify the tax assessor and request confirmation of, or modification of, the initial (EAV) as the case may be. The final (EAV) will be provided to the developer within ten (10) days of the request for final inspection. Payment of the fee will then become a condition of issuance of the certificate of occupancy.

**(b) Distribution of Development Fee Revenues:**

A general description of the distribution of revenues is provided below:

The Municipal Housing Liaison forwards a requisition of affordability assistance and administrative costs (routine expenditures) and rehabilitation expenditures and costs for municipally sponsored 100% affordable housing development (significant expenditures) and accessory apartments to the Finance Department recommending the expenditure of development fee revenues as set forth in this spending plan. The Finance Department reviews the request for consistency with the spending plan.

Once a request is approved by the Finance Department, the request is presented to the Township Council for approval. After receiving Township Council approval, the Township of Randolph Planning and Zoning Administrator releases the requested revenue from the trust fund for the specific use.

**4. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS****(a) Rehabilitation Projects N.J.A.C. 5:93-8.16(a)**

The Township's rehabilitation obligation is 84 units. In the past, the Township has participated in the Morris County Department of Community Affairs HOME program for owner-occupied housing rehabilitation. The program uses Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funding.

Based on the percentage of renter-occupied housing, the number of rental rehabilitations would be approximately 17 units of the total 84-unit obligation. The Township of Randolph will dedicate \$170,000 as hard costs for the rehabilitation of up to 17 rental units. The Township will continue to participate in the Morris County Housing Rehabilitation Program and Morris County HOME Consortium for the rehabilitation of owner-occupied units.

<b>Total Rental Rehabilitation Program Expenditure:</b>	<b>\$170,000.00</b>
<i>17 units @ \$10,000/unit</i>	

**(b) 100% Affordable Housing Development  
Block 224, Lot 5**

The Township has entered into an agreement related to the conversion of Block 224, Lot 5 (in the Township's Third Round HE&FSP) from an inclusionary project to a 100% affordable project consisting of 25 units. In order to support the construction of the affordable units and this project, the Township has agreed to a municipal contribution in the equivalent of \$900,000 – which may include cash and in-kind (via the waiver of required fees or similar). The expenditure contemplates funding from the Affordability Assistance funds, as described below. This expenditure was previously approved via Court Order dated April 1, 2025.

<b>Total 100% Affordable Project Expenditure:</b>	<b>\$419,264</b>
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**(c) Extension of Affordability Controls (N.J.A.C. 5:93-8.16(a))**

In order to facilitate the extension of controls on existing affordable units, the Township will dedicate funds to extend the controls on up to 26 existing for-sale units through this program. The compensation required to extend the affordability controls will be as set forth under the Uniform Housing Affordability Control rules (N.J.A.C. 5:80-26.1, 26.2, 26.4 through 26.27, and Appendices A through Q), or \$20,000 per owner unit. With 26 unit controls being extended, this expenditure is anticipated to be as much as \$520,000 in total. Because the controls are expiring at different times for the units, this line item represents a cumulative sum of the expense, but the amounts may differ at the time of distribution from the account.

<b>Extension of Affordability Controls Expenditure:</b>	<b>\$520,000</b>
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(c) **Affordability Assistance N.J.A.C. 5:93-8.16(c)**

<b>TABLE 2: PROJECTED MINIMUM AFFORDABILITY ASSISTANCE REQUIREMENTS TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY</b>		
Actual Development Fees and Fees through May 2025		\$4,095,983
Development fees projected through June 2035	+	\$1,848,714
Interest projected 2025-2035	+	\$5,234
Less housing activity expenditures thru May 2025	-	\$2,665,401
<b>TOTAL</b>	=	\$3,284,530
30 percent requirement	x 0.30 =	\$985,359
<b>PROJECTED MINIMUM Affordability Assistance Requirement 2/2023 through 6/30/2035</b>	=	\$869,010
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 2/2023 through 6/30/2035</b>	÷ 3 =	\$328,453

The Township of Randolph has expended \$2,665,401 from the Affordable Housing Trust Fund to render units more affordable – including \$300,000 towards the creation of a group home with the Special Needs Housing Partnership, and nearly \$2.2 M towards the 25-unit, 100% affordable E.A. Porter/Habitat for Humanity Project. Additionally, the Township has previously dedicated \$245,257 towards the 100% Affordable project on Block 224, Lot 5 based upon the AA funding in the Spending Plan at the time. The project will create more VLI units than the required 13% - with have (5) NJDCA Healthy Housing units at 20% AMI and (1) 3BR 30% VLI income unit for families. The project will provide 24% VLI units vs. 13% VLI units. The Township will dedicate additional funds from the Affordability Assistance toward the success of this project, at a total of \$330,736.

The Township will dedicate a total of \$985,359, with \$480,736 specifically towards the 100% affordable project, and continue to reserve up the remaining portion of the 30% requirement of \$504,623 towards future projects for the creation of new very-low and low-income affordable units, of which \$328,453 will be dedicated towards very-low income. The Township anticipates using these funds towards the creation of additional low- and very-low income units.

**Total Affordability Assistance Expenditure:** **\$985,359**

(d) **Administrative Expenses N.J.A.C. 5:93-8.16(e)**

<b>TABLE 3: PROJECTED MAXIMUM ADMINISTRATIVE EXPENSES TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY</b>		
Development fees/interest collected to date		\$4,095,983
Development fees projected through June 2035	+	\$1,848,714
Interest projected 2025-2035	+	\$5,234
Less RCA Expenditures	-	\$0.00
<b>TOTAL</b>	=	\$5,949,931
20 percent maximum permitted administrative expenses	x 0.20 =	\$1,189,986
Less administrative expenditures through May 2025	-	\$362,117

<b>PROJECTED MAXIMUM ADMINISTRATIVE ALLOWED EXPENDITURES 2/2023 through 6/30/2025</b>	=	<b>\$827,869</b>
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Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- 1) Personnel wages, salaries and benefits for administering affordable housing activities;
- 2) Consulting fees for the preparation of Housing Element/Fair Share Plans, assisting in rehabilitation programs and other affordable housing activities including, but not limited to, professional planner and professional engineer consultant fees;
- 3) Fees for other consulting activity as may be found necessary supportive of affordable housing provision, including office supplies;
- 4) Legal fees; and
- 5) Fees for the administration of Affordability Assistance programs by qualified entities retained by the Township of Randolph.

The Township projects that no more than \$1,189,986 will be available from the Affordable Housing Trust Fund to be used for administrative purposes. The Township has expended approximately \$362,117, and therefore, the remaining allowable expenditures are capped up to \$827,869 unless in the future additional development fees above the projected amount are collected.

**Total Administrative Expenses Expenditures:** **\$827,869**

## **5. EXPENDITURE SCHEDULE**

The Township of Randolph intends to use Affordable Housing Trust Fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the proposed implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows in Table 4.

**TABLE 3: PROJECTED EXPENDITURE SCHEDULE 2025 - 2035**  
**TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY**

<b>Program</b> <i>[Individually list programs and projects e.g. Rehab, Accessory Apartments, for-sale and rental municipally sponsored, etc].</i>	<b>Number of Units Projected</b>	<b>Funds Expended and/or Dedicated</b>	<b>PROJECTED EXPENDITURE SCHEDULE 2025 - 2035</b>												
			<b>2025-2035</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	
Extension of Affordability Controls Program	26	\$520,000						\$120,000	\$60,000	\$340,000					\$520,000
100% Affordable Housing	25				\$419,264										\$419,264
Rehabilitation Program	17					\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$10,000	\$170,000
<b>Total Programs</b>	<b>53</b>	<b>\$520,000</b>	<b>\$0</b>	<b>\$569,264</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$140,000</b>	<b>\$80,000</b>	<b>\$360,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$10,000</b>	<b>\$1,109,264</b>
<b>Affordability Assistance</b>															
Affordability Assistance		\$985,359	\$89,578	\$89,578	\$89,578	\$89,578	\$89,578	\$89,578	\$89,578	\$89,578	\$89,578	\$89,578	\$89,578	\$985,359	
<b>Administration</b>															
Administration		\$827,869	\$75,261	\$75,261	\$75,261	\$75,261	\$75,261	\$75,261	\$75,261	\$75,261	\$75,261	\$75,261	\$75,261	\$827,869	
<b>Total</b>		<b>\$2,333,228</b>	<b>\$164,839</b>	<b>\$734,103</b>	<b>\$184,839</b>	<b>\$184,839</b>	<b>\$304,839</b>	<b>\$244,839</b>	<b>\$524,839</b>	<b>\$184,839</b>	<b>\$184,839</b>	<b>\$184,839</b>	<b>\$174,839</b>	<b>\$2,922,492</b>	

**6. EXCESS OR SHORTFALL OF FUNDS**

The Township of Randolph acknowledges that the actual amount of the Development Fees collected may be less than what is projected in this spending plan for a variety of reasons, including, but not limited to: (a) a moratorium on collection of fees may be imposed by law; (b) the actual amount of development in the Township may be less than what is anticipated; and (c) developers may choose to provide inclusionary developments in lieu of Development Fees.

In the event that the shortfall exceeds the amount devoted to the rehabilitation of rental units, any shortfall in funds necessary to fund this will be funded by the Township. The Township may take the steps necessary to apply for and obtain funds from the Morris County Home Improvement Grant Program or any other grant program in the amount necessary that may cover the rehabilitation of rental units.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to supplement the Township's Rehabilitation and Affordability Assistance Programs.

**II. SUMMARY**

The Township of Randolph intends to spend Affordable Housing Trust Fund revenues pursuant to N.J.A.C. 5:93-8.16 and consistent with the housing programs outlined in the Housing Element and Fair Share Plan.

The Township of Randolph had a balance of \$328,622 as of May 2025 and anticipates an additional \$1,848,714 in revenues over the Fourth Round prospective need period with interest in the amount of \$5,234, for a total of \$1,854,056. The municipality will dedicate: a) \$170,000 towards the rehabilitation of Rental Affordable Units, in addition to participation in the County Rehabilitation Program for owner-occupied units; b) \$520,000 towards the extension of expiring controls for units towards the Fourth Round obligation; c) \$419,264 towards a 100% Affordable development at Block 224, Lot 5; d) \$985,359 to render units more affordable, including \$480,736 for the Block 224, Lot 5 100% Affordable development; e) \$827,869 to cover administrative costs. The municipality anticipates that the balance of revenues collected less expenses from June 2025 to June 2035 will be as close to zero dollars (\$0) as possible, whereas any excess funds as described below would be dedicated toward supplementing the rehabilitation of rental affordable units and the creation of new low- and very low-income affordable units, as described herein. Table 5 summarizes the Township's Spending Plan.

**TOWNSHIP OF RANDOLPH***Fourth Round Spending Plan to the HEFSP*

<b>TABLE 5: SPENDING PLAN SUMMARY</b> <b>TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY</b>	
Balance as of May 2025	\$1,068,463.81
<b>PROJECTED REVENUE 06/2025 – 6/30/2035</b>	
Development fees	+ \$1,848,714.00
Payments in lieu of construction	+ \$00.00
Other funds	+ \$00.00
Interest	+ \$5,234.00
<b>TOTAL REVENUE</b>	= \$2,922,492.00
<b>EXPENDITURES</b>	
Funds Used for Rental Rehabilitation	- \$170,000.00
100% Affordable Development (Block 224, Lot 5)	- \$419,264.00
Extension of Expiring Controls	- \$520,000.00
Affordability Assistance Overall Requirement	- \$594,623.00
Affordability Assistance (towards Block 224, Lot 5)	- \$480,736.00
Administration	- \$827,869.00
<b>TOTAL PROJECTED EXPENDITURES</b>	= \$2,922,492.00
<b>REMAINING BALANCE</b>	= \$0.00

**APPENDIX C.**

**AMENDED MANDATORY SET-ASIDE ORDINANCE**

**(DRAFT)**

**Township of Randolph, New Jersey**  
**ORDINANCE NO. 2025-**

**AN ORDINANCE OF THE TOWNSHIP OF RANDOLPH, COUNTY OF MORRIS AND STATE OF NEW JERSEY  
AMENDING THE CODE OF THE TOWNSHIP OF RANDOLPH, CHAPTER 15 ENTITLED LAND DEVELOPMENT  
ORDINANCE OF THE TOWNSHIP OF RANDOLPH, ARTICLE IV - SUPPLEMENTARY ZONING REGULATIONS,  
SECTION 54 ENTITLED "AFFORDABLE HOUSING", ITEM 1 "PURPOSE"**

**WHEREAS**, the State of New Jersey has a longstanding and well-established commitment to maximizing the opportunities for the development of housing affordable for very low-, low-, and moderate-income households; and

**WHEREAS**, the provision of "safe, decent and attractive housing that [lower-income households] can afford serves the community's interest in achieving an integrated, just and free society and promotes the general welfare of all citizens." De Simone v. Greater Englewood Hous. Corp., 56 N.J. 428, 441 (1970); and

**WHEREAS**, in the Mount Laurel decisions, the New Jersey Supreme Court held that the State's Constitution makes it "plain beyond dispute that proper provision for adequate housing of all categories of people is certainly an absolute essential in promotion of the general welfare required in all local land use regulation." S. Burlington Cry. NAACP v. Mount Laurel, 67 N.J. 151, 179 (1975) (Mount Laurel I); and

**WHEREAS**, the Court thus found that "each . . . municipality [must] affirmatively . . . plan and provide, by its land use regulations, the reasonable opportunity for an appropriate variety and choice of housing, including, of course, low and moderate cost housing, to meet the needs, desires and resources of all categories of people who may desire to live within its boundaries." Ibid; and

**WHEREAS**, the New Jersey Legislature itself affirmed this commitment when it enacted the Fair Housing Act of 1985, which established that it is in the State's interest "to maximize the number of low and moderate units by creating new affordable housing and by rehabilitating existing, but substandard, housing in the State." N.J.S.A. 52:27D-302; and

**WHEREAS**, accordingly, the New Jersey Supreme Court has determined that "[a]ffordable housing is a goal that is no longer merely implicit in the notion of the general welfare. It has been expressly recognized as a governmental end and codified under the FHA." Holmdel Builders Ass'n v. Holmdel, 121 N.J. 550, 567 (1990); and

**WHEREAS**, since then, New Jersey's courts have consistently recognized that "[t]he public policy of this State has long been that persons with low and moderate incomes are entitled to affordable housing," and furthermore that those policies do not end when a municipality has satisfied its minimum obligation under the FHA because "[t]here cannot be the slightest doubt that shelter, along with food, are the most basic human needs." Homes of Hope, Inc. v. Eastampton Tp. Land Use Planning Bd., 409 N.J. Super. 330, 337 (App. Div. 2009) (quoting Mount Laurel I, 67 N.J. at 178); and

**WHEREAS**, the Township of Randolph has a fair share obligation consisting of a prior round obligation of 231 units, a third round need of 624 units, and a fourth round obligation of 320; and

**WHEREAS**, the Township of Randolph adopted Ordinance No. 21-22 on September 22, 2022, which established a Mandatory Set-Aside requirement for all sites that benefits from a rezoning, variance or redevelopment plan approved by the Township that results in multi-family residential development of five (5) dwelling units or more produces affordable housing; and

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Township of Randolph, Morris County, New Jersey, that the Land Development Regulations set forth in Chapter 15 entitled Land Development Ordinance of the Township of Randolph, Article IV - Supplementary Zoning Regulations at Section 54 "Affordable Housing", is hereby amended, modified and supplemented as follows:

**Section 1.** Section 15-54.1(a) shall be amended and replaced in its entirety, as follows:

**54.1 - Purpose**

(a) This Ordinance is intended to assure that low- and moderate-income units ("affordable units") are created with controls on affordability and that low- and moderate-income households shall occupy these units. This Ordinance is also intended to ensure that any site that benefits from a rezoning, variance or redevelopment plan approved by the Township that results in multi-family residential development of five (5) dwelling units or more produces affordable housing at a set-aside rate of 20%, regardless of tenure. This Ordinance shall apply except where inconsistent with applicable law. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Township of Randolph to grant such rezoning, variance or other relief. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement.

**Section II.**

**Severability.** If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect and shall be deemed valid and effective.

**Inconsistencies.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the municipality, the provisions hereof shall be determined to govern and those inconsistent provisions shall be repealed to the extent of such inconsistency.

**Referral to Planning Board.** A copy of this Ordinance shall be referred to the Planning Board following its introduction for review pursuant to N.J.S.A. 40A:55D-26A.

**Effective Date and Scope.** This Ordinance shall immediately take effect upon its passage and publication, and as otherwise provided for by law. The provisions of this Ordinance shall be applicable within the entire municipality upon final adoption and shall become a part of the Code once completed and adopted.

INTRODUCED the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**APPENDIX D.**

**REZONING ORDINANCE FOR BLOCK 44, LOT 12**

**(DRAFT)**

15-\_\_\_.6 – R-12 SINGLE-FAMILY ATTACHED INCLUSIONARY ZONE (R-12 ZONE – Block 42, Lot 12)

**15-\_\_\_.1.- Purpose**

This zone district and its regulations are intended to provide a realistic opportunity for the construction of a maximum of 75 townhouse units as part of an inclusionary development with a twenty percent (20%) set aside, with 60 market townhomes and 15 affordable units.

**15-\_\_\_.2. -Permitted uses**

A. Principal uses.

1. Townhouse
2. Stacked townhouse
3. There may be multiple principal buildings on a lot.

B. Accessory uses and structures.

1. Accessory uses customarily incidental to the above principal permitted uses
2. Recreational facilities for the sole use of the residents and their guests
3. Fences and walls
4. Clubhouse for use by residents and their guests, such as but not limited to a club room, fitness room, conference / work areas
5. Storage building/ structure for indoor storage of pool and maintenance equipment
6. Stormwater basins and structures
7. Mail kiosk/cluster box unit
8. Screened storage areas for trash and recyclables
9. Entrance monument, signage, and decorative guard house with maximum height of 15 feet and maximum area of 60 square feet, and with no access barrier
10. Off-street parking subject to the Residential Site Improvement Standards (RSIS) New Jersey Administrative Code, Title 5, Chapter 21

**15-\_\_\_.3.- Area and bulk requirements**

- A. *Minimum tract area:* 5 acres
- B. *Minimum building setback from tract boundary:* 40 feet.
- C. *Minimum setback for decks, patios, and retaining walls from tract boundary:* 20 feet
- D. *Maximum density:* Twelve dwelling units per gross acre, but no more than 75 total units, consisting of 60 market townhomes and 15 affordable units.
- E. *Minimum separation between townhouse buildings* (excluding patios and decks which may encroach up to 10 feet, porches and stairs which may

encroach up to 5 feet, and eaves, chimneys/fireplaces, bay windows and other ornamental architectural features which may encroach up to 3 feet into the required separation).

1. Front-to-front: 65 feet
2. Front-to-side: 60 feet
3. Side-to-side: 20 feet
4. Side-to-rear: 30 feet
5. Rear-to-rear: 40 feet

F. *Maximum townhouse building length:* 180 feet

G. *Maximum number of units in a structure:* 6 units, except 12 units may be provided where there are stacked townhouse units in a structure.

H. *Maximum building height:* 45 feet with allowances for stepped foundations along building length. Said measurement shall then apply to each stepped section. Building height for units designed with “walk-out” basements shall be measured from the front façade.

I. *Maximum number of stories:* 3 stories

J. *Minimum building setback from curb of internal roadway:* 20 feet

K. *Minimum building setback from off-street parking space:* 10 feet

L. *Maximum impervious coverage:* forty percent (40%) of total lot area

M. *Maximum building coverage:* twenty percent (20%) of total lot area

N. *Buffer area:*

1. Pursuant to Section 15-51.4.B, “Buffer dimensional requirements”, proposed multi-family uses abutting any residential zone shall contain a transition buffer twenty (20) feet in width. The buffer area is a portion of the minimum building setback area described above in subsection C.
2. The buffer shall be vegetated with existing and/or proposed landscaping and may be supplemented by berms. Retaining walls may be placed within the buffer.
3. Notwithstanding the forgoing, entrance driveways, storm water basins, and utilities shall be permitted within the buffer area.

O. Recreational and clubhouse facilities shall be subject to the same height and separation requirements as residential uses

P. *Common open space:* Open space and amenity areas shall conform to the provisions of Township Code Section 15-78, “Open Space and Recreation”, and Section 15-79, “Site Amenities”, except as specifically provided below:

1. A minimum of 10% of the total lot area shall be set aside in common open space for active and passive recreation, including grass areas. As to the location of open space, all environmentally constrained land, including wetlands and associated buffers, stormwater management areas shall be included in the areas set aside as common open space and count toward the overall requirement.

Q. *Signage Requirements*

1. Freestanding signs shall be permitted in accordance with Township Code Section 15-43.4, “Freestanding signs”.
2. *Internal Directional Signs.* Any signs reasonably necessary to direct residents, visitors and guests within the development. Directional signs shall be permitted in accordance with Township Code Section 15-43.3, “Design standards and requirements”.
3. The provisions of Section 15-43.2., “General provisions” of the Township Land Development Code Section 15-43. “Signs” shall apply.
4. The provisions of Section 15-43.16 “Signs in Residential Zoning Districts” shall apply.

R. *Market Rate and Affordable Housing Requirements*

1. There shall be a minimum set-aside of 20% of the total units as affordable units, but not less than 15 affordable units.
2. The developer shall have an obligation to deed restrict the Affordable Units as very low-income, low-income, or moderate-income affordable units for a period of at least thirty (30) years, until such time and under conditions as the Township elects to release the deed restriction, so that the Township may count the Affordable Units against its affordable housing obligation. The deed restrictions shall be recorded with the County Clerk, and a copy of the recorded deed shall be forwarded to the Township Municipal Housing Liaison and Administrative Agent. Any sale of the property or units shall not affect the length or terms of the deed restriction.
3. The bedroom distribution of the affordable units shall be in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.3.

4. The income distribution of the affordable units shall be in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.3, and shall also provide for a 13% set-aside of very-low income units as part of the income distribution.

S. Development standards

1. Roadways shall be designed in accordance with RSIS
2. Sidewalks shall be designed in accordance with RSIS and shall at a minimum be required on one side of internal roadways.
3. *Off-street parking and parking design requirements.*
  - a) Off-street parking shall be provided in accordance with RSIS. Townhouse units shall meet the requirements for 3-bedroom townhouse in RSIS and stacked townhouses shall meet the requirements for 1, 2, or 3-bedroom garden apartment in RSIS.
  - b) Off-street parking shall be provided for the clubhouse at a rate of one (1) space per every fifteen (15) housing units approved.
  - c) All guest parking shall be within 300-feet of unit served.
  - d) Streets, intersections, sight triangles, curbs, sidewalks, driveways and other vehicular or pedestrian traffic circulation measures shall be governed by RSIS. Bicycle lanes and trails shall not be required.

T. *Trees.*

- a) Tree removal shall be subject to the Average Tree Density application requirements under Section 15-48, "Tree Removal and Protection", of the Township Land Development Code. All trees within environmentally sensitive areas shall be preserved.
- b) Street trees shall be planted at an interval of not to exceed 75 feet.

U. *Site Plan and Building Design Standards.* Site plan and building design standards shall conform to the provisions of Township Code Section 15-60, "Site Plan and Subdivision Design Standards", except as specifically provided below:

- a) Allow for impacts to trees on ridgelines
- b) Allow for orientation of the majority of roadways other than east/west

- c) Allow for grouping of units in residential block type layout as opposed to quadrangles, courts, etc.
- d) Allow for testing agency certified 2-hour gypsum area separation wall assembly for the construction of all party walls.
- e) Allow for materials other than brick and quarried stone for the side, rear, and front elevation.
- f) There shall be no minimum percentage requirement for the total area of the front elevation in each group of dwelling units to be faced with brick or stone. If used, stone may be man-made or cultured.
- g) Allow for block lengths in excess of 1,000 feet in length.
- h) Allow for stormwater management design and control to be governed by RSIS.

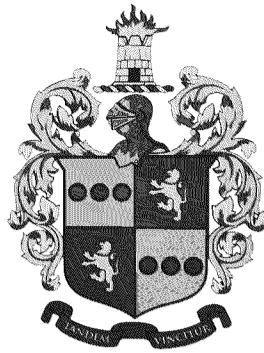
V. *Lighting.* Street lighting shall conform to the type and number supplied and approved by the local utility. Lighting shall be provided at all street intersections, parking stalls/areas and common use areas (such as a clubhouse, community mailboxes, etc.). Lighting intensity measured at ground level shall be provided as set forth:

- a) Street Intersections = 0.3 footcandle (average)
- b) Parking Stalls (on or off-street) = 0.5 footcandles (average)
- c) Common Use Areas = 0.5 footcandles (average)
- d) All other areas = 0.0 footcandles (average)

X. In the event of any conflict between the provisions and requirements of this section and the provisions and requirements of any other section of Chapter XV, the provisions and requirements of this section shall govern.

## APPENDIX E.

## CREDITING DOCUMENTATION

**Morris County Recording Cover Sheet**

**Honorable Ann F. Grossi, Esq.  
Morris County Clerk**

MORRIS COUNTY, NJ  
Ann F. Grossi  
DOR-OR BOOK 24870 PG 720  
RECORDED 01/27/2025 11:27:54  
FILE NUMBER 2025003619  
RCPT # 1867069; RECD BY: ASICONOLFI eRecord  
RECORDING FEES 100.00  
INDEX FEE

*Official Use Only - Realty Transfer Fee*

*Official Use Only - Barcode*

Date of Document:  
2025-01-22

Type of Document:  
DECLARATION/RESTRICTION

First Party Name:  
Toll I NJ LLC

Second Party Name:  
Toll I NJ LLC

Additional Parties:  
CPG&H

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

Block:

Lot:

Municipality:

Consideration:

Mailing Address of Grantee:

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASSIGNMENT,  
RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE**

Original Book:

Original Page:

**MORRIS COUNTY RECORDING COVER SHEET**

**Please do not detach this page from the original document as it contains important recording information and  
is part of the permanent record.**

**WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the  
attached document or the document will be rejected and returned.**

APPENDIX C-1

RESTRICTIVE COVENANT REQUIRED BY SECTION 5:80-26.5(d)

Declaration Of Covenants, Conditions  
And Restrictions  
Implementing Affordable Housing Controls  
On State Regulated Property

**DEED-RESTRICTED AFFORDABLE HOUSING UNIT WITH  
RESTRICTIONS ON RESALE AND REFINANCING**

For New Units

Fair Housing Act Required Covenants Restricting Use, Conveyance  
And Mortgage Debt

THIS DECLARATION is made this 22 day of January, 2025, by Toll I, NJ, L.L.C., a New Jersey limited liability company, having an address of 100 Willow Brook Road, Suite 200, Freehold, NJ 07728 (hereinafter referred to as "Developer").

WHEREAS, Developer is the owner of 28 residential dwelling condominium units, more fully described on Schedule A attached hereto and made a part hereof (hereinafter referred to as the "Affordable Units") which are situated within Oaks at Randolph, a Condominium consisting of a total of 136 dwelling units located in the Municipality of Randolph, County of Morris, State of New Jersey; and

WHEREAS, municipalities within the State of New Jersey are required by the Fair Housing Act (P.L. 1985, c. 222) (hereinafter the "Act") to provide for their fair share of housing that is affordable to households with low or moderate incomes in accordance with the provisions of the Act; and

WHEREAS, the Act requires that municipalities insure that such designated housing remains affordable to low and moderate income households;

WHEREAS, pursuant to the Act, the Affordable Units described in Schedule A attached to this Agreement have been designated as low and moderate income housing as defined by the Act; and

WHEREAS, the purpose of this Declaration is to insure that the described Affordable Units remain affordable to low and moderate-income eligible households for that period of time described in Article 1 of this Declaration.

NOW, THEREFORE, it is the intent of this Declaration to insure that the affordability controls are recorded on each of the affordable units so as to bind the owners of the Affordable Units of the covenants, conditions and restrictions which they shall be required to comply and to notify all future purchasers of the affordable units that the housing unit is encumbered with affordability controls.

Article 1. Affordable Housing Covenants

The sale and use of each Affordable Unit subject to this Declaration is governed by regulations governing controls on affordability, which are found in New Jersey Administrative Code at Title 5, chapter 93, subchapter 9 (N.J.A.C. 5:93-9.1, *et seq.*), and chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*) (the "Regulations") except as to the requirement to make a minimum of 13% of the affordable units available to very-low-income households (4 affordable units). Consistent with the Regulations, the following covenants (the "Covenants") shall run with the land, for each respective Affordable Unit, for the period of time commencing upon the earlier of (a) the date hereof or (b) the prior commencement of the "Control Period", as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations.

- A. The Affordable Unit may be conveyed only to a household who has been approved in advance and in writing by CGP&H \_\_\_\_\_, an administrative agent appointed under the Regulations (hereinafter, collectively, the "Administrative Agent").
- B. No sale of the Affordable Unit shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price", or "MRP") as determined by the Administrative Agent.
- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Affordable Unit, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Affordable Unit shall at all times maintain the Affordable Unit as his or her principal place of residence.
- E. Except as set forth in F, below, at no time shall the owner of the Affordable Unit lease or rent the Affordable Unit to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- F. If the Affordable Unit is a two-family home, the owner shall lease the rental unit only to income-certified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Affordable Unit that would affect its bedroom configuration, and in any event, no improvement made to the Affordable Unit will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.
- H. The affordable housing covenants, declarations and restrictions implemented by this Declaration and by incorporation, N.J.A.C. 5:80-26.1 *et seq.*, shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to the Affordable Unit so long as the Affordable Unit remains subject to the affordability controls being implemented by this Declaration.

- I. In accordance with N.J.A.C. 5:80-26.5, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years; provided, however, that units located in high-poverty census tracts shall remain subject to these affordability requirements for a period of at least 10 years;

Article 2. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.10A(b):

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Affordable Unit, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed by its duly authorized partners and proper officers, respectively, this 22 day of January 2025.

~~Toll I, NJ, L.L.C., a New Jersey limited liability company~~

By: John E. Peck, Authorized Representative

STATE OF NEW JERSEY )  
 )SS:  
COUNTY OF HUNTERDON )

I CERTIFY that on December 2, 2024 John E. Pack personally appeared before me in person and stated to my satisfaction that he/she:

(a) made this Deed; and  
(b) was authorized to and did execute this Deed on behalf of and as an Authorized Representative of the Grantor named in this Deed; and  
(c) made this deed for \$\_\_\_\_\_ consideration (as consideration is defined in N.J.S.A. 46:15-5).

Sworn and Subscribed on  
December 2, 2024

Sherry Ann Cooper  
Notary Public

Docs #5945811-v1

Sherry Ann Cooper  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
ID # 2452671  
MY COMMISSION EXPIRES May 20, 2025

updated June 2007

CGP&H

By:   
Matthew DiLauri, Administrative Agent

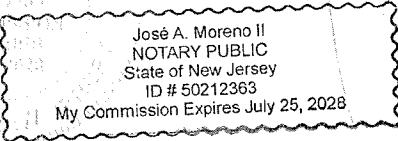
STATE OF NEW JERSEY )  
) SS.:  
COUNTY OF MORRIS )

I CERTIFY that on this the 22<sup>nd</sup> day of JANUARY, 2025, Matthew DiLauri personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized and did execute this instrument as Administrative Agent for CGP&H, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

Sworn and Subscribed on  
JANUARY 22<sup>nd</sup>, 2025

Notary Public



Record and Return to:  
Chiara R. Corliss, Esq.  
Giordano, Halloran & Ciesla, P.C.  
125 Half Mile Road, Suite 300  
Red Bank, NJ 07701

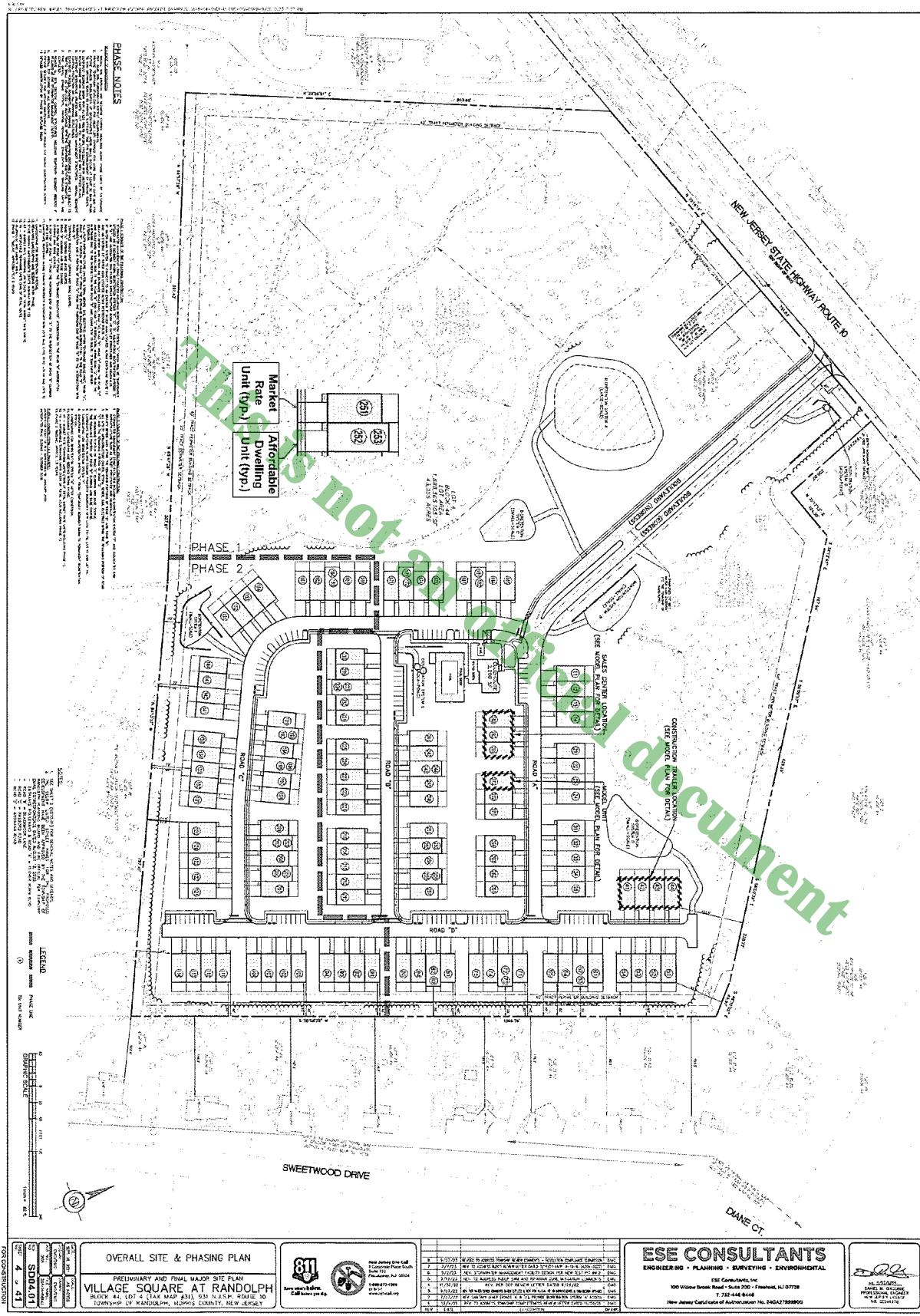
SCHEDULE A

<u>Block</u>	<u>Lot</u>	<u>Affordable Unit Address*</u>	<u>Bedrooms</u>	<u>Income Level</u>
44	4	931 Route 10 East	2	Very Low
44	4	931 Route 10 East	2	Low
44	4	931 Route 10 East	2	Moderate
44	4	931 Route 10 East	2	Low
44	4	931 Route 10 East	2	Moderate
44	4	931 Route 10 East	2	Very Low
44	4	931 Route 10 East	2	Moderate
44	4	931 Route 10 East	2	Low
44	4	931 Route 10 East	2	Moderate
44	4	931 Route 10 East	2	Moderate
44	4	931 Route 10 East	2	Low
44	4	931 Route 10 East	2	Moderate
44	4	931 Route 10 East	2	Low
44	4	931 Route 10 East	2	Moderate
44	4	931 Route 10 East	3	Moderate
44	4	931 Route 10 East	3	Very Low
44	4	931 Route 10 East	3	Moderate
44	4	931 Route 10 East	3	Low
44	4	931 Route 10 East	3	Moderate
44	4	931 Route 10 East	3	Low
44	4	931 Route 10 East	3	Moderate
44	4	931 Route 10 East	3	Low
44	4	931 Route 10 East	3	Moderate
44	4	931 Route 10 East	3	Very Low
44	4	931 Route 10 East	3	Moderate
44	4	931 Route 10 East	3	Low
44	4	931 Route 10 East	3	Moderate

\* The above Affordable Units are more fully depicted and described in the Master Deed for The Oaks at Randolph, a Condominium, which was recorded in the Office of the Morris County Clerk, on November 18, 2024, in Book 24838, beginning at Page 1547, and any and all duly-recorded amendments thereto.

\*\* Of the fourteen (14) Affordable Units featuring two 2-bedrooms, two (2) will be designated for very low-income households, five (5) will be designated for low-income households, and seven (7) will be designated for moderate-income households.

\*\*\* Of the fourteen (14) Affordable Units featuring three 3 -bedrooms, (2) will be designated for very low-income households, five (5) will be designated for low-income households, and seven (7) will be designated for moderate-income households.



Morris County Recording Cover Sheet



Honorable Ann F. Grossi, Esq.  
Morris County Clerk

Official Use Only - Realty Transfer Fee

Official Use Only - Barcode

Date of Document:

January 19, 2023

Type of Document:

Developer's Agreement

First Party Name:

Township of Randolph, a Municipal Corporation  
of the State of New Jersey

Second Party Name:

Elbaum Homes at Pleasant Ridge, Inc.

Additional Parties:

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY

Block:

Block 97

Lot:

26, 27.01 and 27.02

Municipality:

Township of Randolph

Consideration:

Mailing Address of Grantee:

Township of Randolph, 502 Millbrook Avenue, Randolph, NJ

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN  
ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE

Original Book:

Original Page:

MORRIS COUNTY RECORDING COVER SHEET

Please do not detach this page from the original document as it contains important recording information and  
is part of the permanent record.

WARNING: Information contained on the Recording Cover Sheet must exactly match the information within the  
attached document or the document will be rejected and returned.

**DEVELOPER'S AGREEMENT  
OF THE  
TOWNSHIP OF RANDOLPH  
AND  
ELBAUM HOMES AT PLEASANT RIDGE, INC.**

**AGREEMENT** made this 19<sup>th</sup> day of January, 2023, by and between the **Township of Randolph**, a municipal corporation of the State of New Jersey, with its governmental offices located at 502 Millbrook Avenue, Randolph, New Jersey (hereinafter referred to as the "Township"); and **Elbaum Homes at Pleasant Ridge, Inc.**, with offices located at 17 Pinnacle Point, Randolph, New Jersey (hereinafter referred to as the "Developer");

**WITNESSETH:**

**WHEREAS**, the Developer is the owner of real property located at what is commonly known as 1219, 1221 and 1223 Sussex Turnpike and reflected on the Tax Map of the Township of Randolph as Block 97, Lots 26, 27.01 and 27.02, in the VMU zone district and subject to the Village Center Overlay Zone No. 3 (hereinafter referred to as "Subject Property"); and

**WHEREAS**, the Developer was granted approval by a duly constituted approving authority of the Township to demolish three dwellings and construct two multiple dwelling buildings with sixteen townhome units, three of which will be affordable rental units (two 2-bedroom units and one 3 bedroom unit) in accordance with approved variances and site plan, which approval is memorialized in the Resolution of the Township of Randolph Planning Board (the "Approving Authority") granting Variance Relief and Preliminary and Final Site Plan Approval under Application SP 20-8, which resolution was adopted by the approving authority at their meeting of March 3, 2021 and as annexed hereto as Exhibit A and incorporated herein; and

**WHEREAS**, the Developer desires to comply with the terms and conditions of such approvals; and

**WHEREAS**, the Developer and the Township desire to enter into a Developer's Agreement, which Agreement would provide for the completion of the various improvements and obligations required by the approvals and accordingly, the parties wish to express by this Agreement their acceptance of the conditions, safeguards and limitations under which any on-site and/or any off-site improvements, construction, or contributions in lieu thereof, will proceed;

**NOW, THEREFORE**, in consideration of the approval heretofore granted to the Developer, the mutual covenants herein contained, and the mutual benefits to be derived by the parties from the performance thereof, it is AGREED as follows:

I  
**IMPROVEMENTS GENERALLY**

1. **Improvements to be Completed by Developer.** The Developer shall, at its sole cost and expense, construct and install all of the improvements: (1) shown on the site plan and as part of the approval of the development application, which plans are referenced as "Preliminary and Final Plans for Sussex Ridge" dated June 19, 2020, revised through September 16, 2022 prepared by Bowman Consulting under the signature of Eric Keller, P.E. and consisting of 18 sheets, which is by reference incorporated herein and made a part hereof; and (2) made necessary during the course of construction; (3) shown on the Township Engineer's Memorandum

and cost estimate for improvements dated December 7, 2021, a copy of which is attached as Exhibit B and includes estimates prepared by Bowman Consulting; (4) as required by the approving resolution, Exhibit A; (5) the testimony of the applicant during the course of the hearings before the approving authority; and (6) as noted in the Township Engineer's Reports and any other Agency Reports issued as part of the underlying approvals, as more particularly referred to in Exhibit A, as well as the minutes of the meetings of the approving authority with respect to the underlying application, it being specifically understood and agreed that all such agency reports are specifically incorporated herein by reference as if the same were fully set forth at length.

The Developer shall not commence any construction until an Affidavit of Compliance with supporting documentation and a construction permit has been approved by the Township and unless the premises have been made safe for the public by the installation of such fences, barricades, dust, soil erosion and mud abatement devices, and construction lighting required by the manual on Uniform Traffic Control Devices or as may be necessary in the reasonable discretion of the Township Engineer or Municipal Inspectors in order to prevent the possibility of personal injury, property damage or nuisance. If the Developer fails to maintain such devices after commencement of such construction, the Construction Official or Township Engineer may suspend work at any time with reasonable notice to the Developer. Thereafter the Township may cause necessary protective devices to be installed at the Developer's expense. The Township may at any time cause temporary safety devices to be installed upon reasonable notice to the Developer.

The Township Engineer and/or the Township Engineer's designee is hereby authorized to approve and/or require minor modifications to the site plan, if those modifications are necessitated by conditions in the field which demonstrate that it would be impractical for the Developer to complete the improvements in accordance with the approved plans, or that any planned site improvement will not function for its intended purpose as a result of such a field condition, and, provided, further that any such modifications do not require a variance or exception from the requirements of the Township Land Use Regulations. Major modifications shall only be granted by the approving authority.

2. **Compliance with Law.** All improvements shall be constructed and installed in accordance with such state and federal laws as pertain thereto and in accordance with such specifications, ordinances, rules and regulations which are validly enacted or promulgated by the Township, its officers, employees and agents prior to the commencement of construction. All buildings and structures are subject to inspection and approval by the applicable subcode official. All other site improvements not under the jurisdiction of the Construction Code Official shall be made subject to the inspection and approval of the Township Engineer or his designee. Developer shall notify the Township Engineer, in writing, 48 hours prior to the commencement of construction of any improvements or other operations to be inspected. Said written notification shall include confirmation that the developer has complied with any pre-construction notifications as may be required from any other agencies exercising jurisdiction over the construction of the improvements. Additionally, Developer shall also notify the Police Chief in writing 48 hours prior to the commencement of any improvements.

All the improvements referred to in the Township Engineer's memorandum and cost estimate, which is attached as Exhibit B, shall be completed no later than three (3) years from the date of this Agreement, subject to reasonable extensions. Failure to obtain a construction permit within six months from date of Developer's Agreement shall entitle the Township to reissue and re-examine any term of this Agreement and make any revisions thereto as the Township deems necessary.

3. **Drainage Facilities.** Storm and surface waters shall be piped to drainage facilities in accordance with the drainage system shown on the approved plan and said installation shall meet the approval of the Township Engineer.

4. **Fire Prevention Facilities and Hydrants.** Fire prevention facilities, hydrants and systems that may be required, shall be installed at the Developer's expense as set forth on the approved plan, as may be applicable, and subject to the approval of the fire subcode official.

5. **Signage.** Unless heretofore approved as part of the development application, no signs shall be placed upon the construction site without approval by the agency having jurisdiction. Real estate sale signage may be approved by permit.

6. **Blasting.** All blasting shall be performed in accordance with the Township policy located in the Township Engineering Office for Developer's review. Developer shall comply with all pre-blasting requirements set forth in said policy and applicable state regulations.

7. **Underground Installation of Utilities.** Unless otherwise set forth on the approved plan, all permanent utilities, except those currently existing in the right-of-way or required by a utility company to be placed in the right-of-way, shall be installed underground.

8. **Grading, Surfacing and Paving.** Before grading of any roadway, driveway or parking area, the site shall be cleared of all debris, branches, matted leaves, mud and any other materials that would be regarded as unsuitable under sound construction practices. All roadways, parking areas and driveways shall be constructed in accordance with specific approval by the Township Engineer. Installation of roadway top course overlay shall be completed within three (3) years from the date of this Agreement or as otherwise extended by the Township.

9. **Snow Removal.** Developer shall be responsible for snow removal and costs associated with same during the course of construction and thereafter, unless and until any dedicated roadway is dedicated and accepted by the Township.

10. **Property Corners.** Developer agrees to set property corners prior to issuance of the final Certificate of Occupancy for the Project reflecting the dedication of additional right-of-way to be dedicated to the Township.

11. **Site Lighting.** Developer agrees that lighting will be installed in accordance with the approved site plan on file with the approving authority in connection with the application for this development.

12. **Duty to Provide Details to Plans.** In the event that the Township Engineer reasonably requires further details of the approved plan, or of any proposed public or site improvement to be submitted and approved, the Developer shall furnish such details on written notice from the Township Engineer within ten (10) working days.

13. **As-built Drawings.** The Developer shall provide the Township Engineer with "as-built" drawings, indicating the location and size of the on-tract and off-tract sanitary sewer and storm drainage lines and structures, water lines, including all invert, top of manholes, top of grates with dates, location and elevation of all retaining wall and grades or curbs, sidewalks, roadways, parking areas and waterways, for that portion of the performance bond for which a partial release is requested prior to the release of any portion of the performance bond. Submission of as-builts shall be a condition precedent to the Township's final acceptance of the Project.

14. **Inspections.** The Township contemplates inspections of all facilities required to be completed by the Developer hereunder. Prior to commencement of construction a pre-construction meeting will be required. The Developer shall notify the Township Engineer at least 48 hours prior to the commencement of construction of any such facilities. In the event of temporary suspension of construction, the Township Engineer shall be notified 48 hours prior to the renewed starting date of construction. The Township Engineer shall use his best efforts to have inspections completed in a timely manner so as to permit the Developer to proceed with construction in an orderly, safe, and expeditious manner. No backfilling after the installation of any curbing, drainage, utilities, or other improvements shall be done without the approval of the Township Engineer.

15. **Inspection Fees.** An escrow amount shall be established to facilitate payment of engineering inspection fees, including water and sewer, in accordance with N.J.S.A. 40:55D-53. This account shall be initially funded to the Township by the Developer prior to construction in the amount of \$35,256.58, which is five percent (5%) of \$705,131.50 of on and off-site improvements as determined by the Engineer's Estimate. Engineering inspections by the Township Engineering Department shall be charged against this account at the rate prescribed by the appropriate ordinance. On a quarterly basis, the account shall be brought back to the initial level. No construction permit or certificate of occupancy shall be issued until such deposit shall be made. In the event there is a portion of any amount unused, it shall be returned to the Developer upon approval of the Township Council.

16. **Building and Engineering Permits.** The Building Department shall not issue building permits to the Developer until the Developer has obtained final approval from the approving authority and the Engineering Department and all necessary permits, which may include but not be limited to:

- a. soil erosion and sediment control;
- b. street opening;
- c. sanitary sewer;
- d. storm sewer;
- e. curb and sidewalk;
- f. construction permits;
- g. sewer cutoff;
- h. water extension;
- i. Payment of applicable Development Fees as may be required by Township Ordinances and § 15-91.3 of the Land Development Ordinance.

Additionally, prior to the issuance of a construction permit, the Developer shall: (1) produce all sureties or bonds required by the municipality, and (2) submit proof of posting of all off-site monies and all required permits and approvals from all applicable governing agencies, which may include but not be limited to:

- a. Randolph Township Council;
- b. Randolph Township Planning Consultant;
- c. NJDEP Stream Encroachment;
- d. NJDEP Sanitary Sewer Extension;
- e. Morris County Road Opening;
- f. Morris County Soil Conservation District;
- g. Randolph Township Board of Health;
- h. Randolph Fire Prevention Bureau;
- i. Randolph Police Department;

- j. Algonquin Gas Transmission Co.;
- k. JCP&L;
- l. Randolph Environmental Commission;
- m. Randolph Engineering Department;
- n. Morris County Planning Board;
- o. Randolph Township Tax Assessor;
- p. Randolph Township Tax Collector;
- q. Randolph Township Historic Preservation Review Commission;
- r. New Jersey Department of Transportation.

Prior to the commencement of work, the Developer shall secure at its own cost and expense all necessary permits required by any governmental authority having jurisdiction for the project and shall post a Performance Guarantee as required in Paragraph 20 below, subject to the prior approval by the Township Attorney, Township Engineer, and Township Insurance Risk Management Consultant, in the amount of 120% of the total cost of the improvements of \$76,710.00 as found on Exhibit B (Engineer's Estimate) in the following manner:

(1) Ten percent (10%) of the total amount of the Performance Guarantee in the form of cash, or a certified check in the amount of \$9,205.20 shall be deposited with the Township of Randolph;

(2) A Performance bond, cash bond, or an irrevocable letter of credit which is subject to the review and approval of the Township Attorney in the amount of \$82,846.80 to guarantee performance of the terms of this Agreement.

B. Payment in cash or certified check to be deposited with the Township of Randolph for inspection fee escrow as set forth in Paragraph 15 above.

C. The Developer has obtained all permits as required by the Ordinances of the Township of Randolph.

17. **Field Requirements.** This Agreement is subject to additional in-the-field directions and requirements by the Township Engineer or the Utility Director, in accordance with applicable codes, or when reasonably required by the Township Engineer and applicable sub-code officials and Health Officer, as to all structures and work. All such direction and requirements shall be given in reasonable and timely fashion prior to commencing operations, or during or after operation where such direction and requirements are necessary to adequately insure that the improvements to be installed under this Agreement function properly and carry out all the purposes for which they are designed, in a good workmanlike manner consistent with sound engineering principles. The provisions of this paragraph will not be utilized to require unusual additional work or facilities beyond that which is necessary to adequately ensure that the facilities operate and function properly to carry out the purposes for which they were designed. Nothing herein shall be deemed to authorize by implication the disapproval of construction materials and methods that are permitted under law or the BOCA Code, except if expressly provided to the contrary herein or except if other and different standards for specification are shown on the Site Plan or Subdivision Plan (including site grading plans, profiles and detailed plans) submitted with the approved Plan Specifications shown on the approved Plan shall be in accordance with the standard road construction and sewer construction specifications of the Township, a copy of each is on file and available for inspection, and shall govern and control.

18. **Time for Completion.** Unless extended by resolution of the approving authority and the Township Council, the improvements and work referred to herein, shall be completed within a three (3) year period, commencing with the date of this Agreement. If the improvements are not completed within this time and an extension is obtained from the applicable Board, the Township shall review any terms and conditions of this Agreement including the amount of the performance guarantee required.

19. **Restoration Bond.** In the event there shall be any anticipated disturbance of municipal property including any public roads, in connection with approvals and construction of the site, the same shall be included in the engineer's cost estimate and a restoration bond in an amount calculated by the Township Engineer shall be provided by the Developer. The amount of the restoration bond may be modified from time to time in the discretion of the Township Engineer. As of the date of this Agreement, it is not anticipated that a restoration bond will be required with respect to this development.

20. **Performance Guaranty.**

(a) In compliance with any approval granted by the Township and prior to the performance of any work, the Developer agrees to submit to Township Engineer for filing with the Township Clerk a surety bond, an irrevocable letter of credit or such other performance guaranty satisfactory to the Township Council and the Township Attorney in a form approved by the Township Attorney, in the amount required to guarantee installation of all improvements as specified in Exhibit B guaranteeing all workmanship, materials, and the installation of the specified improvements, and conditioned upon the performance of the terms and conditions of this Agreement. The performance bond or letter of credit shall guarantee performance to be completed in accordance with the resolution of the approving agency and provided in advance of the pre-construction meeting.

(b) A reduction or release of the performance guaranty as hereinafter set forth, shall be in accordance with this Agreement and in accordance with the procedures established by the Municipal Land Use Law (N.J.S.A. 40:55D-53). However, no bond will be reduced nor released until "as-built" plans have been submitted, reviewed, and approved for the improvements that are completed and are the subject of the reduction.

(c) Interior sanitary and storm drain facilities necessary to properly serve the development shall be installed and all N.J. DEP CP-1 requirements completed prior to the issuance of a Certificate of Occupancy. Any provision hereof notwithstanding, all sanitary sewer facilities, water lines and storm drainage facilities necessary to properly serve that portion of the development for which a Certificate of Occupancy is requested shall be fully installed and operable prior to the issuance of the requested Certificate of Occupancy.

(d) It is further understood and agreed between the parties hereto that in the event the Township must draw certain funds under these performance bonds or letters of credit due to a failure to perform by the Developer, the amounts listed on the bonds or letters of credits as required by this Agreement shall not govern the amount the Township shall be entitled to receive but, rather, the Township shall have the right to draw an amount in excess of any specific line item amount in order to adequately insure that the work specified by this Agreement has been performed, completed, or repaired, as the case may be, or in a manner satisfactory to the Township Committee or the Township Engineer.

21. **Maintenance Guaranty.** Developer agrees to provide the Township with a

maintenance bond or irrevocable letter of credit to run for a period of two (2) years from the date of completion and official acceptance for all improvements required by this Agreement and those improvements enumerated on the Site Improvement Schedule. Said bond will be in the amount of fifteen (15%) percent of the costs of the improvements listed on Exhibit B, that being \$11,506.50. and will be provided in the form permitted by the Municipal Land Use Law and satisfactory to the Township Attorney. Said bond or irrevocable letter of credit shall assure the maintenance of said improvements and facilities by the Developer and provide for the reimbursement of all expenditures incurred by the Township for their repair and maintenance and/or such other expenses as may be necessary to keep the same in good working order during the two (2) year period. The Township shall provide the developer with thirty (30) days notice prior to incurring such expenses except for emergency repair. No provisions in this paragraph or in this Agreement, however, shall be construed to impose any duty of liability of maintenance, inspection or repair on the part of the Township with respect to any private facilities or improvements, whether bonded hereunder or otherwise.

## II GENERAL UTILITY REQUIREMENTS

22. The Developer shall not be entitled to any contribution by the user or users of any water lines, sanitary sewer lines, facilities or appurtenances subsequently connected to any water lines, sanitary sewer lines, facilities or appurtenances installed by the Developer herein, arising out of the fact that the Developer herein has installed or paid for such water facilities or sanitary sewer facilities or has paid to the Township fees pursuant to the Utility's Rules and Regulations.

23. If applicable, the Developer herein agrees that it shall obtain all necessary sanitary sewer and water easements as may be set forth on the Plans and Specifications, or as otherwise required by the Township at the Developer's sole cost and expense. The Developer agrees that each conveyance or grant shall be accompanied by a title binder indicating that the Grantor has marketable title, free and clear of any encumbrances and liens thereto. Said easements shall be granted by the Developer or others to the Township free and clear of all liens and encumbrances at the Developer's sole cost and expense immediately upon final approval by the Township. The easements shall be granted in the name of the Township and recorded in the Office of the Morris County Clerk in the Township's favor. The easements shall be in a form acceptable to the Township's Attorney and Engineer. The Developer understands and agrees that no certificate of occupancy shall be issued unless all necessary easements have been granted as required herein. The receipt of said grants of easement by the Township shall not be construed as the exercise of dominion and control by the Township over any street, sewer or water line therein located until such time as the streets are formally accepted by the Township and the Township formally accepts the easements and facilities as provided herein.

## V BUILDINGS AND STRUCTURES

24. **Building and Structure Designs.** The design of any building or structure on the aforementioned lot of the Developer shall be substantially in accordance with the said approved plan and the evidence submitted to the Board.

25. **Site Changes; Procedure.** Developer agrees that any completed buildings, structures and/or all improvements shall comply in all respects with submissions by the Developer to the approving authority, including but not necessarily limited to the site plan submissions, architectural submissions, if any, and such other development submissions made to the approving

authority, except as otherwise provided in this Agreement or except as the same may be modified by resolution of the approving authority. The Township Engineer shall have the authority to permit minor field adjustments and modifications in the installation of the improvements of buildings and structures as contemplated in the site plan where field conditions and good engineering practices permit. The Construction Official shall have the authority to approve changes in the building plan that do not affect, vary or contradict the site plan or the terms of this Agreement.

26. **Certificate of Occupancy; Breach of Agreement.** The issuance of a Certificate of Occupancy shall only occur when: (a) all of the improvements associated with and necessary for the occupancy of the home for which the Certificate of Occupancy has been requested have been certified in writing by the Township Engineer to have been completed in a good and workmanlike manner and in accordance with the approved plans; (b) final certificate of occupancy shall require an "as built" plan to be submitted and approved for the work performed upon completion of the Project; (c) the sanitary facilities to serve the subject premises have been constructed in accordance with the plan submitted and approved by the Board of Health and/or the Water and Sewer Department; (d) all requirements of this Agreement associated with and necessary for the occupancy of the structure for which the Certificate of Occupancy has been requested, the approving authority and any other governmental agency have been met; (e) all taxes have been paid which may be due on the property; (f) the public roadway located in front of the structure for which a Certificate of Occupancy is sought shall have been restored as required by the Township Engineer (excepting top coat until final Certificate of Occupancy for the Project); and (g) any required sidewalks, lighting and improvements relating to public safety, health and welfare associated with and necessary for the occupancy of the structure for which the Certificate of Occupancy has been requested have been certified in writing by the Township Engineer to have been completed in a good and workmanlike manner in accordance with the approved plans. If at the time the Developer applies for a Certificate of Occupancy, the landscaping has not been completed for the reason that the season is inappropriate for such work, the Township shall nevertheless, upon compliance with all of the other requirements herein, issue a Certificate of Occupancy subject to required bonding and posting of suitable performance bonds, pending completion of the landscaping, which shall be completed expeditiously as set forth in the Township Land Use Regulations.

In no case shall a Certificate of Occupancy be issued unless the provisions of this Agreement have been complied with. Without limitation upon any other remedy provided herein or by law, the Township or the approving authority may order that no Certificate of Occupancy shall be issued until or unless any breach or default of this Agreement is cured, or that no further permit or Certificate shall be issued until such breach or default is cured. Such order shall be made in writing and shall be sent promptly to the Developer and shall specify the alleged breach or default complained of, so that the Developer will be apprised of what it is that is alleged to require curing.

### III GENERAL PROVISIONS

27. **Engineering Inspection Review and Legal Charges.** The reasonable engineering review, planning and legal costs incurred by the Township and approving authority to the date of this Agreement or incurred under the performance of this Agreement, including but not limited to any enforcement proceedings, shall be reimbursed by the Developer at the hourly rates established pursuant to the provisions of Township ordinances.

28. **Compliance with Resolutions of Approving Authority.** Developer agrees to make provision for, implement and perform each of the conditions contained in the approving

authority's Resolution attached as Exhibit A.

29. **County Planning.** Developer agrees that prior to commencement of any clearing or construction operation, it shall obtain Morris County Planning Board approval and post with the County of Morris all the bonds and other performance guarantees required by the County of Morris, if any. Before issuance of the construction permit, Developer will submit evidence to the Township Engineer of approval by the County authorities having jurisdiction over the plan and the drainage facilities, together with evidence of having met the requirements of all County agencies concerning the posting of a bond or other security.

30. **Transfers Not in the Ordinary Course.** It is agreed that any assignment or transfer or sale of the subject property, or any part thereof, shall not operate to relieve the Developer from its obligations hereunder to complete the construction of all the improvements required hereunder and to maintain the same for the two (2) year period of the maintenance bond, without the express written consent of the Township which will not be unreasonably withheld, nor will the same, without such consent, relieve the Developer from performing during said period all the obligations of this Agreement required to be performed during such period.

31. **Approvals by other Governmental Agencies.** It is agreed and understood that the Developer shall be responsible to secure at its own cost and expense any and all approvals required by state, county, federal, municipal, or other agencies having jurisdiction prior to commencement or construction or issuance of a Certificate of Occupancy.

32. **Compliance with Board of Health Requirements.** The lawful requirements of the Board of Health of the Township will be complied with as to all matters within its jurisdiction.

33. **Effect of Plan Approval.** It is agreed that the granting of approval of the subdivision and/or site plan shall not be deemed as an approval of the applicant's building plans or as requiring issuance of a building permit, which are matters within the exclusive jurisdiction of the Construction Official.

34. **Limitation of On-Site Parking.** During construction, there will be no parking or storage of materials on-site that would prevent the reasonable access to the site as may be necessary by emergency vehicles of the Fire Department, Police Department, Emergency Squad or such other agencies as circumstances may require.

#### IV LIMITATION OF MUNICIPAL LIABILITY

35. **Municipal Parties Not Liable to Third Persons.** The covenants, undertaking, agreements or other obligations mentioned in this Agreement shall not be construed as representations by the Township, or by any Township officer, board or employee to have or to assume any contractual or other liability to or with any persons, firms, or corporations dealing with the Developer or otherwise using or having an interest in the aforementioned premises, nor shall this Agreement be construed to work any liability on the Township approving authority persons. Nothing herein contained shall be construed to render the Township or any of its officers, boards, or employees, liable for any charges, costs, or debts for material, labor, or other expenses incurred in the making of the improvements.

36. **Indemnification.** Developer shall be and remain liable for any and all damage or money loss occasioned to the Township or the approving authority or their officers or agents by

any neglect, wrongdoing, omission or commission of or by the Developer or by any person, firm or corporation acting for the developer arising from the making of the site improvements, from the performance of the terms hereof, from the granting of site plan approval, or from or out of this Agreement, and shall save, indemnify and hold harmless the Township, its officers, agents, boards and employees; and the approving authority, its members, officer, agents and employees, from any and all actions at law or in equity, charges, debts, liens, encumbrances, costs, counsel fees, and engineer and surveying fees which may arise from any such damage or loss, from the installation of the improvements, from the performance of the terms hereof, from the granting of site plan approval or from or out of this Agreement unless the Township or its agents shall have been judicially determined to have acted contrary to law or failed to perform acts required by law or by this Agreement or have been guilty of negligence which is actionable by law under N.J.S.A. 59:1-1 et seq or wilfull misconduct. This indemnification shall not affect the Developer's right to proceed against any third parties.

## V OPERATIONS

37. **Operations Without Nuisance.** Developer agrees not to commit a public or private nuisance and further agrees to abate any such nuisance within five (5) days of written notice from the Township. The Developer shall comply with the Township noise control ordinances (7:00 a.m. to 7:00 p.m.) and any applicable ordinance regulating construction. There shall be no construction on Sundays. Notwithstanding anything to the contrary herein, no provisions of this Agreement shall be deemed a waiver of any rights or powers of the Township or any agency of the Township under any statute, ordinance or other law.

38. **Abatement of Unsafe Conditions.** Developer shall correct and make safe any dangerous or unsafe condition created by the Developer or those acting for it, adversely affecting public safety or general welfare, or affecting the safety or welfare of other occupants of the project as determined in the sole discretion of Township Engineer or enforcement official.

39. **Preservation of Existing Trees.** Developer shall safeguard and preserve all trees on the site, except such as are located in a building, parking or street area, septic area, or as shown to be disturbed pursuant to the Approved Plans and except such trees as may be felled with the approval of the Township.

40. **Insurance.** Developer shall maintain insurance covering its operations and those of its agents, subcontractors and employees, both on the site and off site, in a form and amount at least equal to that specified below:

<u>Comprehensive General Liability</u>	<u>Minimum Coverage</u>
Bodily injury and property Damage including Blanket Contractual Liability for the assumption of all liability pertaining to suit not caused by the direct negligence of the Township.	\$2,000,000.00
<u>Comprehensive Automobile Liability</u>	Provide \$2,000,000.00
Bodily Injury	Provide \$2,000,000.00

	for each occurrence
Property Damage	Provide \$500,000.00 for property damage for each occurrence with no limitation on aggregate.
<u>Umbrella Excess Liability</u>	Provide \$3,000,000.00 for each occurrence not to exceed \$3,000,000.00 in the aggregate.

Workman's Compensation and Employer's Liability to cover all contractor's employees in accordance with statutory requirements.

The insurance coverage required shall also include specifically that the Developer hereby assumes entire responsibility and liability for any damage or injury of any kind or nature to person, whether employees or otherwise, and to property, real or personal, including adjoining property, caused by or resulting from the execution of the work occurring in connection therewith. In the event of loss, damage or injury, which may cause a claim to be filed, Developer shall submit to the Township in writing, all particulars and details relating to the incident, including all subsequent related effects of such loss, damage or injury. Each incident shall be listed separately. The Certificate of Insurance must be referenced to this project. The insurance coverage required shall include a provision whereby there shall be no cancellation of any such insurance coverage unless and until fifteen (15) days written notice is provided to the Township. The Township shall also be named as an additional insured on all of the Developer's liability policies. All insurance requirements shall be subject to the review of the Township's insurance agent. Proof of insurance shall be provided in advance of the pre-construction meeting.

## VI EASEMENTS

41. **Drainage Easements.** If shown on the plan, the Developer shall grant to the Township such drainage easements as depicted, and containing such terms and provisions and in such form as shall meet with the approval, respectively, of the Township Engineer and Township Attorney. The Developer shall be responsible for the maintenance of these easements until official acceptance by the Township.

42. **Permanent Easements.** The Developer shall prepare restrictive deeds, deeds of dedication or easements, as the circumstances may require for all lands to be so restricted pursuant to the site plan approval. Said documents shall be satisfactory to the Township Attorney as to form and content and shall be recorded at the cost and expense of the Developer.

## VII AFFORDABLE HOUSING

43. **Affordable Housing Obligations.** Prior to the issuance of a certificate of occupancy for the 9<sup>th</sup> market rate unit, certificates of occupancy must be issued for three affordable rental housing units. The bedroom mix for the three affordable housing units will be two (2) two-bedroom units and one (1) three-bedroom unit. The units will be for two (2) low- and one (1) moderate-income households. Per ordinance requirements, the affordable housing units must be integrated with the market-rate units throughout the Development. The Developer shall provide a deed restriction for the low and moderate income affordable housing units providing, among other things, that the units are to be dedicated for occupancy by affordable households, and shall further provide for the affirmative marketing of the units to affordable households, controls on affordability and comply with all other related rules as set forth by COAH or its successor including, compliance with the Uniform Housing Affordability Controls ("UHAC"), N.J.A.C. 5:80-26.1, et seq., as applicable. The Developer shall identify the location of all of the affordable units in the Development and all deeds and restrictions as well as affordability controls shall be reviewed and approved by the Township for compliance with applicable legal requirements. The Developer shall designate a qualified Administrative Agent who shall be responsible to market/lease the affordable housing units in accordance with UHAC requirements, and any successor regulations or statutes, and ensure that current price stratification regulations are followed with regard to the marketing/leasing of any of the affordable housing units, all at the cost and expense of the Developer.

## VIII MISCELLANEOUS

44. **Use of Trailer.** The Developer shall have the right to place one (1) construction trailer upon the construction site in a location and upon such terms as shall be approved by the Township Engineer, provided however, that any such trailer shall be removed prior to the release of the last Certificate of Occupancy within the subject development.

45. **Construction Plans.** Unless otherwise shown on approved plans, prior to commencement of construction the Developer shall submit to the Planning Director for approval by the Planning Board construction plans showing the proposed locations of the construction trailer, portable bathrooms and construction equipment.

46. **Severability of Provisions.** If any paragraph, section, clause, sentence, provision or other part of this Agreement, or the application thereof to any person, firm or corporation, or its application to any facts or circumstances, shall for any reason be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remaining paragraphs, sections, clauses, sentences, provisions, or other parts of this Agreement. The provisions of this contract are intended to be severable.

47. **Successors Bound.** This Agreement shall be binding upon the successors and assigns of the parties signing it. All successors shall be given a copy of this Developer's Agreement, provide the Township with a corporate acknowledgment assuming all obligations hereunder, and reissue all bonds, security, or any other financial obligations set forth in this Agreement under the successor's name.

48. **No Waiver.** Nothing contained in this Agreement shall be deemed a waiver by any party of its rights under any ordinance or state statute or other law, or be construed as an

abridgment, preemption or waiver of the powers of the Township, approving authority, or any other agency or public body.

49. **Provisions Enforceable as Conditions.** Each of the provisions of this Agreement shall have the same force and effect as if set forth at length as conditions of the grant of site plan approval.

50. **Amendments in Writing.** This Agreement may be changed, modified, or amended only by a written instrument signed by the parties hereto or their successors.

51. **Recording.** This Agreement may be recorded in the discretion of the Township. It is understood and agreed that the continuing easements and obligations contained in this Agreement may also be included in a Declaration of Covenants and Restrictions filed by the Developer in the Morris County Clerk's Office with such easements and obligations to run with the land. If this Agreement is recorded the Township agrees to record a release/discharge of this Agreement upon the completion of all improvements and release of the performance security.

52. **Deposits as Preconditions.** Building/construction permits or certificates of occupancy shall not be issued unless the deposits mentioned in this Agreement, or other necessary deposits, have been made.

53. **Costs of Enforcement.** If the Developer or owner neglect or fail to carry out any provision of this Agreement within a reasonable time period, the Township shall have the authority to have the necessary work performed and to charge the Developer or owner for the cost of work done.

54. **Filing of Agreement.** This Developer's Agreement shall be filed with the Township Clerk.

**IN WITNESS WHEREOF,** the parties have caused these presents to be duly executed as a sealed instrument the date and year first above written.

ATTEST:

  
Donna Marie Luciani, Township Clerk

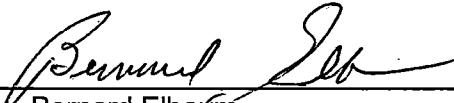
TOWNSHIP OF RANDOLPH

By:   
Lou Nisivoccia, Mayor

ATTEST:

  
Barbara Elbaum, Secretary

ELBAUM HOMES AT PLEASANT RIDGE,  
INC.

By:   
Bernard Elbaum

## MUNICIPAL ACKNOWLEDGMENT

STATE OF NEW JERSEY  
COUNTY OF MORRIS

SS.:

I CERTIFY that on January 19, 2023

personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Clerk of the Township of Randolph, the municipal corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the Mayor of the Township of Randolph, a municipal corporation;
- € this document was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper resolution of its Council;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- € this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on  
this 19 day of January, 2023

janet m. Pollio

Donna Marie Luciani  
Donna Marie, Township Clerk  
Luciani



## CORPORATE ACKNOWLEDGMENT

STATE OF NEW JERSEY, COUNTY OF *Morris* SS.:

I CERTIFY that on Nov. 30, 2022,

Barbara Elbaum personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of Elbaum Homes at Pleasant Ridge, Inc. the corporation named in this document;
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is the President of the corporation;
- (c) this document was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on  
this 30 day of November, 2022.

Chad Weiss, Esq.

Chad Weiss  
Attorney At Law  
State of New Jersey

Barbara Elbaum  
Barbara Elbaum

# EXHIBIT A

*This is not an official document*

**TOWNSHIP OF RANDOLPH  
PLANNING BOARD**

**ELBAUM HOMES AT PLEASANT RIDGE, INC.**

**RESOLUTION GRANTING SITE PLAN AND "C" VARIANCE APPROVAL FOR A  
MULTI-FAMILY TOWNHOUSE DEVELOPMENT**

**NAME OF APPLICANT:**

**ELBAUM HOMES AT PLEASANT RIDGE, INC.**

**LOCATION OF PROPERTY:**

**BLOCK 97, LOTS 26, 27.01 AND 27.02; STREET  
ADDRESS: 1219, 1221 AND 1223 SUSSEX  
TURNPIKE**

**FILE NO.**

**SP 20-8**

**DATES OF HEARINGS**

**NOVEMBER 16, 2020 AND DECEMBER 21, 2020**

---

**WHEREAS**, Elbaum Homes at Pleasant Ridge, Inc. (hereinafter referred to as "Applicant") made application to the Randolph Township Planning Board for site plan and "C" variance approval for a multi-family development which will include an affordable housing component; and

**WHEREAS**, the Applicant was represented by Susan Rubright, Esq., of Brach, Eichler, LLC; and

**WHEREAS**, hearings were held on November 16, 2020 and December 21, 2020, during which the Applicant presented its case, and the matter was opened for public hearing; and

**WHEREAS**, the November 16, 2020 hearing was a traditional "in person" hearing held at the Randolph Township Municipal Building, and the December 21, 2020 hearing was a "virtual hearing" which was conducted via Zoom; and

**WHEREAS**, the Applicant provided public notice for both hearings; and

**WHEREAS**, the Planning Board heard testimony, and established a record, which may be characterized as follows:

**NOVEMBER 16, 2020 HEARING**

1. Eric Keller of Bowman Consulting was sworn and testified as the Applicant's Engineer and Planner. He presented Exhibit A-1, an existing conditions aerial. He described the subject property, which currently consists of three individual lots on the North side of Sussex Turnpike (the Applicant proposes to merge the lots). There are houses on each of the individual lots, which the Applicant proposes to demolish. The houses are generally close to Sussex Turnpike, as the property is substantially more wooded and at greater elevation to the rear.
2. He stated that the property is currently zoned VMU (Village Mixed Use) and the proposed development is permitted by Village Center Overlay Zone number 3. The Applicant proposes to develop the property with sixteen townhouse units, within two new buildings. Three of the units will be affordable housing units which will be two (2) bedrooms with one (1) such unit being adaptable as a three (3) bedroom. He described the sixteen (16) units as approximately 30% less than the maximum permitted density. There are no wetlands or flood zone on the property.
3. The portion of the property nearest Sussex Turnpike is considerably more level than the rear of the property. He presented Exhibit A-3, which is a color coded version of sheet 3 of 18 site plan. The property slopes up from Sussex Turnpike to the rear.
4. He described the surrounding land uses. Immediately to the East are residential properties and across the street are residential properties. Non-residential properties are close by to the East, particularly as one approaches the intersection with

Millbrook Ave. These properties include the Mount Freedom Jewish Center, Burrini's Olde World Italian Market, and a small shopping center with First Bank, and commercial stores.

5. He presented Exhibit A-2, which depicts the proposed site on an aerial.
6. The Applicant proposes to develop three (3) of the sixteen units as affordable housing, which will be rental units, and subject to the affordable housing regulations. One of the units will be adaptable as a three (3) bedroom unit; the other two (2) units are two (2) bedrooms. All of the market units will be three (3) bedroom.
7. There will be a surface parking area containing eight (8) parking spaces which satisfies the required visitor parking as set forth in the RSIS (the Residential Site Improvement Standards Act). The total of 53 spaces, including garages and driveways, are provided which will exceed the RSIS requirement of 32 spaces.
8. As described in the site plan and in the Application, the Applicant is requesting three variances:
  - a. Section 15.43.16E, permits a sign to "identify residential development of thirty (30) units or more," and the Applicant proposes an identifying sign for a development of less than thirty units. The Applicant will comply with the dimensional requirements that are specified as: "Such sign shall be a maximum of twenty-four (24) square feet in size and shall be located a minimum of fifteen (15) feet from any property line."
  - b. Section 3315-48.6.3.A.2, tree canopy removal, 60% permitted, 72% proposed (removal of 113 out of 157 trees).
  - c. Section 15.44.6, steep slopes, for existing slopes of 15 to 19.99%, 15% disturbance permitted, 90.18% disturbance proposed; for existing slopes of 20 to

24.99%, 10% disturbance permitted, 91.22% proposed; for slopes 25% or greater, 0% disturbance permitted, 75.86% proposed.

9. Road A on the site plan is the entrance road, Mr. Keller stated that the proposed sight lines comply with the American Association of State Highway and Transportation Officials (AASHTO). There are two turnaround areas, both of which are hammerhead. There is room for a sanitation truck to turn around.
10. There are hedges on adjoining county ROW to east (in front of Lot 25.01), and County Planning Board approval requires their removal.
11. The Applicant proposes a monument sign, although the ordinance specifies a monument only for projects which exceed 30 residential units. The Applicant's position is that a sign is necessary at this location, and that the sign dimensions will conform to the ordinance requirements. Shielded spotlights will be directed at the sign. The sign was originally proposed to be 15 feet from the right-of-way. There was a discussion of moving the sign closer, and the Applicant agreed to review the sign location.
12. There are sidewalks provided within the site, providing full circulation for pedestrians, as well as along the frontage (one more link in the system).
13. He stated that the Applicant will provide ADA ramps from the handicapped space.
14. They will be private roads not to be dedicated to the Township.
15. The buildings have been designed to take into account the steep slopes on the site with garage under units in Building 1 and walkout basements in Building 2.
16. There are a number of retaining walls. Two are to accommodate the sand infiltration basin.

17. He presented Exhibit A-4, which shows elevation changes at true scale. The maximum retaining wall height is 16 1/2 feet. The wooded area in the northwest corner of the tract will remain as is. The Applicant proposes black vinyl coated chain link fence on top of the walls, so that it will blend into the background. Mr. Carney suggested a solid PVC fence, and the Applicant proposed that it remain chain link, to avoid appearing to be a solid wall, but will provide slats in the chain link fence at the end of Road B to shield headlights.

18. He reviewed in detail the slopes on the property, and identified the specific variances requested with respect to the steep slopes.

19. All runoff will be collected in inlets and storm pipes. He stated that it is classified under stormwater regulations as a major development, so the Applicant must satisfy all applicable local and state regulations in that respect. He stated that the technical details will be reviewed with Mr. Ferriero, who will have authority to approve or not approve them. Mr. Keller reviewed. He discussed 2, 10 and 100 year storm runoff reduction requirements and provided runoff rates.

20. For water, the development will connect to an existing water main on Sussex Turnpike.

21. For sanitary sewer, the development will connect to an existing sanitary sewer on Sussex Turnpike. At the Township's request and applicant's concurrence, the sanitary sewer will extend the proposed sanitary sewer to the northeast corner of the tract near Ryan Court, will install a manhole, so Township can in the future install sewers in the Ryan Court neighborhood.

22. Mr. Keller addressed the water and sewer demand and stated that there should be sufficient capacity. He also addressed which utilities would be providing gas, electric and telephone service.

23. He describes the proposed landscaping as "extensive," and being a mix of deciduous and evergreen trees and shrubs. He also discussed tree removal and replacement proposals. The Applicant will be pay into the Township tree fund to address the shortfall in meeting the required tree replacement on-site.

24. With regard to lighting, he stated that all lights would be directed downward, and light poles would be limited to a maximum of 16 feet. House-side shields will be installed, if requested by Mr. Carney or Mr. Ferriero. Lights would be on, as a residential community, from dusk to dawn.

25. In response to Comment I.M.2 of Mr. Ferriero's review letter dated October 23, 2020, the Applicant is agreeable to changing the chain link fence to a decorative metal fence along the south side of Road A from approximately Station 10+50 to Station 12+00.

26. He testified in response to Comment II.GG of Mr. Ferriero's review letter that, the applicant do not believe it is necessary to deed restrict the remaining wooded area along the north side of the tract. The Subject Property will be subject to master deed documents of a homeowners association which will regulate all of the common areas. In addition, this tract is subject to the land development regulations of the Township and any site plan changes would require an amended site plan application.

27. Mr. Keller concluded his direct testimony, and addressed questions from the public.

28. Scott Awerman, 42 Valley Road, asked certain procedural questions.

29. Bennett Berger, 19 Ryan court, asked about wetlands. Mr. Keller stated that the Applicant had conducted a site investigation and none were found.

30. Liz Rosenfeld 18 Ryan Court, expressed a concern about the view of the development from residential properties, as well as commenting on trees, noise and water runoff.

31. Zina O'Grady 1217 Sussex Turnpike, asked the lack of fence on the East side, which adjoins her property. Mr. Keller stated that the Applicant would look at the issue.

32. There were further questions or comments from Fran Berger 19 Ryan Court, Jim Galluccio, 17 Parkview Rd., and Edward Fabiano 19 Parkview Rd.

33. The hearing was continued to a date to be determined, and the Applicant agreed to provide legal notice of the continued hearing.

**December 21, 2020 hearing**

34. The hearing continued on December 21, 2020. The Applicant's counsel noted that the Applicant was no longer seeking a waiver with respect to the retaining wall, as the retaining wall along the easterly property line would be relocated slightly to the west to provide a minimum five foot (5') setback as required by ordinance.

35. William P. Byrne was sworn and testified as the Applicant's architect. He presented exhibit A-5, a colorized version of the exterior of southern building, which he referred to as the "downhill building," which is the one closest to Sussex Turnpike, and would contain 6 market units (each with a two car garage) and 3 affordable units (each with a one car garage). He commented that the HVAC equipment for the units would be internal, with one system in the basement and one in the attic, and the compressor

behind the unit for the market rate units. The affordable units will each have one HVAC system.

36. He presented exhibit A-6, which is a rear view of the downhill building. As he described it, each unit in the downhill building will have a rear deck (balcony) and walk out basement. He described the interior of the market and affordable units.

37. He stated that each unit will have, as required by the building code, a passive radon detection system, which can be converted into an active radon remediation system, if needed.

38. He reviewed the other proposed building (conversely referred to as the "uphill building"). There was no separate exterior rendering, as he explained that the design was the same as the downhill building, except that the garage will be at grade level. Each of the market rate units will have a 2 bay garage.

39. Questions were asked of Mr. Byrne by Elizabeth Rosenfeld, Mary LeBlanc, Scott Awerman, Zina O'Grady and Bennett Berger.

40. Eric Keller continued his sworn testimony as the Applicant's engineer and planner. He discussed the phasing of the building construction and reviewed the three (3) variances requested by the Applicant.

41. The building construction is to be phased in two (2) phases. Site improvements and foundations for Phase 2 will be installed when Phase 1 is being constructed. The trees proposed for Phase 2 will be installed as soon as the property is brought to grade.

42. The Applicant will enter into a Developers Agreement with the Township which will include that the development will be phased and any bonding requirements.

43. It is noted that the storm sewers to the rear of Building 1 would be constructed after the installation of the footings/foundations for that building. It is possible that the Building 1 pad may require grading to direct runoff toward the east end of Road B for collection into the site's drainage system.

44. For the sign variance, he presented exhibit A-7, which shows the proposed sign overlaid over the existing conditions, there being a house (to be demolished) where the sign is proposed. He explained that a sign that conformed to the setback requirement of 15 feet from the right-of-way would constitute a 30 foot setback from the pavement of Sussex Turnpike, so the Applicant proposed a 1 foot setback from the right-of-way, resulting in a 16 foot setback from the pavement, which would put the sign in the "cone of vision" of motorists. In his view, the relief sought for a sign variance was justified as a (C)(2) variance, where the benefits from a zoning standpoint outweigh the burden of noncompliance. He stated that the improved traffic safety was the fundamental positive element. For the negative criteria for the sign variance, he discerned no negative impact at all, as it was consistent with other existing sign setbacks in the area.

45. Mr. Keller analyzed the steep slope variance as both a (C)(1) variance on the basis that there was no reasonable means to develop the property under the overlay requirements without variance relief, due to the extensive steep slopes on the property, as well as a (C)(2) variance, on the basis that the site will generate affordable housing and thereby serves the general welfare as one of the purposes statutorily established under the Municipal Land Use Law, NJSA 40:55D-1 et. seq.

46. He suggested that the negative criteria regarding the steep slopes and tree canopy variances go "hand in hand" as Applicant's proposed slope stabilization, new

plantings and overall landscaping plan will mitigate the impact from the variances for steep slope and tree canopy, and will mitigate them sufficiently so that the impact will not be substantial.

47. Mr. Keller reviewed the tree canopy variance in the context of a (C)(1) hardship variance, commenting that the existing tree canopy effectively requires variance relief for a development of this nature in accordance with the applicable zoning.

48. Mr. Keller presented exhibit A-8, which was an elevation view to depict the effects of headlights and the property owned by Mr. Awerman, at 42 Valley Road. According to Mr. Keller, even assuming a clear line of sight, he found "little to no headlight intrusion". He stated that the Applicant would work with JCP&L to locate a transformer so as to minimize any headlight disturbance as well as provide evergreen plantings to shield the view of vehicle headlights.

49. Questions of Mr. Keller were asked by Bennett Berger, Scott Awerman, Zina O'Grady, Mary LeBlanc and Elizabeth Rosenfeld. Several questions related to the visual impact of the development, and what the residents would see from Valley Road, Ryan Court, and Parkview Road, all of which are dead end streets that are at a higher elevation than the proposed development. The Board engineer, Mr. Ferriero, weighed in and noted that if a person were standing on the front porch of the Rosenfeld property at 18 Ryan Court, that person's feet would be above the roof line of the uphill building; i.e., the view of the building would be available only if a person was actually looking down into the subject tract.

50. There was no further testimony from the Applicant. The Board opened the hearing for public comment, and there were comments from Bennett Berger, Zina O'Grady, Mary LeBlanc, Scott Awerman, and Christopher Rosenfeld. The members of the

public who made comments during the public portion were opposed to the application, for the same reasons as were made clear during the course of questions posed to the Applicant's witnesses, which is that the members of the public felt that the proposed development was excessive and would be visually intrusive. No exhibits were offered at this time.

51. Counsel for the Applicant made a closing statement, asking the Board to approve the application.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Randolph, that it does hereby make the following findings of fact and conclusions of law:

1. The opposition to this application was largely predicated upon objection to replacing three existing single family homes with a sixteen unit townhouse development, resulting in greater density (and greater traffic and other impacts of greater density), as well the visual impact, the latter effect being a concern of primarily the residents along the three roads that are uphill of the site. There was also opposition from the residential neighbor to the East. Although the development will certainly result in a greater density of residential use, the proposed use is permitted in this zone, and the proposed density is less than that permitted by the overlay zone. In other words, the use is permitted, and the Board has properly focused on the variance relief sought and on the issues relating to site plan development. The development will have a visual impact, but that impact would be relevant only in terms of negative criteria with respect to the requested variances. That will be addressed below, but it should be noted that the testimony from the Board engineer on this was concise and compelling.

having noted that a person viewing the property from the uphill residential properties would be looking down upon it, even after full construction.

2. The sign variance requested by the Applicant is supported by the Applicant's testimony. Although a sign is permitted for development of 30 or more units, the location of this development along Sussex Turnpike clearly calls for an appropriately located project sign. Notwithstanding that the sight distance requirements are met, the entry will be at a curve along Sussex Turnpike, and a sign will undoubtedly be helpful to any motorist seeking to enter the property. There are no apparent negative effects, nor were any stated..
3. The Board does concur with Mr. Keller that the steep slope and tree canopy variances are similar in nature and can be considered together. The tree canopy variance is requested because the Ordinance permits removal of up to 60%, and the Applicant seeks 72%.
4. The Board recognizes that the property is currently occupied by three single family dwellings and that the Applicant could, if it chose, continue owning those properties. The fact that the property can be developed under the overlay zone standards does not compel the Applicant to propose this development, but nor does the fact that there are existing dwellings on the property compel the Applicant to forever maintain the status quo. As long as the Applicant can justify the associated variance relief, the proposed use and density is permitted, and the Board can and has duly examined the site plan to ensure that the property can be developed in accordance with the requirements established by the Zoning Ordinance.

5. The Board also notes that three (3) of the units will be affordable units, providing housing to a segment of the population that has been found in various determinations of the Courts and the Legislature to be underserved in terms of realistic housing opportunities. Although there was no testimony as to the extent to which the proposed affordable housing units would satisfy the Township's affordable housing obligations, if any, the Applicant has agreed to comply with the Township's affordable housing requirements, and this resolution is expressly conditioned on such compliance. The Board does not find that every development which contains an affordable housing component automatically satisfies the positive criteria for variance relief, but this application, on balance, does warrant such a finding.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Randolph, that it does hereby **GRANT** the application for Preliminary and Final Major site plan approval and "C" variance relief for the following variances:

- a. Section 15.43.16E, permits a sign to "identify residential development of thirty (30) units or more," and the Applicant proposes an identifying sign for a development of sixteen units.
- b. Section 15.43.16E requires a sign setback of 15 feet from any property line and the Applicant proposes a setback of one foot (1').
- b. Section 3315-48.6.3.A.2, tree canopy removal, 60% permitted, 72% proposed (removal of 113 out of 157 trees).
- c. Section 15.44.6, steep slopes, for existing slopes of 15 to 19.99%, 15% disturbance permitted, 90.18% disturbance proposed; for existing slopes of 20 to

24.99%, 10% disturbance permitted, 91.22% proposed; for slopes 25% or greater, 0% disturbance permitted, 75.86% proposed.

The Board also recommends issuance of a soil removal permit, consistent with the Applicant's testimony and plans. This approval is based upon a Preliminary and Final site plan prepared by Bowman Consulting and signed by Eric Keller, P.E., dated June 19, 2020, last revised October 8, 2020, and architectural renderings prepared by Byrne Design Associates, LLC, and signed by William P. Byrne, dated February 28, 2020.

**BE IT FURTHER RESOLVED**, by the Planning Board of the Township of Randolph, that the aforesaid approvals are granted, based upon the following conditions:

1. The Applicant shall comply with any and all representations made to the Board orally or in writing, whether contained in this resolution or not.
2. The Applicant shall secure any and all approvals required from any other public agency or governmental body that may have jurisdiction, whether specified herein or not.
3. The Applicant shall ensure that all tax bills are current and all escrow accounts set up for this application are current.
4. Except as specifically provided to the contrary, the Applicant shall comply with the October 23, 2020 report of Paul Ferriero, P.E., and any subsequent reports issued thereafter; in the event of any disagreement that cannot be resolved in terms of compliance with any such reports that are within the jurisdiction of this Board, the Board may determine such compliance, upon request of Mr. Ferriero or the Applicant.
5. Pursuant to the Applicant's testimony and written submissions, and the November 10, 2020 report of Darren Carney, the Applicant shall enter into a Developer's

Agreement with the Township, which Agreement shall be subject to approval by the Township Attorney and Planning Board Attorney. The Agreement shall incorporate the three (3) affordable housing units as set forth in the Application, which shall be rental units with two (2) bedrooms with one (1) unit being adaptable as a three (3) bedroom unit and shall incorporate such other provisions as are required by the Township Attorney. This resolution is not intended to set forth all provisions related to the affordable housing units, as the development and administration of such units is subject to regulation by the Township.

6. The Developers Agreement shall also reference the Phasing plan to be implemented by the Applicant.
7. Pursuant to the Applicant's testimony and written submissions, and the November 10, 2020 report of Darren Carney, item no. 4 and the October 23, 2020 report of Mr. Ferriero, item I.G.1., the Applicant shall make a contribution to the Tree Bank Fund to compensate for tree replacement deficiency.
8. The Applicant shall pay all fees required by the Developers Fee Ordinance, as existing or amended, as the case may be.

It is hereby certified that this is a true and correct copy of a Resolution adopted by the Planning Board of the Township of Randolph upon a roll call vote at a meeting held on March 1, 2021.

PLANNING BOARD  
TOWNSHIP OF RANDOLPH

Dated: March 3, 2021

*[Signature]*  
Planning Board Secretary

**This is not an official document**

BE:11595338.1/ELB008-277915

.16

Record and Return to:  
Anthony M. Bucco, Esq.  
Murphy McKeon, PC  
51 Route 23 South, P.O. Box 70  
Riverdale, New Jersey 07457

Name of Applicant: Elbaum Homes at Pleasant Ridge, Inc.

Vote at Meeting of December 21, 2020, directing Board Counsel to draft a resolution of approval

	YES	NO	ABSTAIN	ABSENT
COMMISSIONER ELBAUM				*
COMMISSIONER JACOBS	x			
COMMISSIONER RYAN-MEYER	x			
COMMISSIONER WHITING	x			
COMMISSIONER SUCHYTA	x			
COMMISSIONER TKACS	x			
COMMISSIONER HEROLD	x			
VICE CHAIRWOMAN SESKO	x			
CHAIRMAN LEE	x			

\*recused

Vote at Meeting of March, 2021 to approve resolution

	YES	NO	ABSTAIN	ABSENT
COMMISSIONER ELBAUM			N/A	
COMMISSIONER JACOBS	x			
COMMISSIONER RYAN-MEYER				x
COMMISSIONER WHITING	x			
COMMISSIONER SUCHYTA	x			
COMMISSIONER TKACS	x			
COMMISSIONER HEROLD	x			
VICE CHAIRWOMAN SESKO	x			
CHAIRMAN LEE	x			

# EXHIBIT B

*This is not an official document*



Paul W. Ferriero, PE, PP, CME, LEED AP, CFM  
Robert C. Brightly, PE, PP, CME

Steven B. Bolio, PE, CME  
Mark S. Denisiuk, PE, CME, LEED AP  
Mark W. Kataryniak, PE, PTOE  
Joseph S. Kosinski, PG, CFM, LEED AP  
C. Richard Quamme, PE, CME  
Jess H. Symonds, PE

December 7, 2021

Darren Carney, Administrator  
Randolph Township Planning Board  
502 Millbrook Avenue  
Randolph, New Jersey 07869

Re: Elbaum Homes/Pleasant Ridge Site Plan Application  
Site Improvement Estimates  
Block 97, Lots 26, 27.01 and 27.01  
Our Project No. 20RN204

Dear Darren:

I have reviewed the attached estimates for the Elbaum Homes/Pleasant Ridge Site Plan in order to determine the amounts for the performance bonds and inspection escrow deposits. The performance bond will be for the sanitary sewer work only since those are the only municipal public improvements. Any roadway improvements would be bonded by Morris County. Based on the attached estimates, the following are the amounts for the bonds and fees:

Performance bond:

Total value of improvements	\$76,710.00
Total performance guarantee (120%)	\$92,052.00
Surety bond (90%)	\$82,846.80
Cash deposit (10%)	\$9,205.20

Inspection escrow deposit:

Total of bonded improvements	\$76,710.00
Total of private improvements	\$628,421.50
Grand total	\$705,131.50
Inspection escrow (5%)	\$35,256.58

Please contact me if you have any questions or require further information.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Paul W. Ferriero'.

Paul W. Ferriero, PE, CME  
Township Engineer

cc: James Bryce, Esq.

■ 180 Main Street • P.O. Box 571 • Chester, NJ 07930 • 908-879-6209 • Fax: 908-879-6597  
□ 17 Model Avenue • P.O. Box 577 • Hopewell, NJ 08525 • 609-466-0002 • Fax: 609-466-2008  
mail@FerrieroEngineering.com



64 Horsehill Road  
Cedar Knolls, NJ 07927  
Phone: 973-359-8400  
Fax: 973-359-8456

## ENGINEER'S ESTIMATE - PUBLIC IMPROVEMENTS ONLY

APPLICANT: Elbaum Homes at Pleasant Ridge, Inc.  
DATE: 11/30/2021 REV.: 12/07/21

Sussex Ridge  
Block 97, Lots 26, 27.01, & 27.02  
TOWNSHIP OF RANDOLPH  
MORRIS COUNTY, NEW JERSEY  
BCG # 081052-01-001

BASED ON THE PRELIMINARY AND FINAL SITE PLANS FOR SUSSEX RIDGE DATED 06/19/20, LAST REVISED 05/21/21

### 1. SANITARY SEWER

1.1	8" PVC SANITARY MAIN	L.F.	626	\$85.00	\$53,210.00
1.2	SANITARY MANHOLE	EACH	2	\$3,000.00	\$6,000.00
1.3	SANITARY MANHOLE (DROP)	EACH	4	\$3,500.00	\$14,000.00
1.4	SANITARY MANHOLE (DOGHOUSE)	EACH	1	\$3,500.00	\$3,500.00
					\$76,710.00

TOTAL ESTIMATE= \$76,710.00



## ENGINEER'S ESTIMATE - ALL SITE IMPROVEMENTS

APPLICANT: Elbaum Homes at Pleasant Ridge, Inc.  
DATE: 11/30/2021

54 Horsehill Road  
Cedar Knolls, NJ 07927  
Phone: 973-359-8400  
Fax: 973-359-8455

Sussex Ridge  
Block 97, Lots 26, 27,01, & 27.02  
TOWNSHIP OF RANDOLPH  
MORRIS COUNTY, NEW JERSEY  
BCG # 081052-01-001

BASED ON THE PRELIMINARY AND FINAL SITE PLANS FOR SUSSEX RIDGE DATED 06/19/20, LAST REVISED 05/21/21

<b>1. EARTHWORK</b>					
1.1 SITE CLEARING & PREPARATION	L.S.	1	\$10,000.00	\$10,000.00	\$10,000.00
<b>2. PAVEMENT (ROADWAYS AND DRIVEWAYS)</b>					
2.1 2" HMA SURFACE COURSE, 9.5M64	TON	239	\$100.00	\$23,900.00	
2.2 4" HMA BASE COURSE, 19M64	TON	477	\$90.00	\$42,930.00	
2.3 6" COMP. D.G.A. SUBBASE	CY	346	\$10.00	\$3,460.00	\$70,290.00
<b>3. SITE</b>					
3.1 GRANITE BLOCK CURB	L.F.	1,523	\$25.00	\$38,075.00	
3.2 CONCRETE SIDEWALK	S.F.	4,400	\$5.00	\$22,000.00	
3.3 TIMBER GUIDE RAIL	L.F.	231	\$34.00	\$7,854.00	
3.4 ADA RAMPS	EACH	5	\$500.00	\$2,500.00	
3.5 MODULAR BLOCK RETAINING WALL	S.F.	5,427	\$30.00	\$162,810.00	
3.6 BLACK VINYL COATED CHAIN LINK FENCE	L.F.	464	\$20.00	\$9,280.00	
3.7 DECORATIVE ALUMINUM FENCE	L.F.	444	\$20.00	\$8,880.00	
3.8 TRANSFORMER PADS	EACH	2	\$300.00	\$600.00	\$251,999.00
<b>4. LANDSCAPING / LIGHTING</b>					
4.1 DECIDUOUS TREES	EACH	35	\$400.00	\$14,000.00	
4.2 EVERGREEN TREES	EACH	58	\$400.00	\$23,200.00	
4.3 SHRUBS	EACH	180	\$60.00	\$10,800.00	
4.4 GROUND COVERS	EACH	149	\$5.00	\$745.00	
4.5 POLE MOUNTED LIGHTS	EACH	11	\$2,500.00	\$27,500.00	
4.6 SPOT LIGHTS	EACH	2	\$100.00	\$200.00	\$76,445.00
<b>5. STORMWATER</b>					
5.1 12" HDPE	L.F.	130	\$40.00	\$5,200.00	
5.2 15" HDPE	L.F.	559	\$45.00	\$25,155.00	
5.3 18" HDPE	L.F.	360	\$50.00	\$18,000.00	
5.4 6" PVC	L.F.	226	\$30.00	\$6,780.00	
5.5 TYPE "A" INLET	EACH	1	\$2,000.00	\$2,000.00	
5.6 TYPE "B" INLET	EACH	9	\$2,500.00	\$22,500.00	
5.7 TYPE "E" INLET	EACH	6	\$2,500.00	\$15,000.00	
5.8 STORM MANHOLE	EACH	6	\$3,000.00	\$18,000.00	
5.9 CLEANOUTS	EACH	5	\$200.00	\$1,000.00	
5.10 UNDERGROUND DETENTION BASIN	EACH	1	\$30,000.00	\$30,000.00	
5.11 SAND FILTER DETENTION BASIN	EACH	1	\$10,000.00	\$10,000.00	
5.12 OUTLET STRUCTURE	EACH	2	\$2,500.00	\$5,000.00	
5.13 OUTLET STRUCTURE TRASH RACK	EACH	1	\$1,000.00	\$1,000.00	
5.14 SCOUR HOLES	S.Y.	3	\$80.00	\$240.00	\$159,875.00
<b>6. WATER &amp; GAS</b>					
6.1 8" DIP WATER LINE	L.F.	520	\$75.00	\$39,000.00	
6.2 WATER VALVE	EACH	3	\$700.00	\$2,100.00	
6.3 FIRE HYDRANT	EACH	2	\$5,000.00	\$10,000.00	\$51,100.00
<b>7. MISCELLANEOUS</b>					
7.1 SOIL EROSION AND SEDIMENT CONTROL	L.S.	1	\$2,500.00	\$2,500.00	
7.2 TOPSOIL & SEEDING	S.Y.	5,375	\$0.30	\$1,612.50	
7.3 TRAFFIC STRIPING / PAVEMENT MARKINGS	L.S.	1	\$1,000.00	\$1,000.00	
7.4 TRAFFIC SIGNS	EACH	4	\$150.00	\$600.00	
7.5 MONUMENT SIGN	EACH	1	\$3,000.00	\$3,000.00	\$8,712.50

TOTAL ESTIMATE= \$628,421.50

**Morris County Recording Cover Sheet**

**Honorable Ann F. Grossi, Esq.  
Morris County Clerk**

*Official Use Only - Realty Transfer Fee*

  
 MORRIS COUNTY, NEW JERSEY  
 ANN F. GROSSI, COUNTY CLERK  
 MUNDOR-OR BOOK 24893 PG 155  
 RECORDED 03/20/2025 14:14:12  
 FILE NUMBER 2025010993  
 RCPT #: 1874741; RECD BY: ASiconolfi  
 RECORDING FEES \$8.00

Date of Document:  <i>1/29/2025</i>	Type of Document:  <i>DEED RESTRICTION</i>
First Party Name:  <i>TOWNSHIP of RANDOLPH</i>	Second Party Name:  <i>CENTER GROVE ASSOCIATES LLC</i>
Additional Parties:	

<b>THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY</b>	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee: CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512-3633	

<b>THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK &amp; PAGE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE</b>	
Original Book:	Original Page:

<b>MORRIS COUNTY RECORDING COVER SHEET</b> <i>Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.</i> <b>WARNING:</b> Information contained on the Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.	
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After Recording Return To:  
**Matthew DiLauri**  
CGP&H  
1249 South River Road, Suite 301  
Cranbury, NJ 08512-3633

Prepared by: Matthew DiLauri

Deed Restriction

**DEED-RESTRICTED AFFORDABLE HOUSING PROPERTY  
WITH RESTRICTIONS ON RESALE AND REFINANCING**

To Rental Property  
With Covenants Restricting Rentals, Conveyance and Improvements  
And Requiring Notice of Foreclosure and Bankruptcy

THIS DEED RESTRICTION, entered into as of this the 29 day of January, 2025, by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, NJ 08512-3633 ("Administrative Agent"), or its successor, acting on behalf of the Township of Randolph, with offices at 502 Millbrook Avenue, Randolph, NJ 07869 United States, and Center Grove Associates, LLC whose mailing address is 1122 Clifton Avenue, Clifton, NJ 07013, the developer/sponsor (the "Owner") of a residential low- or moderate-income rental project (the "Project"):

WHEREAS, The Developer is the owner of fifteen (15) rental units (hereafter referred to as the "Affordable Units") which are situated within the Project, an existing residential community, located in the Municipality of Randolph, County of Morris, State of New Jersey;

WHEREAS, the fifteen (15) Affordable Units referred to above shall be the only portion of the Project that is subject to this restriction;

WHEREAS, this Restriction shall confirm that two of the fifteen (15) affordable rental units are now subject to the Deed Restriction;

## WITNESSETH

### Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

### Article 2. Description of Property

The Property consists of the land, and a portion of the improvements thereon, that is located in the municipality of the Township of Randolph, County of Morris, State of New Jersey, and described more specifically as Block 77 Lot 25, and known by the street address 44-46 Center Grove Rd, Randolph, New Jersey.

There shall be 2 affordable housing units, of which one (1) shall be low, and one (1) shall be a moderate income unit. Both units shall be 1-bedroom units.

More specifically, the two (2) units designated by unit number, bedroom size, and income restriction are listed below:

44-46 Center Grove Road, Apt. N-39, 1-bedroom, low income  
44-46 Center Grove Road, Apt. T-31, 1-bedroom, moderate income

### Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each very low, low, or moderate income dwelling unit, commencing upon the date on which the first certified household occupies the very low, low, or moderate income unit, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the "Uniform Controls")
- B. The Property shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent and municipality.

- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its very low, low, or moderate income dwelling units, and any improvements to the very low, low, or moderate income dwelling units must be approved in advance and in writing by the Administrative Agent and municipality.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

#### Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including but not limited to, forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

CGP&H, LLC

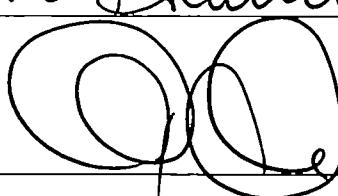
BY: \_\_\_\_\_



Matthew DiLauri  
Administrative Agent

CENTER GROVE ASSOCIATES, LLC

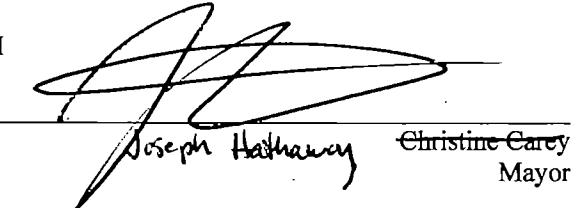
BY: \_\_\_\_\_



Andrew B. Abramson  
Manager

APPROVED BY THE TOWNSHIP OF RANDOLPH

BY: \_\_\_\_\_



Joseph Hathaway  
Christine Carey  
Mayor

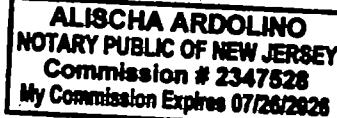
*ACKNOWLEDGEMENTS*

STATE OF NEW JERSEY )  
COUNTY OF *Middlesex* ) SS.:  
)

I CERTIFY that on this the 3<sup>rd</sup> day of February, 2025, Matthew DiLauri personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Administrative Agent for The Township of Randolph, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

*A. Delea*  
NOTARY PUBLIC



STATE OF NEW JERSEY )  
COUNTY OF PASSAIC ) SS.:  
)

I CERTIFY that on this the 29 day January, 2025, Andrew B. Abramson personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Manager of Center Grove Associates, LLC the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

*Delella J. Delea*  
NOTARY PUBLIC



STATE OF NEW JERSEY )  
COUNTY OF *Morris* ) SS.:  
)

I CERTIFY that on this the 14<sup>th</sup> day of February, 2025, *Christine Carey* personally came before me and stated to my satisfaction that this person: *Joseph Hathaway*

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Mayor of the Township of Randolph, the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.

*Janet M. Pollio*  
NOTARY PUBLIC



## **APPENDIX F.**

### **MAP OF AFFORDABLE HOUSING SITES**

