

JUNE 11, 2025
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BOROUGH OF FLORHAM PARK

MORRIS COUNTY, NEW JERSEY

MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN

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ACKNOWLEDGEMENTS

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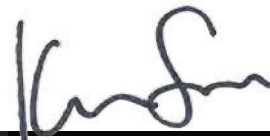
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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.



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01 INTRODUCTION

This document is presented in two parts; which include (i) the Borough of Florham Park (“Borough” or “Florham Park”) Master Plan Housing Element and (ii) the Borough of Florham Park Fair Share Plan. This Housing Element and Fair Share Plan addresses the Borough’s compliance with the Municipal Land Use Law (“MLUL”), relevant Department of Community Affairs (“DCA”) regulations, relevant Uniform Housing Affordability Controls (“UHAC”) regulations, and other applicable law. The Master Plan Housing Element will examine the Borough’s demographics, and employment characteristics, population and demographic characteristics of the Borough of Florham Park, 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 Florham Park'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

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 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 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 FLORHAM PARK'S AFFORDABLE HOUSING HISTORY AND ACTIVITIES

This Housing Element and Fair Share Plan (HEFSP) updates the previous plans completed in 2017, 2008, 2005, and 2000.

The Borough of Florham Park has had a long history of providing affordable housing with respect to its constitutional fair share obligations. A Housing Element was prepared as part of the 2000 Master Plan and it received substantive certification from the Council on Affordable Housing (COAH). Another Housing Element and Fair Share Plan was prepared in 2005 and was submitted to COAH for substantive certification. That plan was not fully reviewed by COAH. That Housing Element reported a surplus of affordable housing units pursuant to the requirements of the First and Second Rounds reported at that time. The Borough also adopted a development fee ordinance and has been collecting funds.

A Housing Element and Fair Share plan was prepared in 2008 which calculated the Borough's affordable housing obligation utilizing the growth share methodology. That plan was adopted by

the Planning Board and submitted to COAH for substantive certification. Due to court decisions invalidating the growth share methodology and other aspects of the regulations, that plan was not reviewed by COAH. Since that time the Borough has adopted amendments to its zoning ordinance to provide for additional low and moderate income housing, which are documented in this HEFSP update.

In regards to the Third Round, the terms of an agreement regarding In The Matter of the Borough of Florham Park, County of Morris, Docket No.: MRS-L-1698-15, between the Borough of Florham Park and Fair Share Housing Center (FSHC) and the intervenors - Alfieri-Florham Park, LLC; Sisters of Charity of Saint Elizabeth; Palmont Associates, LLC; Ridgedale Plaza Associates, LLC; Braemar Homes, LLC; B&B Associates, LLC – were outlined in a Settlement Agreement dated May July 6, 2017. The Borough's Third Round Housing Element and Fair Share Plan is dated January 19, 2017. The Borough received a Judgement of Compliance and Repose ("JOR") on March 6, 2019.

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

B. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION

The following detailed Housing, Demographic, and Employment background information regarding Florham Park helps to describe and create an inventory of characteristics in the Borough of Florham Park 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

The following tables look to analyze the population trends in Florham Park 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 population, housing stock, and employment data.

a. Population

Table 1 shows the population each decade from 1930 to 2020, based upon the Decennial Censuses. The table indicates that largest population growth occurred in the 1960s, when it more than tripled. The population has only seen a decrease in one decade, as recorded by the 1990 Census which showed an almost 9% decline. However, since 1990, there has been a steady growth in population, although numbers indicate that it may be slowing in recent years.

Table 1: Population 1930-2020, Borough of Florham Park		
Year	Total Population	% change
1930	1,269	--
1940	1,609	26.7%
1950	2,385	48.2%
1960	7,222	203%
1970	8,094	12.1%
1980	9,359	15.6%
1990	8,521	-8.9%
2000	10,294	20.8%
2010	11,696	13.6%
2020	12,585	7.6%
<i>Source: U.S. Bureau of the Census, Decennial Censuses</i>		

Table 2 shows the median age for the Borough of Florham Park, the County of Morris, the State of New Jersey, and the United States from 2000 through 2020. The median age in Florham Park has fluctuated over time, and while it decreased significantly from 2000 to 2010, it rose again in 2020. The other geographic areas show a steady increase from 2000 to 2020. Florham Park's median age has been higher than the USA as a whole each decade, while it has trended lower than both Morris County and New Jersey as a whole since 2010. The age of residents is important because Florham Park will continue to need to plan for the appropriate age groups that it will be serving.

Table 2: Median Age in Florham Park (2000-2020)			
	2000	2010	2020
Florham Park	43.8	38.1	39.2
Morris County	37.8	41.2	42.6
New Jersey	36.7	38.9	39.8
USA	35.6	37.1	37.9
<i>U.S. Bureau of the Census, Decennial Censuses</i>			

b. Age Characteristics

Understanding the age make up of a community is important when planning for new housing, resources, and the future of the Borough as a whole. Looking at a further breakdown of population data by age and sex, it shows that the Borough's population is concentrated in specific age cohorts.

Table 3 below demonstrates the Census documented changes in Florham Park's population since 2000. The table indicates that the percentage of children under 5 has decreased as a proportion of the population since 2000, but have increase in numbers over time. Two age cohorts – 5 to 19 and 35 to 44 – have experienced both a drop in percentage of the total population makeup as well as sheer numbers in at least one decade. From 2010 to 2017, the 5 to 19 age cohort dropped from 2,654 persons or 22.7% of the population to 1,911 persons or 16.2% of the population. The 35 to 44 age cohort represented a decrease in number from both the 2000 and 2010 recordings,

declining from 1,368 people in 2000 to 1,187 in 2017. Additionally, both the 55 to 64 and 65 and over age cohorts have seen steady increases in population. In particular, the 65 and over population has increased by nearly 22% in sheer numbers and grown by 3.5% of the total proportion of the population between 2010 and 2017. There have been other steady increase in size and proportion of the 20 to 24 age cohort, while the 25 to 34 and 45 to 54 have also increased in numbers over time.

Table 3: Population by Age 2000-2020, Borough of Florham Park

Age	2000		2010		% Change from 2000	2020		% Change from 2010
	#	%	#	%		#	%	
Under 5	542	6.1	554	4.7	+2.2	501	4.3	-10.5
5 to 19	1,502	16.9	2,654	22.7	+76.7	1,990	17.1	-25.9
20 to 24	325	3.7	1,246	10.7	+283	1,661	14.2	+33.3
25 to 34	865	9.7	1,000	8.5	+15.6	1,371	11.7	+37.1
35 to 44	1,368	15.4	1,423	12.2	+4.0	1,007	8.6	-29.2
45 to 54	1,356	15.3	1,515	12.9	+11.7	1,299	11.1	-14.3
55 to 64	1,093	12.3	1,337	11.4	+21.9	1,455	12.4	+8.8
65 & Over	1,806	20.3	1,967	16.8	+8.9	2,435	20.8	+23.8
Total	8,857	100	11,696	100	+32.1	11,719*	100	+0.2

Source: U.S. Decennial Censuses: 2000 and 2010, and 2023 American Community Survey 5-Year Estimates*

The largest percentage increase over this period was seen in the 25 to 34 age range, followed by the 20 to 24 and 65 and over age ranges. The largest decrease in population was in the 35 to 44 age range, followed by the 5 to 19 age range. The decrease in the 35 to 44 age range is notable as the groups both preceding and following this age range both experienced population growth. Addressing the needs of the older members of the community will be of great importance to Florham Park, but the needs of other age ranges, nonetheless, will also be quite significant. The Borough faces a future of substantial needs for growing families and senior services.

All of this information indicates that the population of Florham Park has an aging population, as well as a number of families with younger children. Adolescents in their earlier twenties may be more likely to live at home, which may account for the growth in that age cohort, while young professionals that are slightly older are moving to Florham Park because of its hub of businesses and proximity to job centers. Finally, combined with anecdotal knowledge of the Borough, there appears to be a trend of “lifelong” residents seeking to remain in the Borough, which has led to “aging in place” and overall growth of the senior population. The Borough is experiencing some of the same trends as seen throughout the U.S. of an increasing median age and greater proportion of seniors.

c. Race

**Table 4: Population by Race, 2020
Borough of Florham Park, NJ**

	#	%
One Race	11,816	93.9
White	9,708	82.2
Black or African American	759	6.4

American Indian/Alaska Native	31	0.26
Asian	1,085	9.2
Native Hawaiian/Other Pacific Islander	9	0.08
Some Other Race	250	2.1
Two or More Races	769	6.1
Total population	12,585	100.0
<i>Source: 2020 U.S. Decennial Census.</i>		

Table 4 shows the racial breakdown of the population according to responses from the 2020 Decennial Census. Over 93% of the population responded as “One Race,” with 82.2% responding as White. The next largest racial group in Florham Park is Asian at 9.2%, followed by 6.4% responding as Black or African American and 6.1% responding as “two or more races”.

d. Household Size and Characteristics

In addition to population demographics, household size in relation to the population helps to characterize the Borough. Using Decennial Census data from 2000 and 2010 and 2020 ACS data, Table 6 shows the average number of people per household and household size from 2000 and 2020. The table indicates that the average household size dropped very slightly from 2000 to 2010 from 2.62 to 2.48, and again to 2.41 in 2020. Households of 1 Person increased steadily every decade, while every other household size decreased as a proportion of total households.

Table 5 shows the average number of people per household and household size from 2000 and 2020. The table indicates that the average household size dropped very slightly from 2000 to 2010 from 2.62 to 2.48, and again to 2.41 in 2020. Households of 1 Person increased steadily every decade, while every other household size decreased as a proportion of total households.

Table 5: Persons Per Household 2000-2020, Borough of Florham Park						
Household Size	2000		2010		2020	
	#	%	#	%	#	%
1 Person	671	20.7	1,067	26.7	1,390	32.7
2 Persons	1,161	35.8	1,344	33.6	1,388	32.6
3 Persons	551	17.0	635	15.9	590	13.9
4 or More Persons	856	26.4	957	23.8	886	20.8
Total	3,239	100	4,003	100	4,254*	100
Avg. Persons Per HH	2.62		2.48		2.41	
Source: U.S. Decennial Censuses: 2000 and 2020, and 2023 American Community Survey 5-Year Estimates*						

Table 6 below shows that the Average Household Size in Florham Park 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 Florham Park, Morris County as a whole experienced an increase in population with a fluctuation in total households between 2000 and 2020.

**Table 6: Households and Population 2000 to 2020,
Borough of Florham Park and Morris County**

	2000			2010			2020		
	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size
Florham Park	24,847	8,679	2.86	25,734	9,013	2.85	26,504*	9,130	2.78
Morris County	470,012	169,711	2.72	492,276	189,842	2.68	509,285*	181,184	2.66

Source: U.S. Decennial Census, 2023 ACS 5-Year Estimates

*Values utilized from 2020 Decennial Census, while other household characteristics from ACS

The American Community Survey was utilized to evaluate Florham Park income characteristics compared to Morris County as a whole. Table 8 demonstrates that the per capita income and the median household income in Florham Park, \$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 Florham Park residents are living below the poverty level. Based on the 2020 American Community Survey (Table 7) 2.4% of Florham Park 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, Florham Park fares better economically.

**Table 7: Income Characteristics
Borough of Florham Park and Morris County**

	Borough of Florham Park	Morris County	State of New Jersey
Median Household Income	\$142,459	\$115,527	\$82,545
Mean Income	\$181,522	\$155,396	\$114,691
Per Capita Income	\$59,088	\$53,491	\$37,538
Percent of Persons Below Poverty Level	2.4%	2.9%	10.9%

Source: Selected Economic Characteristics, 2023 American Community Survey 5-Year Estimates

The income limits in Table 8 were produced by the Affordable Housing Professionals of New Jersey in 2024 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).

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

Florham Park is a substantially developed community. Population spikes in the 1940s to 1950s were caused by a large increase in the number of houses being built during this time. From 1940 to 1959, almost 20% of the current housing stock was built, with continued growth from 1960 to 1979 with 22.6% and from 1980 to 1999 with an additional 25.5%. The Borough continued to experience construction to a lesser extent through 2009 and beyond.

The Borough has continued to see both growth in housing and population, albeit slower than prior decades. Due to continued construction, the age of housing in Florham Park is more evenly distributed than Morris County as a whole. Whereas nearly 30% of Florham Park's housing has built since 2000, comparatively, Morris County has 14.1% in the same period. Morris County has a larger share of housing built prior to 1959, with 32.3%, while Florham Park has 22.3%.

Table 9: Age of Housing Borough of Florham Park and Morris County				
Year Housing Unit Built	Borough of Florham Park		Morris County	
	Number of Units	Percent	Number of Units	Percent
2020 or later	231	5.0	3,143	1.6
2010 – 2019	792	17.3	9,690	5.0
2000 – 2009	339	7.4	14,411	7.5
1980 – 1999	1,170	25.5	45,947	23.8
1960 – 1979	1,035	22.6	57,547	29.8
1940 – 1959	884	19.3	40,013	20.7
1939 or earlier	136	3.0	22,461	11.6
Total	4,587	100%	193,192	100%
Note: Figures may not add due to rounding				
Source: 2023 American Community Survey 5-Year Estimates				

Table 11 shows that the number of residential building permits from 2018 through 2022 spiked significantly. This depiction is likely a result of building permits for multi-family residential units related to projects in the Borough's Third Round Housing Element and Fair Share Plan. In years outside of this range, the issuance of residential building permits is fairly consistent.

Table 11: Residential Building Permits, 2013-2023 Borough of Florham Park	
Year	Residential Building Permits
2013	27
2014	24
2015	16
2016	12
2017	48
2018	191
2019	152
2020	187
2021	261
2022	162
2023	29
Total	1,109
<i>Source: New Jersey Department of Labor and Workforce Development</i>	

Table 12 shows the housing size by the number of rooms, and compares Florham Park to Morris County as a whole. In general, Morris County has a marginally larger number of occupied housing with more rooms, with nearly 65.4% of housing have 6 or more rooms. Of that proportion, 38.6% is accounted for by 8 or more rooms. In comparison, Florham Park has 65.1% of occupied units with 6 or more rooms, with 41.3% comprised of 8 or more rooms. Overall, Morris County as a whole has a more even distribution of housing sizes.

Table 12: Housing Size by Number of Rooms Borough of Florham Park and Morris County				
Number of Rooms	Morris County		Borough of Florham Park	
	Number of Units	Percent	Number of Units	Percent
1 Room	1,305	0.7	38	0.8
2 or 3 Rooms	20,731	10.7	541	11.8
4 or 5 Rooms	44,861	23.2	1,023	22.3
6 or 7 Rooms	51,800	26.8	1,090	23.8
8+ Rooms	74,495	38.6	1,895	41.3
Total	193,192	100%	4,587	100%
<i>Source: 2023 American Community Survey 5-Year Estimates</i>				
<i>Note: Percentages May Not Add Due to Rounding</i>				

The vast majority of housing in Florham Park is owner-occupied, with approximately 65% of all occupied housing as owner-occupied. The total vacancy rate in the Borough is 6.6%, based on the

2023 ACS, which estimated that 327 units were vacant out of 4,914 total units. The vacancy rate amongst unit tenure for owner occupied is 0.8, while the renter vacancy rate is 8.4.

Table 13: Tenure and Housing Vacancy Rates Borough of Florham Park	
	Total
Total Housing Units	4,914
Occupied Units	4,587
Vacant Units	327
Homeowner Vacancy Rate	0.8
Rental Vacancy Rate	8.4
<i>Source: 2023 ACS 5-year Estimates</i>	

Table 14 shows the value of owner-occupied housing reported by the 2023 American Community Survey. Based on the data provided, the majority of the housing in Florham Park at 32.9%, is valued between \$500,000 and \$749,999. The next most common bracket for housing value is \$750,000 to \$999,999 at 24.9%, meaning that over 77% of the housing in Florham Park is valued between \$500,000 and over \$1,000,000. Similarly, the majority of housing located within Morris County at 37.8% is valued between \$500,000 and \$749,999. However, housing values in the County are more evenly distributed in the lower values, with 34.8% of housing valued under \$499,999, whereas Florham Park's housing stock is comprised of 21.5% for this bracket.

Table 14: Value of Owner Occupied Housing Borough of Florham Park and Morris County				
Housing Value	Borough of Florham Park		Morris County	
	Number of Units	Percent	Number of Units	Percent
Under \$50,000	0	0.0	1,654	1.8
\$50,000 to \$99,999	0	0.0	627	0.7
\$100,000 to \$299,999	35	1.9	4,760	5.2
\$300,000 to \$499,999	362	19.6	24,103	26.5
\$500,000 to \$749,999	606	32.9	34,367	37.8
\$750,000 to \$999,999	458	24.9	15,646	17.2
\$1,000,000 or more	367	19.9	9,777	10.8
Total	1,843	100%	90,934	100%
<i>Note: Figures may not add due to rounding.</i>				
<i>Source: Value of Owner-occupied housing units, 2023 American Community Survey 5-Year Estimates</i>				

Table 15 depicts that the majority of rent levels in Florham Park were found to be over \$3,000, with 42.6% reported falling in that range, and a close second 27.7% had rents of \$2,500 to 2,999. Rent levels under \$1,500 appear to be match up with the number of affordable rentals in the Borough, and is an indicator that the constructed Prior and Third Round projects help to keep rent more affordable for low and moderate income households.

Table 15: Rent Levels Borough of Florham Park		
Rent	Number of Units	Percent
Less than \$500	64	4.6
\$500 to \$999	55	3.9
\$1,000 to \$1,499	95	6.8
\$1,500 to \$1,999	174	12.5
\$2,000 to \$2,499	144	10.3
\$2,500 to 2,999	386	27.7
\$3,000 or more	594	42.6
Total Occupied Rental Units	1,394	100
<i>Source: 2023 American Community Survey 5-Year Estimates</i>		

3. Analysis of Employment Characteristics

Recent employment data and trends for Morris County are illustrated in Table 16, which shows current labor force estimates for 2025, Quarter 1. The data items include monthly estimates of labor force, employment, unemployment volume, and unemployment rate for the current year, and these estimates are produced by the New Jersey Department of Labor and Workforce Development.

Table 16: Current Labor Force Estimates, 2025 Morris County			
Sector	Jan	Feb	March
Labor Force	276,685	279,805	280,300
Employment	265,478	268,208	268,645
Unemployment	11,207	11,597	11,655
Rate	4.1	4.1	4.2
<i>Source: New Jersey Department of Labor and Workforce Development, Quarterly Census of Employment and Wages</i>			

Based on the “Major Employers in Morris County” 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.

Table 17: Morris County, Major Employers The Morris County Office of Planning and Preservation
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 Borough of Florham Park has a population with a varied educational attainment. Over 66% of residents over 25 have attained a Bachelor's degree or higher, including 31.5% having a graduate or professional degree.

Table 18: Education and Employment Data for Florham Park	
For population 25 years and over	
Some college, no degree	1,195
Associate's degree	373
Bachelor's degree	2,943
Graduate or Professional degree	2,666
Source: 2023 American Community Survey-5 Year Estimates	

Historical employment data and trends for the Borough are illustrated in Table 19, which shows employment status for citizens ages 16 and over. Comparing the Borough and the County as a whole, the Borough has a smaller percentage of persons over 16 in the work force, with 62.4%, while the County has 69.7%. Similar proportions of the population were in the labor force and unemployed for both the Borough and the County.

Table 19: Employment Status for Citizens of the Age of 16, Florham Park Borough and Morris County				
Employment Status	Florham Park		Morris County	
	#	%	#	%
Employed	6,639	59.6%	282,802	67.0%
Unemployed	319	2.9%	11,270	2.7%

Total in Labor Force	6,958	62.4%	471,232	69.7%
Not in Labor Force	3,209	28.2%	128,094	30.3%
Total, 16 and over	11,145	100%	422,166	100%
Source: 2020 American Community Survey 5-Year Estimates Data Profiles				
Note: Figures may not add due to rounding.				

Table 20 provides commuting characteristics of Florham Park Residents based on the 2023 American Community Survey. About 64% of Florham Park residents worked in Morris County, while 6.4% of residents commuted out of state for work. An additional 29.2% worked outside of their County, but within New Jersey. The mean travel time to work for Florham Park workers was 26.1 minutes – with majority of people utilizing a vehicle to drive alone at 57.5%. In addition to over 27% of people reporting commutes under 15 minutes, over 26% of people also worked from home – which is both an indicator of the type of industries the population works in as well as the number of job opportunities within Florham Park.

Table 20: Commuting Characteristics Borough of Florham Park	
Place of Work	Estimates (%)
<i>Worked in State</i>	93.6
<i>Worked in County of residence</i>	64.5
<i>Worked outside County of residence</i>	29.2
<i>Worked outside State of residence</i>	6.4
Travel Time to Work	
<i>Less than 10 minutes</i>	12.7
<i>10 to 14 minutes</i>	15.1
<i>15 to 19 minutes</i>	21.0
<i>20 to 24 minutes</i>	6.2
<i>25 to 29 minutes</i>	5.7
<i>30 to 34 minutes</i>	12.1
<i>35 to 44 minutes</i>	12.0
<i>45 to 59 minutes</i>	4.6
<i>60 or more minutes</i>	10.4
Mean travel time to work	26.1
Means of Travel	
<i>Car, truck, or van -- drove alone</i>	57.5
<i>Car, truck, or van -- carpooled</i>	5.1
<i>Public transportation (excluding taxicab)</i>	5.3
<i>Walked</i>	4.5
<i>Bicycle</i>	0.0
<i>Other Means</i>	1.2
<i>Worked from Home</i>	26.4
Source: Commuting to Work, 2023 American Community Survey-5 Year Estimates	

According to the New Jersey Transportation Planning Authority, as of 2015, there was a population of 11,788 in the Borough of Florham Park. By 2050, the NJTPA projects the population will grow to 16,277, or 0.2%, over the 35-year period.

Table 21: Population Projection Borough of Florham Park			
Year	Population	Change (#)	Percent Change
2015	11,788	-	-
2050	12,529	741	0.2%
<i>Source: NJTPA Employment Forecast by County and Municipality 2015-2050</i>			

The same data retrieved from the New Jersey Transportation Planning Authority reported that in 2015 there were 17,763 jobs in the Borough of Florham Park. By 2050, the Borough is expected to have 19,850 jobs. This reflects a 2,087 job increase or 0.3% increase over current conditions. This is an increase of roughly 59 jobs per year from 2025 through 2050.

Table 22: Employment Projection Borough of Florham Park			
Year	Employment	Change (#)	Percent Change
2015	17,763	-	-
2050	19,850	2,087	0.3%
<i>Source: NJTPA Employment Forecast by County and Municipality 2015-2050</i>			

4. Projection of Borough 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 Borough's historic development trends.

As shown in Table 23, 1,097 new housing units were issued Certificates of Occupancy (CO) from 2014 to 2023. During the 10-year period, 99 housing units were demolished. This yields a net gain of 998 housing units over the past 10 years, or an average of about 100 units per year.

Table 23: Historic Trend of Certificates of Occupancy and Demolition Permits, Borough of Florham Park											
Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
CO	23	23	15	15	3	167	231	167	158	295	1,097
Demo	18	12	0	1	11	10	9	9	9	20	99
Net	5	11	15	14	-8	157	222	164	149	275	998
<i>Source: NJDCA Housing Units Certified and Demolition Permits Issued</i>											

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

Lastly, the Borough projects 10 years out for residential development between the present and 2035. 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 Borough anticipates residential certificates of Occupancy between now and the end of 2031, based upon the measures the Borough 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.

Table 24: 10-Year Projection of Residential Development, Borough of Florham Park												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	--	205	--	--	--	--	--	--	--	--	--	205
2. Approved Development Permits Issued	--	--	--	--	--	--	--	--	--	--	--	--
3. Projected Historic Trends	15	15	15	15	15	15	15	15	15	15	15	165
4. Other Projected Development	--	--	318	560	--	--	--	--	--	--	--	878
Total Projected Development	--	220	333	575	15	15	15	15	15	15	--	1,248

Of the 1,248 projected new residences between now and 2035, nearly 18% of the units are anticipated to be reserved for low- and moderate-income households in the Borough (Table 25).

Table 25: Projection of Affordable Units Borough of Florham Park												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	--	41	--	--	--	--	--	--	--	--		41
2. Approved Development Permits Issued	--	--	--	--	--	--	--	--	--	--		--
3. Other Projected Development	--	--	66	112	--	--	--	--	--	--		178
Total Projected Development	--	41	66	112	--	--	--	--	--	--		219

total residential units on the other portion, inclusive of an affordable set-aside that is 31 supportive needs units (with 54 beds) and 32 units that is 20% of the total units. The proposal represents a gross density of approximately 17.6 dwelling units per acre over the entire site.

The Borough did engage in meetings with Kushner, and the proposal for the property did evolve over the course of those meetings. Ultimately, however, the Borough made certain requests to lower the density on the site that were not adequately responded to by Kushner. As a result, the Borough has explored other sites and identified sites that better represent the adequate density and intensity of uses for the Borough.

Ultimately, the Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with less impact as a result of their proposed set-asides and location within the Borough.

**ii. Grogan, 8 Country Club Lane
Block 3601, Lot 23**



The property owner's legal representative submitted a letter to the Borough Clerk dated January 20, 2025. The site is identified as Block 3601, Lot 23 otherwise known as 8 Country Club Lane. The total site area is approximately 2 acres. The site is presently developed with a single-family home and is located in the R-88 Single-Family Residential Zone which requires a minimum of 87,120 square feet and permits single-family residential uses. The letter proposes a development of one-hundred and twenty (120) residential units, with a 20% set-aside of twenty-four (24) affordable units, noting that these will be comprised of twelve (12) 2-bedroom units and twelve (12) 1-bedroom

units. The letter notes that the development will consist of 3 buildings with parking, along with underground parking where necessary. The proposal represents a gross density of approximately 60 dwelling units per acre over the entire site. The letter was not accompanied by a concept plan, only the description as noted above.

The property is surrounded by single-family homes to the south, west, and east. It is bordered by the Brooklake Country Club golf course to the north. As shown on the aerial map, the property is irregularly shaped. It is unclear as to the building height needed to adequately develop 120 units on this site, and because no concept plan was provided, it remains unknown. Regardless, the gross density of 60 units is likely a much higher net density due to the shape of the property. This proposed density is higher than any site in the Borough, including multi-family zoned properties. The proposal also does not comply with UHAC requirements for bedroom distribution. Despite the letter noting that the “developer has a proven track record of developing well-designed inclusionary developments”, the blatant disregard for the UHAC bedroom distribution requirements does not seem to support that claim. Ultimately, the site is not suitable for this density due to the surrounding context of single-family homes, and no concept plan has been provided to otherwise contradict that.

The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with more appropriate locations and more appropriate densities that have less impact as a result of their proposed set-asides and location within the Borough.

iii. **70-76 Passaic Avenue LLC**
Block 4202, Lots 4 and 5



The property owner's legal representative submitted a letter to the Borough Clerk dated December 23, 2024. The site is identified as Block 4202, Lots 4 and 5 otherwise known as 76 Passaic Avenue located in the C-1 Zone. The total site area is approximately 16.7 acres. The site is presently developed with commercial recreation facility known as "Florham Park Sports Dome and Event Center". The letter proposes a development of three-hundred and twenty-five (325) residential units, and does not specifically identify what the affordable housing set-aside would be. The proposed residential units represent a gross density of approximately 19.5 dwelling units per acre. The letter was not accompanied by a concept plan, only the description as noted above.

The property is surrounded by a mixture of uses, including multi-family residential uses to the north, industrial uses to the east and west, and the Passaic River to the south, along with the Conoe Brook Reservoir further south. As shown on the aerial map, the property is encumbered by FEMA regulatory floodway and 100-year flood plain, as well as wetlands and associated buffers. While the portion of the site outside of these area is previously disturbed, these encumbrances conservatively account for approximately 8 acres of undevelopable land, which could be even more if the required buffers from the flood hazard area and wetlands are greater than 50 feet. As such, the property is closer to 8.5 acres, representing a net density of 38 acres – which is calculated for the purposes of analyzing how the site would be able to accommodate the development proposed. Overall, the density of the site represents a much higher density than most of the multi-family zones in the Borough.

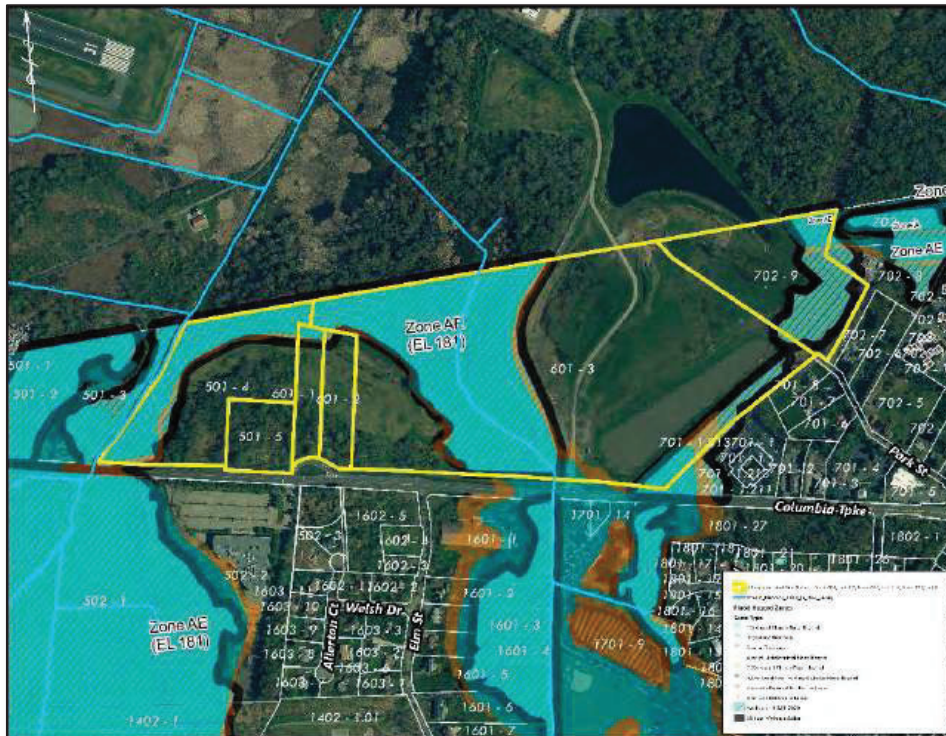
The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with more appropriate locations and more appropriate densities that have less impact as a result of their proposed set-asides and location within the Borough.

iv. Alfieri-Florham Park, LLC
Block 501, Lots 4 and 5, Block 601, Lots 1, 2, 3, and Block 702, Lot 9

The property owner's legal representative submitted a letter to the Borough Clerk dated December 23, 2024. Additional correspondence was provided on May 16, 2025, which adjusted the initial proposal by a reduction of 6 total units.

The site is identified as Block 501, Lots 4 and 5, Block 601, Lots 1, 2, 3, and Block 702, Lot 9. The total site area is approximately 124 acres. The properties are located on Columbia Turnpike in the C-2 Zone, which was amended by Ordinance No. 18-21 as part of the Borough's Third Round HEFSP to allow for 560 apartment units, with a 20% set-aside of 112 affordable units. The property submitted an application to the Florham Park Planning Board, which is still active, but has not proceeded with hearings yet due to regulatory approval delays. The Application seeks approval up to the re-zoned standards, including 4-story, 55-foot residential buildings and 5-story structured parking.

The second letter proposes to increase the previously included development yield from the Third Round of 560 to 994, or an increase of four-hundred and thirty-four (434) residential units. The letter notes that this would result in an increase of eighty-seven (87) additional affordable units.



As shown on the aerial map, the property is encumbered by the Hassock Brook which bisects the overall property and has significant flood hazard areas, wetlands, and buffers associated with it. The site plan submitted to the Planning Board for the 560 units depicted development up to the furthest extent of the flood hazard area boundary for buildings, roadways, parking, and stormwater detention. As noted above, the zoning standards adopted for the site previously provide for a substantial number of units and building height. The Borough spent significant time and consideration in re-zoning this site in the Third Round, and developed standards that balanced the Borough's overall affordable housing need with this site's maximum density that still represented sound planning. Because a concept plan was not submitted with the letter, it is unclear exactly how the increased density would be achieved. However, based upon a review of the environmental restrictions on the property, an 80% increase in unit yield on the site appears that it would have to completely change the housing type in order to support that number of units. The environmental sensitivity of this site, as well as the surrounding area within the Borough, should be considered, as well as the re-zoning that was previously accommodated during the Third Round. For these reasons, as well as that the Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, the density for this site has not been increased to address the Fourth Round prospective need.

v. Ponte Group
120 Park Avenue – Block 1401, Lot 1.11

The property owner's legal representative submitted an application for a concept review via transmittal dated February 24, 2025. The site is identified as Block 1401, Lot 1.11. The total site area is approximately 5.8 acres. The site is presently undeveloped and vacant, and as noted in the February 24th cover letter, is the last remaining buildable lot in the "Green at Florham Park" planned development. The letter proposes a development of forty-eight (48) age-restricted

residential units, with a 20% affordable housing set-aside. The proposed residential units represent a gross density of approximately 8 dwelling units per acre. It should be noted that this site is classified by the Tax Assessor as Class 1 and is part of the Borough's Vacant Land Adjustment analysis. Follow-up correspondence was transmitted to the Borough's Affordable Housing Attorney dated June 2, 2025 providing additional details related to the original proposal.

While the property is vacant and undeveloped, the larger General Development Plan (GDP) works hand-in-hand with the POD-S the zoning on the site. This GDP and the POD-S zone have been amended from time to time, and during the most recent amendment in 2020, it was understood and agreed upon by the property owner at the time that the proposed amendments would consequently limit the allowances for Floor Area Ratio for the final buildable lot. This development proposes almost triple what is allowed under the zoning, which is not consistent with the agreed upon zoning changes 5 years ago.

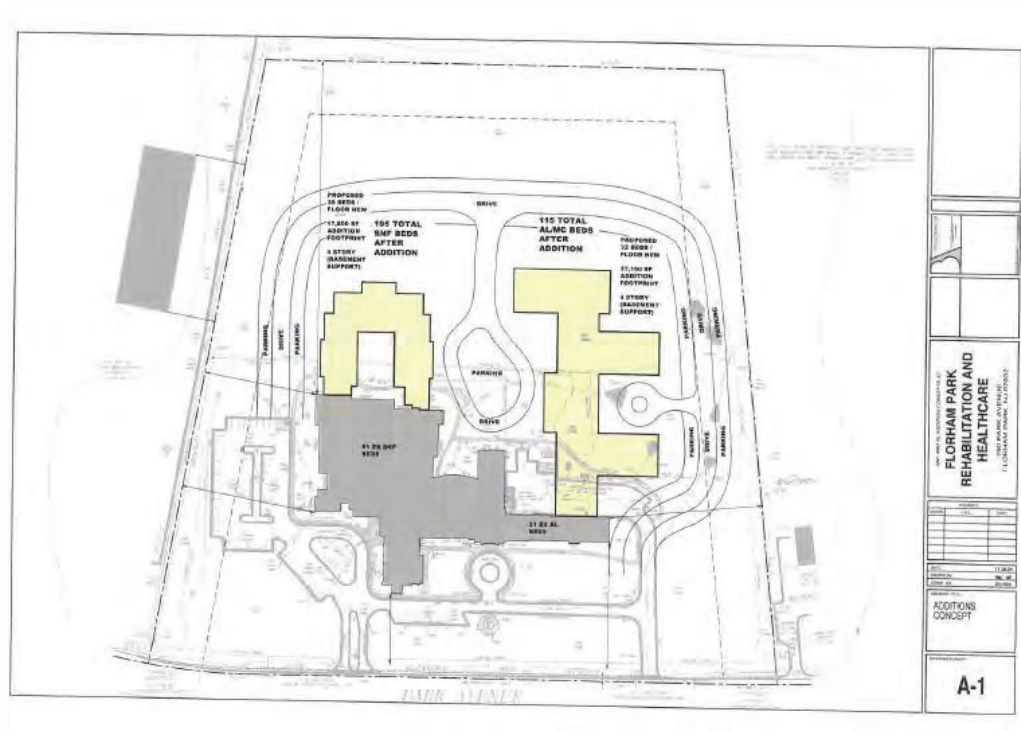
The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with family units. Ultimately, there are other age-restricted units contributing to the Borough's obligation up to the allowed cap and thus, the proposal does not currently work for the Borough.



vi. Florham Park Property LLC
190 Park Avenue – Block 1201, Lot 3

The property owner's legal representative submitted a letter to the Borough Administrator dated March 11, 2025. The site is identified as Block 1201, Lot 3, otherwise known as 190 Park Avenue.

The site is approximately 14.8 acres in area, and is currently developed with the Florham Park Rehabilitation and Healthcare (FPRH) facility. The correspondence notes that FPRH operates 54 skilled nursing beds and 21 Alzheimer's/memory care beds. These beds, including the Medicaid beds, are all provided in private rooms. These creditworthy Medicaid beds have been included in this Plan.

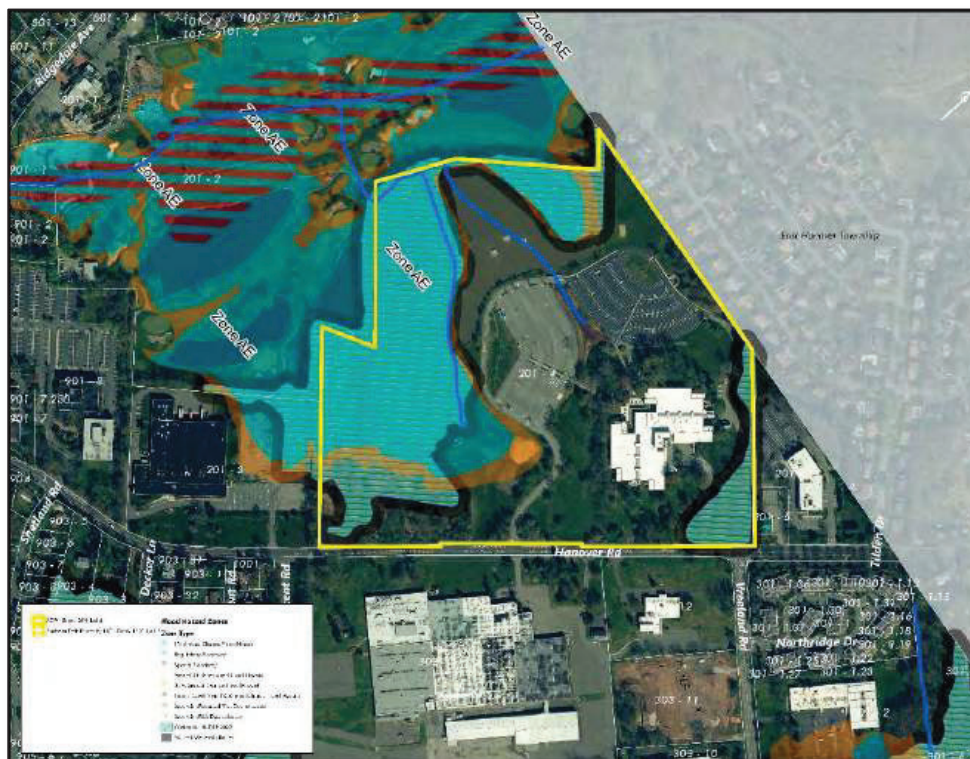


The letter proposes an expansion to the existing facilities for 114 additional skilled nursing beds and an additional 94 Alzheimer's/memory care beds. The C-3 Zone district has limitations on the total number of beds and thus, the proposal would necessitate an amendment to the current zoning to permit the expansion.

The Borough has recently approved 1 continuing care/assisted living facility and had another 1 constructed as a result of a re-zoning – including the constructed 240-unit project at the “Delaney on the Green” facility at 110-120 Park Avenue and the approved 95-bed project at the “Arbor Terrace” facility at the corner of Elm Street and Columbia Turnpike. There are also other age-restricted units contributing to the Borough’s obligation up to the allowed cap. The site’s inclusion in the Plan was considered, as this is an existing facility that already produces Medicaid beds towards the Borough obligation. However, the Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated an area in need of redevelopment; and sites with family units.

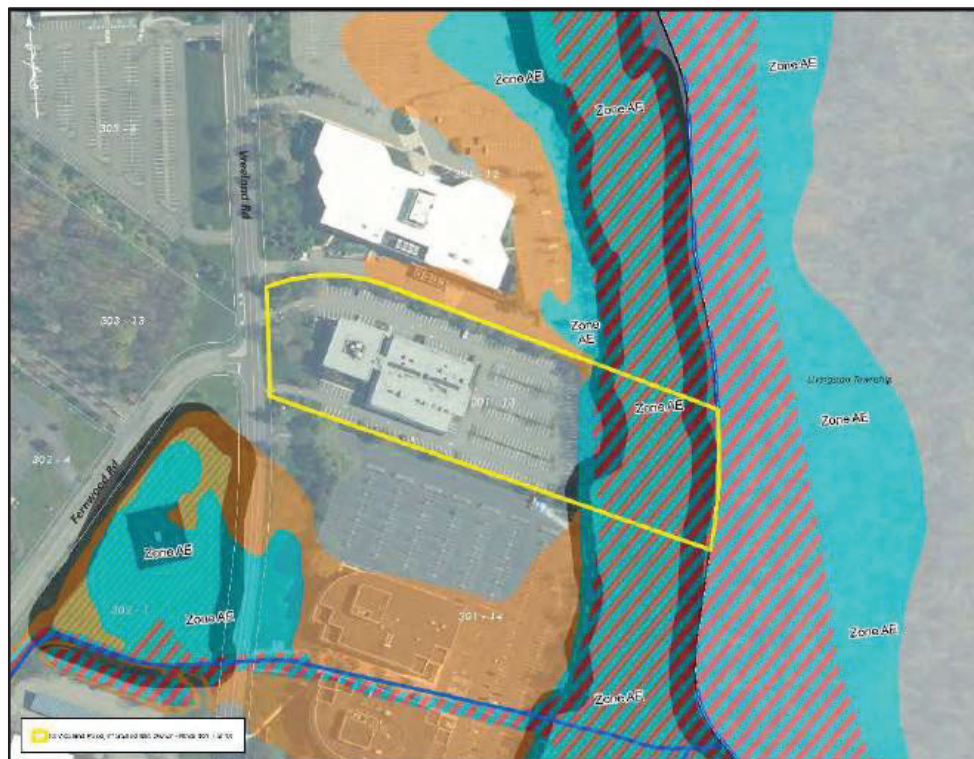
vii. ADP
71 Hanover Rd. (Block 201, Lot 4)

The property owner’s legal representative submitted a letter dated April 30, 2025. The site is identified as Block 201, Lot 4, otherwise known as 71 Hanover Road. The Property is currently improved with an office building totaling approximately 210,000 square feet and associated improvements. The correspondence indicates that the property owners met with the Borough and brought up the topic of the property being sold as part of its ongoing efforts to consolidate the business operations. It notes that they are in the process of soliciting concept plans and letters of interest from potential purchasers for redevelopment as industrial or residential use.



The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round and an existing Redevelopment Area across the street from this site that have already been designated an area in need of redevelopment. As a result, the Borough has prepared a Plan that satisfies its obligation without this site and is not including it.

The property owner's legal representative submitted a letter dated May 30, 2025. The site is identified as Block 301, Lot 13, otherwise known as 23 Vreeland Road. The Property is currently improved with an office building totaling approximately 69,000 square feet and associated improvements. The letter proposes a total of 170 units, inclusive of 34 affordable units for a 20% set-aside. The property is 5.77 acres, and thus the proposed development equates to approximately 30 units per acre.



02 FOURTH ROUND HOUSING ELEMENT

**iv. Coviello Bros. Greenhouse Property Inc., Green Cove Realty, LLC, Trusts of Coviello
42 and 48 Brooklake Road (Block 4101, Lots 5, 6, and 25)**

The property owner's legal representative submitted a letter dated June 5, 2025. The site is identified as Block 4101, Lots 5, 6, and 25, otherwise known as 42 and 48 Brooklake Road. The letter was not accompanied by a concept plan. The Property is currently improved with a single family home on Lot 6, an operating nursery (Lot 5), and utility power lines (Lot 25). The property is presently zoned R-15 and its surrounded by single-family homes to the north, northeast, and west along Brooklake Road, and by Route 24 to the southeast. The letter proposes a "high density, multi-family residential development with related amenities". The property is a total of approximately 30 acres; however, the rear portion with the powerlines is undevelopable and therefore Lots 5 and 6 are a total of approximately 10 acres.



The letter notes that "we believe that the Property should be considered in the context of the Borough's "unmet need" and "changed circumstances" for the current and prior round obligations, and in the context of the Borough's compliance by with Assembly Bill No. 4 ("A4")...." However, the Borough is fully compliant with both its Prior and Third Round, and received a Judgement of Compliance and Repose. The letter does not specify a proposal for the property, nor does it provide a proposed affordable housing set-aside. There are environmental encumbrances impacting the property, such as flood hazard area, wetlands and associated buffers, and steep slopes that are not accounted for in the interest letter.

Finally, due to the lateness of the interest letter in relation to the June 30th deadline for the HEFSP to be adopted, in conjunction with the lack of specificity in the letter, the Borough has already formulated a plan that addresses its Fourth Round without this site. There are a number of other mechanisms to produce adequate units and credits to fulfill the Fourth Round obligation without this site, and is thus, not including it.

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

Table A: Borough of Florham Park Fair Share Obligations	
Present Need (Rehabilitation) Obligation	66
Prior Round Obligation (1987-1999)	326
Third Round Obligation (1999-2025)	624
Fourth Round Prospective Need (2025-2035)	305
Total Prospective Need Obligation	1,255

B. SATISFACTION OF REHABILITATION OBLIGATION

The Borough has a 66-unit rehabilitation obligation. As noted in the 2017 HEFSP, the number of dwelling units of low and moderate income families that are in need of rehabilitation is greatly overstated. As was noted above that figure is partially calculated on the number of dwellings within the municipality that do not have complete kitchens. That number is inflated in Florham Park due to the large number of dormitories located in the Borough. These units are dormitories provided by Fairleigh Dickinson University and the housing provided by the Sisters of Charity Saint Anne's Villa (now the Villa at Florham Park). The Census reported that in 2010 there were 1,742 residents of the Borough that lived in group quarters. This is further evidence that using lack of complete kitchens to determine the need for housing rehabilitation is incorrect. Nevertheless, the Borough should provide for the rehabilitation of housing units occupied by low and moderate income households.

In the past, the Borough has participated in the Morris County Morris County Community Development and Home Program that is funded through the Community Development Block Grant

(CDBG) Program. The Borough has an Inter-local Services Agreement with Morris County to participate in the Morris County Community Development and Home Program dated April 24, 2017. To comply with the Present Need requirement, the Borough adopted a rehabilitation manual entitled “Home Improvement Program, Policies and Procedures Manual for the Borough of Florham Park”, dated February 27, 2019.

The Borough of Florham Park will dedicate \$1,320,000 as hard costs for the rehabilitation of up to 52 owner occupied and at least 14 rental units. In the event that the County program sufficiently addresses the Borough’s rehab obligation for owner occupied units, the Borough reserves the right to amend the Spending Plan to allocate funds to other affordable housing activities.

C. PRIOR ROUND COMPLIANCE

Florham Park’s Second Round 2000 Housing Element and Fair Share Plan received substantive certification from COAH. The following sections provide a detailed overview of Prior Round crediting.

1. Prior Round Rental Obligation

The prior round rental obligation is 25% of 326, or 82 units. The Borough has a number of family rental units in excess of the requirement, which include the following: seventy-five (75) family rental units from the Sun Valley project (Block 4201, Lot 29); fifty (50) family rental units from the Riverbend project (Block 42.01, Lots 26 and 27); and one-hundred and fifty-five (155) family rental units from the Woodfield Estates 100% affordable project (Block 1201, Lot 4). The Borough therefore satisfies and exceeds its 82-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 Florham Park) to be satisfied with age-restricted housing. Based upon this, the Borough is eligible for 25% or 326 units, or a total of 81 age-restricted housing units are permitted to be credited against the Prior Round obligation. Overall, the Borough is not applying any age restricted units to the Prior Round, and is thusly well under the cap.

3. Prior Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Borough is entitled to rental bonus credits generated by projects described below, up to the maximum of eighty-two (82) rental bonuses for which it is eligible based on 25% of its 326-unit Prior Round obligation. The Borough is claiming a total of 82 bonus credits from the family rental units from the Woodfield Estates 100% affordable project (Block 1201, Lot 4).

4. Satisfaction of Prior Round Obligation

The Borough has satisfied the entirety of its Prior Round obligation. The Borough’s 326-unit Prior Round obligation is satisfied as follows:

Table B. Prior Round Affordable Housing Fulfillment Borough of Florham Park, Morris County, NJ					
1987-1999 Prior Round Obligation	326				
	Set-Aside Credits	Low	Mod	Bonus Credits	Total
Inclusionary Rental Projects	231	114	117	82	362
Sun Valley (Block 4201, Lot 29)	50 (R) *	25	25	-	50
Riverbend (Block 4201, Lots 26-27)	26 (R) *	14	12	-	26
Woodfield Estates (Block 1201, Lot 4)	155 (R)	75	80	82	237
Group Homes and Supportive Needs	13	13	-	-	13
Cheshire Home (Block 2802, Lot 3)	8 (SNR)	8	-	-	8
Universal Institute (Block 1907, Lot 23)	5 (SNR)	5	-	-	5
TOTAL PRIOR ROUND CREDITS	244	127	117	82	326
(R) = Rental (S) = For-Sale (ARR) = Age-Restricted Rental (GH) = Group Home (SNR) = Special Needs Rental (M) = Medicaid Certificate (RCA) = Regional Contribution Agreement (BC) = Bonus Credit					
* Additional units from project utilized in Third Round					

a. Detailed Summary of Prior Round Satisfaction

(1) 244 existing affordable units from the following constructed units:

- a) **Sun Valley I (Block 4201, Lot 29)** – fifty (50) affordable family rental units from the Sun Valley I development. The development includes 229 total family rental units, of which 75 are affordable low-and moderate-income units. The following table shows the overall bedroom and income distribution for the project, as well as the units credited towards the Prior Round. Of the 75 total units, 50 are credited towards the Prior Round. The effective date of the controls for the project began on 10/01/2001, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley I Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	19 (6*)	12 (12*)	8 (7*)
Moderate Income	17 (7*)	12 (12*)	7 (6*)
* Prior Round Units			

- b) **Riverbend (Block 4201, Lots 26-27)** – twenty-six (26) affordable family, rental units from the Riverbend development. The development includes 150 total family rental units, of which 50 are affordable low-and moderate-income units. The following table shows the overall bedroom and income distribution for the project, as well as the units credited towards the Prior Round. Of the 75 total units, 50 are credited towards the Prior Round. The effective date of the controls for the project began on 06/01/2001, with 30-year affordability controls. The Administrative Agent for the project is Sterling Properties.

Riverbend Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	7 (0*)	12 (9*)	6 (5*)
Moderate Income	6 (0*)	13 (8*)	6 (4*)
* Prior Round Units			

- i. **Ward Place/Woodfield Estates (Block 1201, Lot 4)** – one-hundred and fifty-five (155) affordable family, rental units from the 100% Affordable Ward Place/Woodfield Estates development. The project received Low-Income Housing Tax Credit funding through NJ HMFA. The development includes 155 total family rental units, which are all affordable. The effective date of the controls for the project began on 11/01/1990, with 20-year affordability controls on 125 of the units and 30-year affordability controls on 30 units from a second phase of the development. The Administrative Agent for the project is Bertram Associates.

Ward Place/Woodfield Estates Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	38	25	12
Moderate Income	40	27	13

- c) **Cheshire Home (Block 2802, Lot 3)** – eight (8) affordable beds. Cheshire Home III is a Class B Boarding Home for young physically disabled men and women. This building opened in 2003 and can accommodate eight residents. Cheshire Home III receives HUD funding.

- d) **The Universal Institute of Livingston (Block 1907, Lot 23)** – five (5) affordable beds from this supportive needs home that serves adults with spinal cord injuries and development disabilities. This home has five (5) bedrooms. The effective date of the controls for the project began 10/6/2004.

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 231 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 Borough shows a surplus of forty-four (44) 1-bedroom family units and a deficiency of two (2) low-income units.

Table C. Prior Round Bedroom and Income Distribution for Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Low Income	44	46	24	114 (49.3%)
Moderate Income	48	46	23	117 (50.6%)
Totals	92 (39.8%)	92 (39.8%)	47 (20.3%)	231

D. THIRD ROUND COMPLIANCE

The Borough fully satisfied the entirety of its Prior Round obligation with additional units created over and above those needed to fulfill said obligation, which are described in greater detail above and will be attributed to the Third Round. This includes twenty-five (25) family rental units from Sun Valley I project and twenty-four (24) family rental units from the Riverbend project to apply to the Third Round.

In regards to the Third Round, the terms of an agreement regarding In The Matter of the Borough of Florham Park, County of Morris, Docket No.: MRS-L-1698-15, between the Borough of Florham Park and Fair Share Housing Center (FSHC) and the intervenors - Alfieri-Florham Park, LLC; Sisters of Charity of Saint Elizabeth; Palmont Associates, LLC; Ridgedale Plaza Associates, LLC; Braemar Homes, LLC; B&B Associates, LLC – were outlined in a Settlement Agreement dated May July 6, 2017. The Borough received a Judgement of Compliance and Repose (“JOR”) on March 6, 2019. The Settlement Agreement established a 624-unit Third Round Gap and Prospective Need Obligation for the 1999-2025 period.

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 Borough’s obligation of 624, its rental obligation is 25 percent, or one-hundred and fifty-six (156) units. The Borough has forty-nine (49) existing rental units from the above mentioned projects: twenty-five (25) family rental units from Sun Valley I project and twenty-four (24) family rental units from the Riverbend project. To address the additional 107, the Borough applies twenty-nine (29) family rental units from the Sun Valley II project (Block 4201, Lots 28, 29, and 30); thirty-two (32) family rental units from the Sun Valley III project (Block 4201, Lots 32, 33, and 34); twenty-five (25) family rental units from the 147 Columbia Turnpike/Palmont Associates project (Block 1903, Lot 5); and one-hundred and two (102) special needs rental beds from the Bergen United Way project (Block 1401, Lot 1.09). Overall, the Borough satisfies and exceeds its Third Round rental requirement.

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 624, or one-hundred and fifty-six (156) units. The Borough is applying forty-one (41) credits from the following: fourteen (14) Medicaid beds from the Brighton Gardens assisted living facility (Block 2601, Lot 43); eight (8) Medicaid beds from the Brookdale assisted living facility (Block 901, Lot 5); one (1) Medicaid bed from the Villa at Florham Park assisted living facility (Block 1201, Lot 3); and eighteen (18) units from the Pulte-Del Webb age-restricted, for sale community (Block 1401, Lot 1.06). Therefore, the Borough is under the 156-unit cap, with the ability to apply an additional 9 age-restricted units.

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 Borough 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. Additionally, 50% of the very-low income (VLI) units shall be available to families.

Currently, the proposed projects contribute most of the 145 total VLI as 137 available to families, with 8 of the total as age-restricted units.

Table D. Very-Low Income Requirement Florham Park Borough, Morris County, New Jersey				
Project Name	Status	Type	Affordable Units	13% Required
Cheshire Homes	Constructed	Special Needs	8	8
Sun Valley II	Constructed	Family	29	4
Bergen United Way	Constructed	Special Needs	102	102
Sun Valley III	Constructed	Family	32	5
Palmont Associates, 147 Columbia Turnpike	Constructed	Family	25	4
Parc North	Constructed	Family	10	1
Parc Central	Approved	Family	11	2
Sisters of Charity Site	Approved	Family	30	4
Alfieri Site, Columbia Turnpike	Zoned	Family	112	15
Subtotal Family			110	
Subtotal Non-family			249	35 (14.0%)
Total Percentage VLI Including Family and Non-Family			145 (40.3%)	

4. Third Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Borough is entitled to rental bonus credits generated by projects described below, up to the maximum of one-hundred and fifty-six (156) rental bonuses for which it is eligible based on 25% of its 624-unit Third Round obligation.

The Borough seeks credit for bonus credits on the following one-hundred and fifty-six (156) existing and fully constructed rental unit projects: twenty-five (25) family rental units from Sun Valley I project attributed to the Third Round; twenty-four (24) family rental units from the Riverbend project attributed to the Third Round; twenty-nine (29) family rental units from the Sun Valley II project (Block); thirty-two (32) family rental units from the Sun Valley III project (Block 4201, Lots 32, 33, and 34); twenty-five (25) family rental units from the 147 Columbia Turnpike/Palmont Associates project (Block 1903, Lot 5); and twenty-one (21) from the overall 102 special needs rental beds from the Bergen United Way project (Block 1401, Lot 1.09).

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 Borough would require a minimum of 50% of the total Third Round Obligation of 624 less the bonus credits of 156 – or 50% of 468, calculated to be 234 units.

The Borough proposes to meet this obligation with the following existing and fully constructed units: twenty-five (25) family rental units from Sun Valley I project attributed to the Third Round; twenty-four (24) family rental units from the Riverbend project attributed to the Third Round; twenty-nine (29) family rental units from the Sun Valley II project (Block 4201, Lots 28, 29, and 30); thirty-two (32) family rental units from the Sun Valley III project (Block 4201, Lots 32, 33, and 34); twenty-five (25) family rental units from the 147 Columbia/Palmon Associates project (Block 1903, Lot 5); ten (10) family sales units from the 2 Vreeland Road/Parc North project (Block 303, Lot 11) ; two (2) family sales units from the Afton Village project (Block 905, Lot 30.02); one (1) family sales unit from the B&B Associates/Dahlia Brook project (Block 1906, Lots 12 and 13). Additionally, there are presently approved, but not constructed units which include: forty (40) family sales units from the Sisters of Charity site (Block 1301, Lot 2); eleven (11) family rental units from the Parc Central development (Block 902, Lots 3, 5, 6, and 7). Finally, the Borough anticipates additional family rental units from the projects that have been zoned, but not yet approved, including the Alfieri/Meadows at Florham Park project (Block 501, Lots 4 and 5, Block 601, Lot 1, 2, and 3, and Block 702, Lot 9).

6. Third Round Credits to Address Obligation

a. Existing and Approved Units Addressing the Third Round Obligation

The following Table E outlines the existing credits being applied to the Borough's Third Round obligation.

Table E. Existing and Approved Units Addressing the Third Round Obligation Borough of Florham Park, Morris County, NJ						
Borough Obligation	624					
	Set-Aside	VL	L	M	Bonus	Total
<i>Inclusionary Projects</i>	301	35	120	146	135	436
<i>Sun Valley I</i> <i>(Block 4201, Lot 29)</i>	25 (R)	-	14	11	25	50
<i>Riverbend</i> <i>(Block 4201, Lots 26-27)</i>	24 (R)	-	11	13	24	48
<i>Sun Valley II</i> <i>(Block 4201, Lots 28, 29, and 30)</i>	29 (R)	4	12	13	29	58
<i>Sun Valley III/The Suites at Sun Valley</i> <i>(Block 4201, Lots 32, 33, and 34)</i>	32 (R)	5	11	16	32	64
<i>B&B Associates/Dahlia Brook</i> <i>(Block 1906, Lots 12 and 13)</i>	1 (FS)	-	1	-	-	1
<i>The Afton/2 Hanover Road</i> <i>(Block 905, Lot 30.02)</i>	2 (FS)	-	1	1	-	2
<i>Sisters of Charity Site</i> <i>(Block 1301, Lot 2)</i>	30 (FS)	4	11	15	-	30
<i>2 Vreeland Road/Parc North</i> <i>(Block 303, Lot 11)</i>	10 (FS)	1	4	5	-	10
<i>147 Columbia Turnpike</i> <i>(Block 1903, Lot 5)</i>	25 (R)	4	10	11	25	50

	Set-Aside	VL	L	M	Bonus	Total
Parc Central (Block 902, Lots 3, 5, 6, and 7)	11 (R)	2	4	5	-	11
Alfieri/Meadows at Florham Park (Block 501, Lots 4 and 5, Block 601, Lot 1, 2, and 3, and Block 702, Lot 9)	112 (R)	15	41	56	-	112
Age-Restricted Projects	50	-	41	9	-	50
Pulte/Del-Webb (86 Park) (Block 1401, Lot 1.06)	18 (ARS)	-	9	9	-	18
Brighton Gardens Assisted Living (Block 2601, Lot 43)	14 (M)	-	14	-	-	14
Brookdale Assisted Living (Block 901, Lot 5)	8 (M)	-	8	-	-	8
Villa at Florham Park (Block 1201, Lot 3)	10 (M)	-	10	-	-	10
Group Homes / Supportive Needs Housing	106	-	106	-	21	127
Bergen County United Way (Block 1401, Lot 1.09)	102 (SNB)		102	-	21	123
Universal Institute II (Woodbine Road) (Block 3701, Lot 41)	4 (SNB)	-	4	-	-	4
Accessory Apartment Ordinance	11	-	6	5	-	11
TOTAL EXISTING OR APPROVED CREDITS	468	35	273	160	156	624
(R) = Family Rental (FS) = Family For-Sale (GH) = Group Home (ARR) = Age-Restricted Rental (ARS) = Age-Restricted For-Sale (BC) = Bonus Credit (M) = Medicaid Certificate						

b. Detailed Summary of Third Round Satisfaction

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 G*.

- i. **Sun Valley I (Block 4201, Lot 29)** – twenty-five (25) family rental units from the Sun Valley I project. This project has 75 total affordable units, which are described under the Prior Round section. Of the 75 total units, 25 are carried over towards the Third Round. The effective date of the controls for the project began with the initial date of occupancy on 10/27/2001, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley I Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	19 (13*)	12 (0*)	8 (1*)
Moderate Income	17 (10*)	12 (0*)	7 (1*)
* Third Round Units			

- ii. **Riverbend (Block 42.01, Lots 26-27)** – twenty-four (24) affordable family, rental units from the Riverbend development. The development has 50 total affordable units, which are described under the Prior Round section. Of the 50 total units, 24 are carried over towards the Third Round. The effective date of the controls for the project began on 10/01/2001, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Riverbend Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	7 (7*)	12 (3*)	6 (1*)
Moderate Income	6 (6*)	13 (5*)	6 (2*)
* Third Round Units			

- iii. **Sun Valley II (Block 4201, Lots 28, 29, and 30)** – twenty-nine (29) family, rental units from the Sun Valley II project. The development has a total of 115 rental units, with 29 set-aside as affordable and six existing market-rate units from the adjacent project converted to affordable units. The effective date of the controls for the project began on 04/01/2015, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley II Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	2	1
Low Income	2	7	3
Moderate Income	2	9	2

- iv. **Sun Valley III/The Suites at Sun Valley (Block 4201, Lots 32, 33, and 34)** – thirty-two (32) family, rental units from the Sun Valley III project. The development has a total of 160 rental units, with 32 set-aside as affordable. This property was re-zoned to the MF-4 Zone by Ordinance No. 15-11, adopted July 16, 2015. It was approved via Application No. 16SP-4 approved by the Planning Board by Resolution, dated July 11, 2016. The effective date of the controls for the project began on 11/29/2022, with 30-year affordability controls. The Administrative Agent for the project is Piazza and Associates.

Sun Valley III Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	3	1
Low Income	2	7	2
Moderate Income	3	9	4

- v. **B&B Associates/Dahlia Brook (Block 1906, Lots 12 and 13)** – one (1) family, for-sale units from the Dahlia Brook Townhomes project. The development includes 7 total townhome units, with a set-aside of 1 affordable for-sale unit. This property was re-zoned to the MF-7 Zone by Ordinance No. 18-1, adopted February 15, 2018. It was approved via Application No. 18SP-5 by the Planning Board by Resolution dated August 6, 2018. The effective date of the controls for the project began on 11/29/2022, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Dahlia Brook Townhomes Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Moderate Income	1	-	-

- vi. **The Afton/2 Hanover Road (Block 905, Lot 30.02)** – two (2) family, for-sale units from the Afton Village project. The development includes 16 total townhome units, with a set-aside of 2 affordable units. This project was approved via Application No. BOA 15-18, approved by the Board of Adjustment by Resolution, dated October 26, 2016. Controls for the units began on 01/07/2021 and 1/20/2021, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

The Afton Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	-	1	-
Moderate Income	1	-	-

- vii. **2 Vreeland Road/Parc North (Block 303, Lot 11)** – ten (10) affordable family, for-sale units from the Parc North development. The development has 49 total townhouse units. This property was re-zoned to the MF-9 Zone by Ordinance No. 18-9, adopted May 17, 2018. It was approved via Application No. 18SP-6 by the Planning Board by Resolution dated October 22, 2018. The effective date of the controls for the project ranges from June 2023 to February 2024, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Parc North Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	1	-
Low Income	1	2	1
Moderate Income	1	3	1

- viii. **147 Columbia Turnpike (Block 1903, Lot 5)** - twenty-five (25) affordable family, rental units from the 147 Columbia development. The development has 425 total units, of which 18 are set-aside as affordable. This property was re-zoned to the MF-6 Zone by Ordinance No. 18-11, adopted May 17, 2018. It was approved via Application No. 18SP-6 by the Planning Board by Resolution dated October 22, 2018. The effective date of the controls for the project began on 05/23/2024, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

147 Columbia Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	2	1
Low Income	2	6	2
Moderate Income	2	7	2

- ix. **Pulte/Del-Webb (Block 1401, Lot 1.06)** – eighteen (18) age-restricted, for-sale units from the Pulte/Del-Webb project. The development has 425 total units, of which 18 are set-aside as affordable and the additional units are part of the adjacent BCUW Supportive Needs housing. It was approved via Application #17SP-3 & 17MSD-2 approved by the Planning Board by Resolution dated March 12, 2018. The effective date of affordability ranges from 2021 to 2023 based on the individual sales date of the units, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Pulte/Del-Webb Affordable Unit Distribution, Age-Restricted			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	1	8	-
Moderate Income	2	7	-

- x. **Bergen County United Way (Block 1401, Lot 1.09)** – one-hundred and two (102) special needs beds from the Bergen County United Way project. Florham Park provided a subsidy from its Affordable Housing Trust Fund to assist in the financing of the project. The effective date of the controls for the project began 09/11/2020. The Administrative Agent for the project is Bergen County United Way.
- xi. **Universal Institute (Block 3701, Lot 41)** – four (4) affordable low-income beds. This facility serves adults with spinal cord injuries and development disabilities and has four (4) bedrooms. Universal Institute Inc. operates community residences for individuals with Traumatic Brain Injuries, Developmental Disabilities and other Neurologic conditions. Payment sources include NJ Managed Long Term Services and Supports program (MLTSS) as well as the NJ Division of Developmental Disabilities Fee For Service program (FFS). All residences are licensed by the Department of Human Services and registered with the Department of Community Affairs.

- xii. **Brookdale Assisted Living (Block 901, Lot 5)** – eight (8) Medicaid beds in the Brookdale assisted living facility. The effective date of the controls for the project began in 1999. The Borough provided a letter in the Third Round from Brookdale Assisted Living confirming the number of Medicaid beds.
- xiii. **Brighton Gardens Assisted Living (Block 2601, Lot 43)** – fourteen (14) Medicaid beds in the Brighton Gardens assisted living facility. The effective date of the controls for the project began in 1999. The Borough provided a letter in the Third Round from Brighton Garden Assisting Living confirming the number of Medicaid beds.
- xiv. **Villa at Florham Park (Block 1201, Lot 3)** – ten (10) Medicaid beds in the Villa at Florham Park assisted living facility. In December 2002, the new Saint Anne Villa was renovated to include 80 rooms for long-term care. In 2004, 21 Assisted Living suites were added. In 2016, Lutheran Social Ministries of New Jersey purchased site from the Sisters of Charity Saint Elizabeth. The Borough provided a letter in the Third Round from the Villa confirming the number of Medicaid beds.
- xv. **Sisters of Charity Site (Block 1301, Lot 2)** – thirty (30) units from the Sisters of Charity site. This property was re-zoned to the MF-5 Zone by Ordinance No. 17-19, adopted December 14, 2017. It was approved via Application No. #20SP-1 and #20MSD-1 by the Planning Board by Resolution dated August 10, 2020, with Toll Brothers, Inc. as the applicant. Additional approvals were sought in 2023 for minor changes as a result in ownership of the project to American Properties. The project has not yet been constructed.
- xvi. **Parc Central (Block 902, Lots 3, 5, 6, and 7)** – eleven (11) affordable family, rental units from the Parc Central project. This development has 55 total apartment units, and was a replacement site for the 215 Ridgedale Avenue site that was previously included in the 2017 HEFSP and subsequently re-zoned. This property was re-zoned to the MU Zone Changed by Ordinance No. 24-15, adopted June 13, 2024. It was approved via Application 25SP-1 by the Planning Board. The project has not yet been constructed.
- xvii. **Alfieri/Meadows at Florham Park (Block 501, Lots 4 and 5, Block 601, Lot 1, 2, and 3, and Block 702, Lot 9)** – one-hundred and twelve (112) affordable, family rental units from the Meadows at Florham Park project. The project has not yet been constructed.
- xviii. **Accessory Apartment Program** – eleven (11) units from the Borough's Accessory Apartment program. The Borough adopted Ordinance No. 19-3 on February 21, 2019, to permit dwellings to create affordable accessory apartments pursuant to conditions established by ordinance. The conditions comply with COAH's Second Round rules concerning accessory apartments. The Spending Plan provides for grant assistance to participating homeowners in this program.

c. Third Round Family Units Income and Bedroom Distribution

The following Table G demonstrates Third Round compliance with the required bedroom and income distributions for family units. With a total of one-hundred and forty-eight (148) existing, zoned, or approved family units attributed towards the Third Round, 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. There are an additional one-hundred and fifty-three (153) family units that have been zoned from Table E that will comply with the bedroom and income distribution requirements for family units. Since there are projects from prior to 2008 that contribute to the Third Round, there are less very-low income units than required. The Borough will ensure that the bedroom and income distribution for the zoned or approved projects will comply with the income and bedroom distribution requirements, which will bring the overall Third Round distribution into compliance.

Table G. Third Round Bedroom and Income Distribution for Existing Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Very-Low Income	3	8	3	14 (9.4%)
Low Income	27	26	10	63 (42.6%)
Moderate Income	26	33	12	71 (47.9%)
Subtotal Existing	56 (37.9%)	67 (45.3%)	25 (16.8%)	148

E. THE BOROUGH'S ALLOCATION OF THE FOURTH ROUND REGIONAL NEED

The Borough has a Fourth Round Prospective Need Obligation of 305, based upon Settlement from the Affordable Housing Dispute Resolution Program (AHDRP), which was set forth by Court Order by the Honorable Judge Janine M. Allen, J.S.C. on April 29, 2025.

1. Fourth Round Vacant Land Adjustment

The Borough prepared a Vacant Land Adjustment (VLA), which is attached hereto as Exhibit 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 parcel at a minimum density with a 20 percent set-aside and in a manner that would comport with sound planning. The RDP established by the VLA is 11.

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.*” This provides an additional obligation of 3, based upon 25% of the adjusted prospective need. Thus, the RDP and the additional 25% requirement provide a total adjusted Fourth Round obligation of 14. This would result in an unmet need of 291.

Despite the scarcity of vacant land, and as demonstrated below, the Borough has a number of existing mechanisms that were either constructed or approved during the Third Round that are proposed to satisfy and exceed the VLA RDP and address a significant portion of the unmet need. The Borough is able to likewise address the 25% adjusted obligation on sites likely to redevelop with Redevelopment as shown in Table H, along with the other existing mechanisms.

2. Fourth Round Rental Obligation

Pursuant to NJ Rev Stat § 52:27D-311 (2024) provide that at least 25 percent of the new construction component must be satisfied with rental units. The rental obligation on the full Fourth Round obligation is seventy-seven (77). At least half of that number is required to be made available to families with children, which will be complied with as outlined in *Tables H and I*.

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. The age-restricted cap on the full Fourth Round obligation is ninety-one (91). The Borough is proposing sixty-one (61) affordable age-restricted, for-sale units from the ASCO Redevelopment Site (Block 303, Lots 5 and 12); as well as twenty-six (26) age-restricted credits - from the existing Delaney on the Green assisted living beds, the Florham Park Rehabilitation and Healthcare Center beds, and the approved Arbor Terrace assisted living facility - for a total of eighty-seven (87) credits and under the 91-unit cap.

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 Borough anticipates that additional very-low-income units will be provided via future affordable housing projects. The Borough 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. Additionally, 50% of the very-low income (VLI) units shall be available to families.

5. Fourth Round Bonus Credits

In accordance with NJ Rev Stat § 52:27D-311 (2024), the Borough will be entitled to bonus credits according to the maximum 25% cap permitted. Based upon the full Fourth Round obligation of 305, seventy-six (76) bonus credits are permitted. As noted in the above sections, the Borough has existing credits that exceed the RDP and 25% adjusted obligation, and thus through this Plan, is seeking the full amount of bonus credits up to the unmet need.

The Borough seeks bonus credits for twenty-nine (29) total redevelopment bonus credits from the proposed sixty-one (61) ASCO/50 Hanover Road Redevelopment site; thirty-seven (37) bonus credits on the seventy-five (75) extension of controls on the Sun Valley rental units; five (5) age-restricted bonus credits from the ten (10) existing assisted living beds from the LCS/Delaney project; one (1) age-restricted bonus credit from the nine (9) proposed assisted living beds from the BPS/Arbor Terrace development; four (4) supportive needs bonus credits from the existing Universal Institute III (1 Rustic Court) group home. This represents a total of seventy-six (76) bonus credits.

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 Borough would require a minimum of 50% of the obligation of 305 less the total bonus credits of 76, or a 50% requirement of 114 units. Based upon the adjusted obligation, a requirement of three (3) units is required. This is proposed to be satisfied by the Sun Valley Townhome re-zoning as outlined under *Table H*. In regards to the unmet need, the Borough anticipates that additional family units will be captured through the Mandatory Set-Aside Ordinance and through the proposed extended controls that will keep them affordable and available to families.

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

a. Addressing the Fourth Round Adjusted Obligation

The following *Table H* outlines the proposed credits being applied to the Borough's Fourth Round adjusted obligation based upon the vacant land adjustment RDP of 11, the 25% obligation to address sites likely to redevelop of 3.

Table H. Fourth Round Adjusted Obligation Borough of Florham Park, Morris County, NJ						
Borough Adjusted RDP		11				
Borough 25% Sites Likely to Redevelop Obligation		3				
	Set-Aside	VL	L	M	Bonus	Total
RDP and Mechanisms to Address Sites Likely to Redevelop						
Redevelopment Plan and Rezoning	11	1	4	6	3	14
ASCO Redevelopment Plan (Block 303, Lots 5 and 12)	8 (ARS)	1	3	4	3	11
Sun Valley Townhome Project (Block 4201, Lot 31)	3 (FR)	-	1	2	-	3
TOTAL CREDITS	11	1	4	6	3	14

(FR) = Family Rental
(FS) = Family For-Sale

(M) = Medicaid Certificate
(ARR) = Age-Restricted Rental
(ARS) = Age-Restricted For-Sale

(BC) = Bonus Credit
(M) = Medicaid Certificate
(GH/SNB) = Group Home/Supportive Needs Bed

b. Description of Mechanisms to Address Fourth Round RDP Obligation and Sites Likely to Redevelop

- i. **ASCO/50 Hanover Road Redevelopment Plan (Block 303, Lots 5 and 12)** – eight (8) age-restricted affordable units from the total sixty-one (61) age-restricted affordable units from the existing 50 Hanover Road Redevelopment Area. The property owner has sent a letter proposing a total of 305 age-restricted, for-sale units with a 20% set-aside of 61 affordable units. The property is approximately 54.77 acres. The remaining fifty-three (53) units are proposed towards the Borough's unmet need.

The Borough of Florham Park evaluated the need for the redevelopment of the properties and found that all of the properties satisfy the statutory criteria pursuant to N.J.S.A. 40A:12A-6(b)(1) of the Local Redevelopment and Housing Law. On January 23, 2020, the Florham Park Borough Council adopted Resolution No. 2020-41, directing the Florham Park Borough Planning Board to conduct a Preliminary investigation to determine whether the properties are a non-condemnation area in need of redevelopment under the criteria set forth in N.J.S.A. 40A:12A-1 et seq. On February 10, 2020, the Florham Park Planning Board directed the Board Planner to conduct an investigation and prepare a study to determine if the properties constitute a non-condemnation area in need of redevelopment. On July 7, 2020, the Florham Park Planning Board transmitted a letter to the Mayor and Council providing that Property be determined a non-condemnation "area in need of redevelopment". On July 16,

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

Borough Unmet Need	291					
	Set-Aside	VL	L	M	Bonus	Total
Unmet Need						
Extension of Controls	155	-	79	76	37	192
Sun Valley I Extension of Controls (Block 4201, Lot 29)	75 (FR)	-	39	36	37	112
Riverbend Extension of Controls (Block 42.01, Lots 26-27)	50 (FR)	-	25	25	-	50
Woodfield Estates, Phase 2 Extension of Controls (Block 1201, Lot 4)	30 (FR)	-	15	15	-	30
Existing and Approved Projects	23	-	23	-	10	33
LCS/Delaney (Block 1401, Lot 1.05)	10 (M)	-	10	-	5	15
BPS/Arbor Terrace (77 Elm Street) (Block 1602, Lots 4 and 5)	9 (M)	-	9	-	1	10
Universal Institute III (1 Rustic Court) (Block 3702, Lot 10)	4 (SNB)	-	4	-	4	8
Redevelopment Plan	53	7	20	26	26	79
ASCO Redevelopment Plan (Block 303, Lots 5 and 12)	53 (ARS)	7	20	26	26	79
TOTAL CREDITS	231	7	122	102	73	304
(FR) = Family Rental (FS) = Family For-Sale (M) = Medicaid Certificate (ARR) = Age-Restricted Rental (ARS) = Age-Restricted For-Sale (BC) = Bonus Credit (M) = Medicaid Certificate (GH/SNB) = Group Home/Supportive Needs Bed						

d. Description of Mechanisms to Address Fourth Round Unmet Need

- i. **Sun Valley I Extension of Controls** – There are seventy-five (75) affordable, family, affordable rental units within this project. The effective date of the controls for the project began with the initial date of occupancy on 10/27/2001, with 30-year affordability controls. The Borough 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.
- ii. **Riverbend Extension of Controls (Block 42.01, Lots 26-27)** – There are fifty (50) affordable, family rental units within this project. The effective date of the controls for the project began with the initial date of occupancy in 1998, with 30-year affordability controls. The Borough 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. **Woodfield Estates Phase 2 Extension of Controls (Block 1201, Lot 4)** – There are thirty (30) affordable, family rental units within this project. The effective date of the controls for the project began with the initial date of occupancy on September 17, 1996 with 30-year affordability controls. The Borough 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. **LCS/Delaney on the Green (Block 1401, Lot 1.05)** – ten (10) Medicaid beds from the Delaney on the Green assisted living/memory care facility. The POD-S zone district was amended by Ordinance 20-15, adopted on September 24, 2020, to conditionally permit a senior citizen housing community use. The property received approval via Application No. 20MSD-2 AND 20SP-5 from the Florham Park Planning Board for 128 one- and two-bedroom independent living units and 102 assisted living units with studio, one-, and two- bedrooms and studio memory care units by Resolution adopted October 26, 2020, and is fully constructed and licensed.
- v. **Universal Institute III (1 Rustic Court - Block 3702, Lot 10)** – four (4) affordable low-income beds. This facility serves adults with spinal cord injuries and development disabilities and has four (4) bedrooms. Universal Institute Inc. operates community residences for individuals with Traumatic Brain Injuries, Developmental Disabilities and other Neurologic conditions. Payment sources include NJ Managed Long Term Services and Supports program (MLTSS) as well as the NJ Division of Developmental Disabilities Fee For Service program (FFS). All residences are licensed by the Department of Human Services and registered with the Department of Community Affairs. The property was acquired in 2024.

- vi. **BPS/Arbor Terrace (77 Elm Street - Block 1602, Lots 4 and 5)** – nine (9) Medicaid beds from the Arbor Terrace assisted living/memory care facility. This application received approval for 92 assisted living and memory care beds from the Florham Park Zoning Board via Application No. BOA 23-6, which was approved on April 2, 2025.

e. Other Mechanisms to Capture Units as Part of the Borough Unmet Need

- i. **Mandatory Set-Aside Ordinance (MSO)** – Although the Borough has addressed the entirety of the Fourth Round obligation, including its unmet need, the Borough has an existing Mandatory Set-Aside Ordinance (“MSO”) as a section of the Affordable Housing Ordinance to capture additional units. The MSO requires 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 Borough will adopt an amended MSO that adjusts the set-aside to 20% regardless of unit tenure. (See Appendix D).

f. Fourth Round Family Units Income and Bedroom Distribution

The following *Table I* demonstrates Fourth Round compliance with the required bedroom and income distributions for family units. With a total of approximately one-hundred and fifty-eight (158) family units attributed towards the Fourth Round - including one-hundred and fifty-five (155) 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.

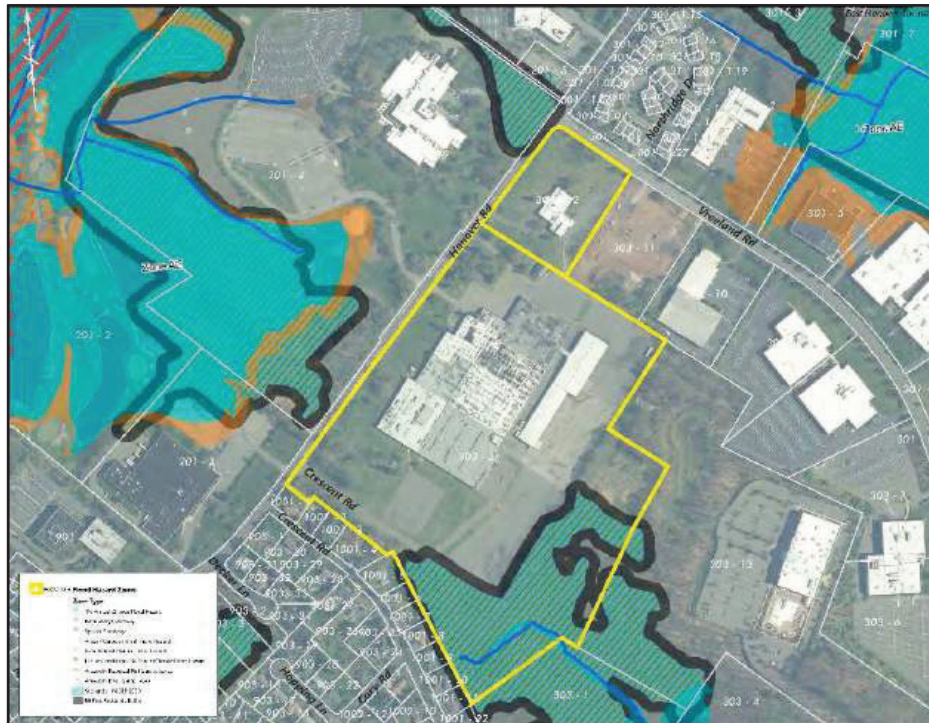
F. SITE SUITABILITY

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 Borough’s Fourth Round adjusted obligation.

a. ASCO SITE (BLOCK 303, LOTS 5 AND 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 Hanover Road and Vreeland Road.
- 3) 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.

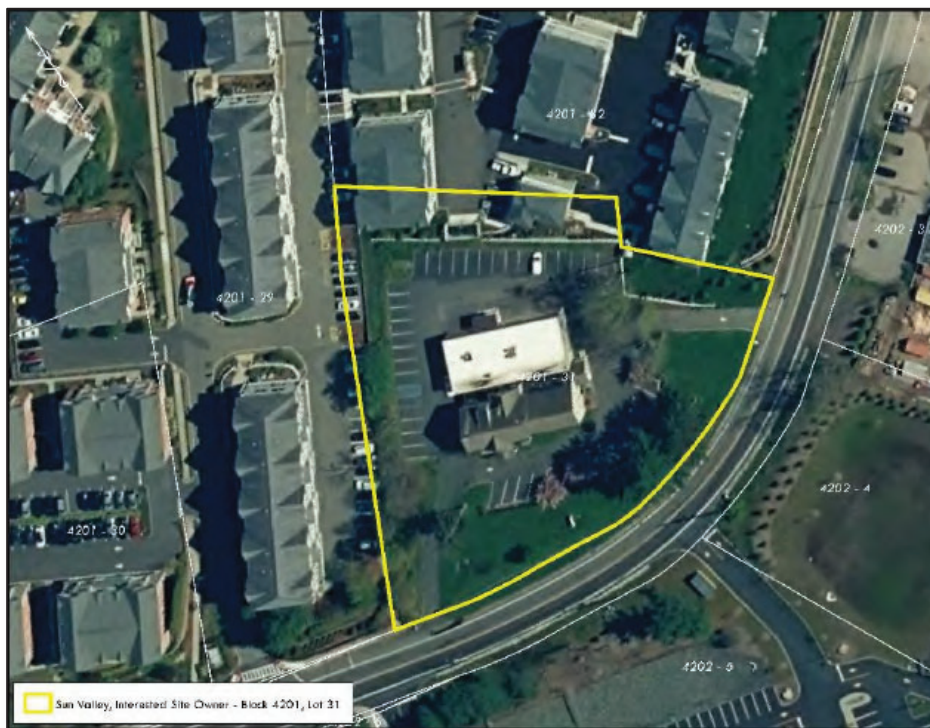
- 6) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- 7) The site location is consistent with the draft State Development and Redevelopment Plan. The site is located in Planning Area 1, known as the Metropolitan Planning Area, in which redevelopment and growth is encouraged. The draft SDRP notes that the “intent for the Metropolitan Planning Area is to provide for much of the state’s future growth in compact development and redevelopment”.
- 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 wetlands in the southeast corner of the site that were mapped by publicly available GIS data. This area is not proposed to be disturbed, and development will be limited to the previously disturbed areas on the property.

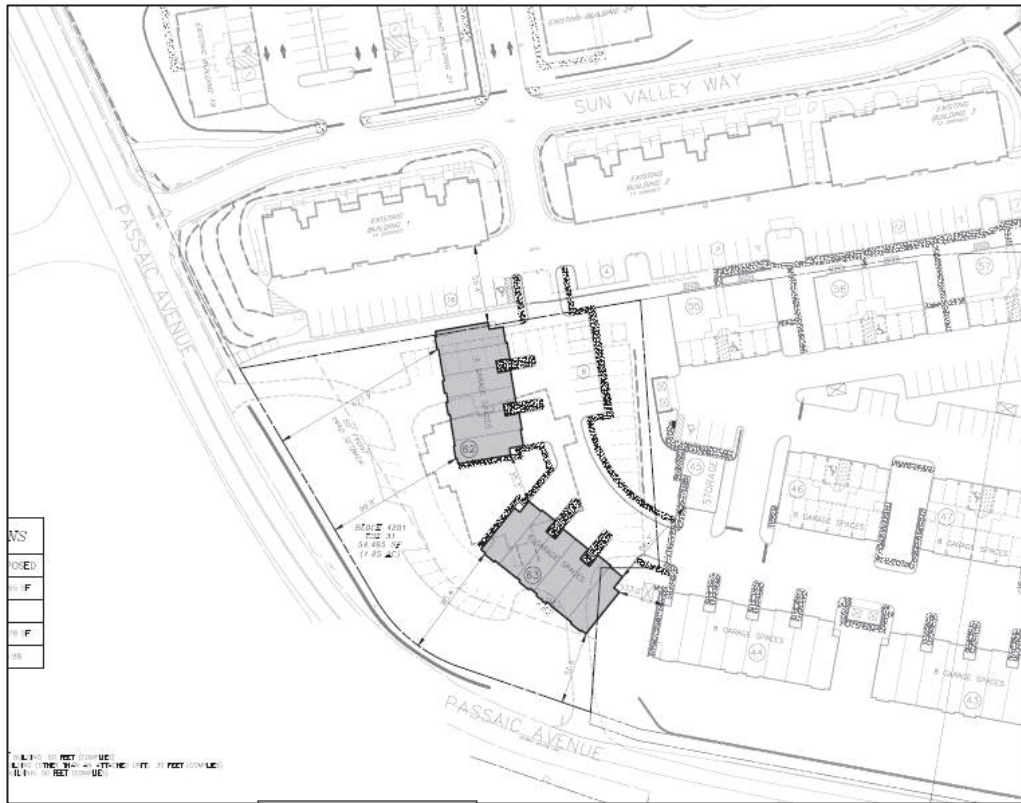


b. SUN VALLEY IV SITE (BLOCK 4201, LOT 31)

- 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 Passaic Avenue.
- 3) 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 Planning Area 1, known as the Metropolitan Planning Area, in which redevelopment and growth is encouraged. The draft SDRP notes that the “intent for the Metropolitan Planning Area is to provide for much of the state’s future growth in compact development and redevelopment”.
- 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.





G. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN

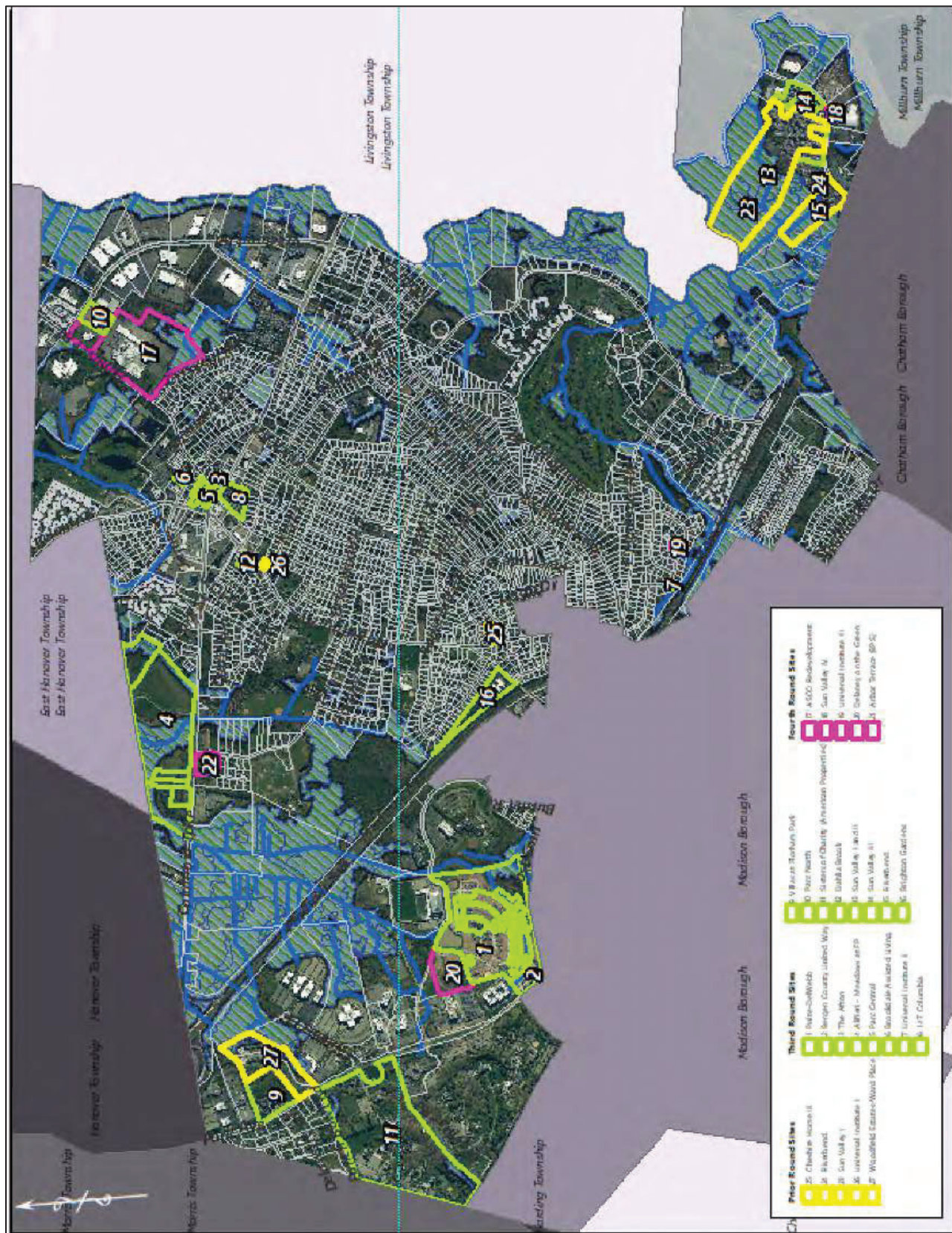
The Borough adopted an Affordable Housing Ordinance and Affirmative Marketing Plan that is applicable to all new and existing affordable housing units created within Florham Park as part of its Third Round HEFSP, which is still valid.

H. DEVELOPMENT FEE ORDINANCE AND SPENDING PLAN

The Borough prepared and adopted an amended Development Fee Ordinance as part of its Third Round HEFSP. The Borough 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 Borough's proposals for spending the money that comes into the Affordable Housing Trust Fund.

I. 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 Borough's Fair Share Plan (See Appendix H).



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 Borough’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.

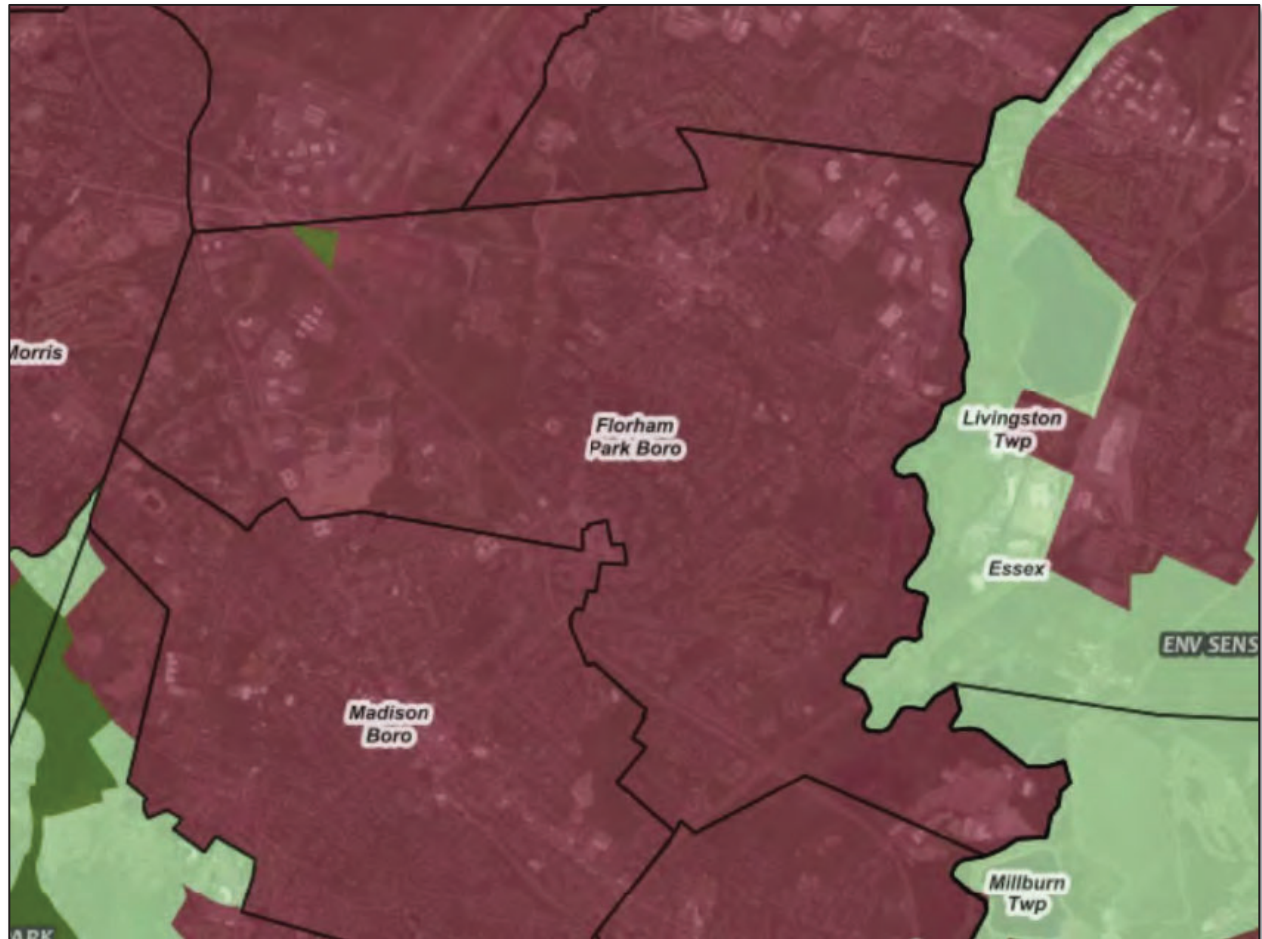
The Draft State Plan Policy Map also sets forth Planning Areas, which are lands that share certain characteristics and are the subject of strategic planning intentions. Each Planning Area identifies the unique natural and built infrastructure in specific areas in New Jersey. Additionally, the SPP Map 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.

Almost the entirety of the Borough is located Planning Area 1, in which development is encouraged. The draft State Plan’s intent for the Metropolitan Planning Area is to:

- provide for much of the state’s future growth in compact development and redevelopment;
- revitalize cities, towns and neighborhoods, and in particular overburdened neighborhoods;
- address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems;
- prevent displacement and gentrification;
- promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms;

- rebalance urbanization with natural systems;
- promote increased biodiversity and habitat restoration;
- stabilize and enhance older inner ring suburbs;
- redesign and revitalize auto oriented areas;
- protect and enhance the character of existing stable communities.

Overall, the Borough's HEFSP is consistent with the draft State Plan overarching policy objectives, as well as the intent of the designated planning areas within the Borough on the policy map.





05. APPENDICES



APPENDIX A.

VACANT LAND ADJUSTMENT REPORT

VACANT LAND ADJUSTMENT REPORT FOR THE BOROUGH OF FLORHAM PARK



BOROUGH OF FLORHAM PARK
MORRIS COUNTY, NEW JERSEY

JUNE 2, 2025

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

A handwritten signature in black ink, appearing to read "K. Sarmad", is written over the printed name.

KATHERINE SARMAD, PP, AICP
#33LI006343

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BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

I. INTRODUCTION

Before detailing the procedure for extrapolating the “Realistic Development Potential” (or “RDP”) for the Borough of Florham Park, 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;

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

- (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 Borough of Florham Park, 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 Borough of Florham Park, up-to-date tax assessor data was used to inventory all privately-owned vacant (classified as Class 1 properties - vacant or unimproved properties), Borough-owned (classified as 15C properties - exempted to and owned by the Borough), 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 inventory of individual Class 1 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 ninety-two (92) privately-owned vacant (Class 1) parcels for estimated total area of approximately 614.4 acres. There were approximately 39 properties that are under 0.5 acres in size, and would accommodate fewer than 5 units, many of which were single-family residential properties or portions of properties split between neighboring municipalities and Florham Park.

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There are fifty-three (53) Borough-owned (Class 15C and 15E) properties owned by the Borough, the State, or the County, for estimated total area of approximately 438.4 acres. There is one (1) Farm qualified properties, which have an estimated total area of approximately 54.05 acres

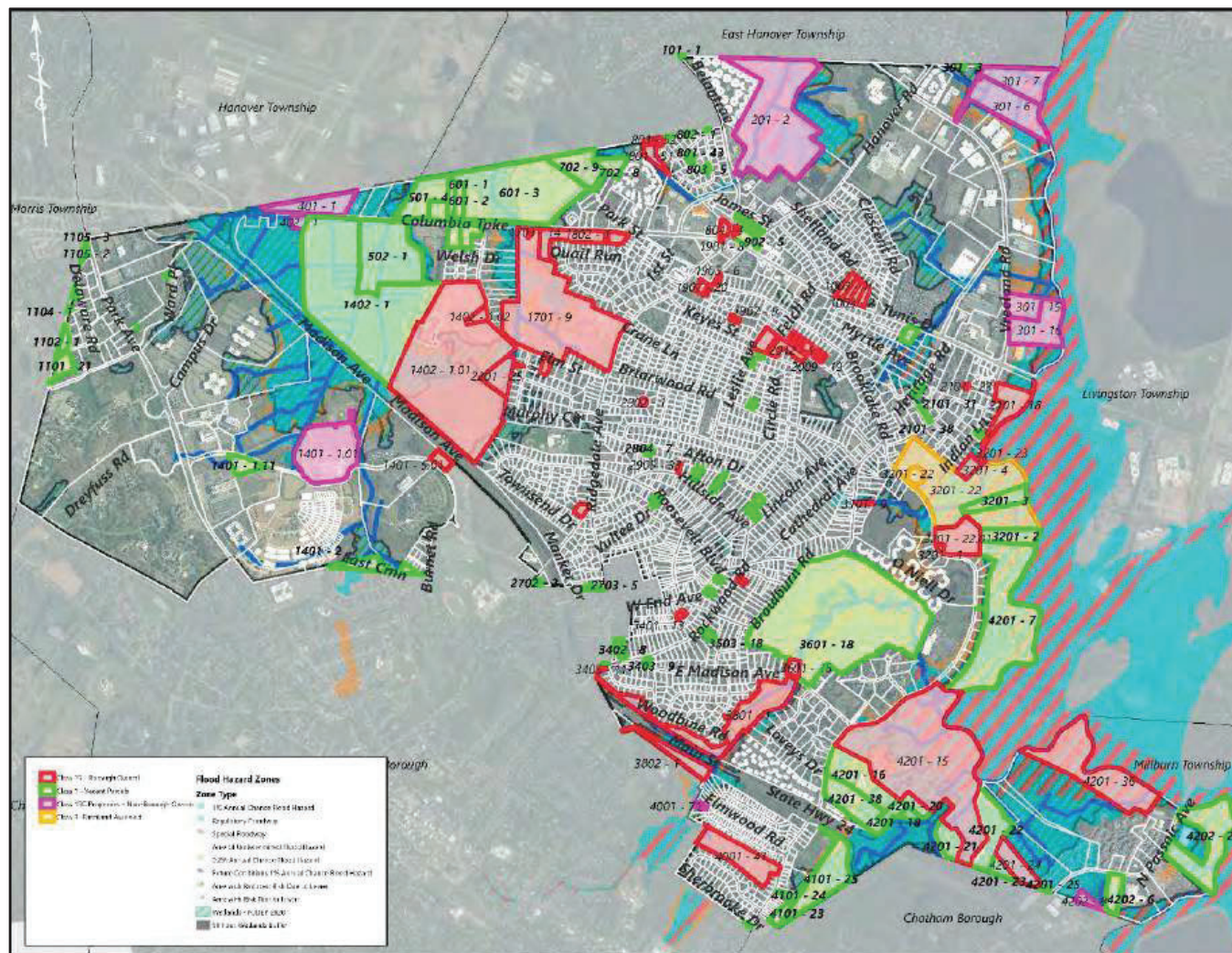


Figure 1: Parcel Inventory – Privately-Owned (Class 1) Vacant, Publicly Owned (15) Sites, and Farm Assessed (Class 3) Properties

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.

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Generally, the Borough is a fully developed municipality with very few parcels that are vacant. 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. The principal development constraint that affects most of Florham Park, is flood hazard areas and wetlands from the Passaic River to the east, as well as additional flood hazard areas from associated tributaries and waterways.

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) Borough 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 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.

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- 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.

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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*

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:

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“(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.

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V. FINAL PARCEL ANALYSIS

A large number of the privately-owned vacant sites in Florham Park 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 Florham Park and adjacent municipalities); while others have been excluded because of excessive environmental encumbrances. The following two (2) Class 1 sites have been evaluated and determined to have the potential for the development and are to be included in the Borough's RDP:

A. Class 1 Vacant (Exhibit C)

- (1) Block 902, Lot 2
- (2) Block 1401, Lot 1.11

C. Description of Properties Contributing to the Borough RDP**(1) Block 902, Lot 2 (#18)**

Block 902, Lot 2 (listed on *Exhibit C* as #18) is a property located in the PB-2 (Professional and Business Office) Zone district. The site is undeveloped except for a shed at the rear of the property. The site is located along Ridgedale Avenue and is surrounded by commercial uses. The property is 0.52 acres in area, per Tax Assessor records. Property records and historical imagery show that the site was developed with a single-family residential dwelling until approximately 2020.



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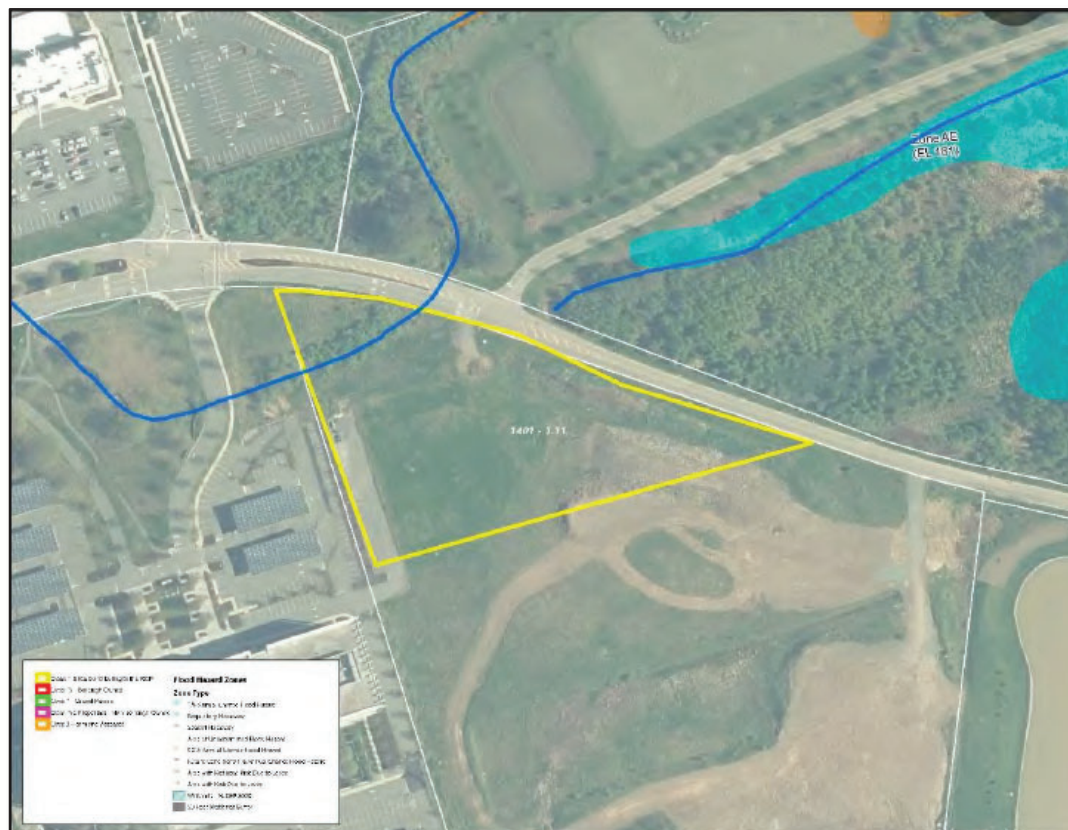
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It is still undetermined if there are any other environmental constraints or contamination on the property. Per N.J.A.C. 5:93-4.2(f), "The Council shall consider the character of the area surrounding each site and the need to provide housing for low and moderate income households in establishing densities and set-asides for each site, or part thereof, remaining in the inventory". Therefore, due to the size of the property and the context of the surrounding area, it is estimated that a density of ten (10) units/acre may be able to be accommodated on the combined property, resulting in a **yield of 0.52 acres x 10 units/acre = 5 total units**. The affordable set-aside of 20% for this property would yield **1 unit** towards the RDP.

(2) Block 1401, Lot 1.11 (#35)

Block 1401, Lot 1.11 (listed on *Exhibit C* as #35) is a property located along the Park Avenue connector road within the Green at Florham Park. The property is approximately 5.83 acres in area, per Tax Assessor records. The property is surrounded by a mixture of uses, including a continuing care facility, commercial office uses, and the Jets practice facility. The site is part of an overall General Development Plan (GDP) for the Green at Florham Park, which is located in the POD-S Zone and has restrictions on the overall allowable impervious coverage and floor area ratio. It is still undetermined if there are any other environmental constraints or contamination on the property.

Therefore, due to the limited ability of the property to accommodate development based upon historic zoning for the site, it is estimated that a density of eight (8) units/acre may be able to be accommodated on the property, resulting in a **yield of 5.83 acres x 8 units/acre = 47 total units**. The affordable set-aside of 20% for this property would yield **10 units** towards the RDP.



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Table 1 below depicts the final properties considered in the Borough RDP from Vacant 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 4.12 acres, the Vacant land in Florham Park will yield a potential of 11 affordable units.

Table 1: Developable Parcels in the Borough of Florham Park Fourth Round Vacant Land Adjustment									
#	Block	Lot(s)	Comments/Discussion	Zone	Total Area	Un-constrained Area	Density	Total Units	RDP
<i>Class 1</i>									
18	902	2	Vacant Lot, Adjacent to Leonardis Funeral Home (Block 902, Lot 1)	PB-2	0.52	0.52	10	5	1
25	1401	1.11	Vacant Property. However, Subject to General Development Plan restrictions on allowable building coverage and FAR.	POD-S	0.85	5.83	8	47	10
Land Contributing Toward the RDP						6.36 ac			
RDP (20% Set-aside)									11

VII. CONCLUSION

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

Table 2: Borough of Florham Park RDP Fourth Round Vacant Land Adjustment	
Land/Site Source	Total Units
Table 1: Yield from Vacant Sites	11
Florham Park Vacant Land Analysis RDP	11

Based on the densities assigned to each vacant parcel, an RDP of **11** 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 Florham Park. 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 Borough. This spreadsheet shows full details of all sites in the Borough 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. *Appendix A* includes mapping conducted for all inventoried Class 1 sites.

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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

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

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New Jersey Geographic Information Network (NJGIN). Bergen County Parcels.
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Fourth Round Vacant Land Analysis Exhibits

IX. EXHIBITS

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis Exhibits

EXHIBIT A

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

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EXHIBIT B

FIGURE 2. MAP OF ALL PROPERTY CONTRIBUTING TO THE RDP

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EXHIBIT C

VACANT LAND ADJUSTMENT ANALYSIS

Vacant Land Analysis, Florham Park, Morris County, NJ 2024 Class 1 Vacant Parcels										
Item	Block	Lot	Acreage	Owner's Name	Zone	Comments	Developable Acreage	Density (du/ac)	Yield (du)	Set-aside (du)
1	101	1	0.112	RULLO, HEATHER E	MF-1	Vacant / Undersized. Excluded.	0.0			
2	301	3	0.476	ASSESSED IN EAST HANOVER TWP	C-1	Yard Area for Adjacent Residence (East Hanover). Excluded.	0.0			
3	301	4	0.115	ASSESSED IN EAST HANOVER TWP	C-1	Yard Area for Adjacent Residence (East Hanover). Excluded.	0.0			
4	501	4	11.600	ALFIERI-FLORHAM PARK, L.L.C.	C-2	Under Common Ownership; Property was included in Borough's Third Round Plan (with Items 8, 9, 10, 12). Excluded.	0.0			
5	501	5	3.000							
6	502	1	32.779	C.T. SERVICES	C-1	Entirety of Property is Flood Hazard Area (Regulatory Floodway, Zone AE) per FEMA Preliminary Maps or Wetlands per NJDEP 2020. Excluded.	0.0			
7	502	3	1.152	ALLERTON ASSOC LLC C/O C.T.SERVICES	R-25	Vacant Land, Set-aside from Residential Subdivision for use as county jug-handle on Columbia Turnpike. Excluded.	0.0			
8	601	1	2.100	ALFIERI-FLORHAM PARK, L.L.C.	C-2	Under Common Ownership; Property was included in Borough's Third Round Plan (with Items 4, 5, 12). Excluded.	0.0			
9	601	2	2.600							
10	601	3	53.520	JCP&L-C/O FIRST ENERGY SERVICE CO.	R-25	Utility / Easement. Excluded.	0.0			
11	702	8	4.260							
12	702	9	9.400	ALFIERI-FLORHAM PARK, L.L.C.	C-2	Under Common Ownership; Property was included in Borough's Third Round Plan (with Items 4, 5, 8, 9, 10). Excluded.	0.0			
13	801	43	0.507	HOME TEC BUILDERS LLC	R-15		0.0			
14	801	54	0.115	ASSESSED IN EAST HANOVER TWP	R-15	Yard Area for Adjacent Residence (East Hanover). Excluded.	0.0			
15	802	1	0.347	ASSESSED IN EAST HANOVER TWP	R-15	Yard Area for Adjacent Residence (East Hanover). Excluded.	0.0			
16	802	16	0.095	MANZO, THOMAS/KATHERINE	R-15	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
17	803	5	0.456	ATISTA ASSOCIATES	R-15	Developed as a Single-Family Home. Excluded.	0.0			
18	902	2	0.524	LEONARDIS, VICTOR & JUSTINE	PB-2	Vacant Lot, Adjacent to Leonardis Funeral Home (Block 902, Lot 1)	0.52	10	5.24	1.05
19	902	5	1.384	FLORHAM PARK COLUMBIA HANOVER LLC	PB-2	Under Common Ownership; Replacement site for Third Round Plan and Recently Re-Zoned/Approved by Planning Board for Inclusionary Housing. Excluded.	0.0			
20	902	6	0.617							
21	902	7	0.786	AFTON, A CONDOMINIUM	PB-2	Residential Condominium Deed Restricted Open Space. Excluded.	0.0			
22	905	30.03	0.244							
23	1101	21	3.500	MORRIS COUNTY GOLF CLUB	R-44	County-owned property, public recreation/golf course. Excluded.	0.0			
24	1102	1	1.620	MORRIS COUNTY GOLF CLUB	R-44	County-owned property, public recreation/golf course. Excluded.	0.0			
25	1104	1	0.09	GIORDANO, THOMAS F	R-44	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
26	1104	3	0.47	BUTEAS, NICHOLAS C/KELLY C	R-44	Developed as Single-Family Home. Excluded.	0.0			
27	1104	4	0.03	ASSESSED IN MORRIS TWP	R-44	Yard Area for Adjacent Residence (Morris). Excluded.	0.0			
28	1105	1	0.10	ASSESSED IN MORRIS TWP	R-44	Yard Area for Adjacent Residence (Morris). Excluded.	0.0			
29	1105	2	0.20	JAMES H DOWDY III	R-44	Developed as Single-Family Property, Undersized. Excluded.	0.0			
30	1105	3	0.11	MILLMORE, ANNE O. (TRUSTEE)	R-44	Vacant / Undersized. Excluded.	0.0			
31	1201	4	12.12	WOODFIELD ESTATES @ FLORHAM PARK	C-4	Developed as Multi-family Housing. Excluded.	0.0			
32	1201	4	11.80	WOODFIELD ESTATES @ FLORHAM PARK	C-4	Developed as Multi-family Housing. Excluded.	0.0			
33	1401	1.09	8.00	BCUW//MADELINE HOUSING PARTNERS LLC		Developed as Special Needs Affordable Housing in Borough's Third Round Plan. Excluded.	0.0			
34	1401	1.1	8.07	GREEN AT FLORHAM PARK PROPERTY OWNE		Developed as Park Avenue Connector Road for Green at Florham Park. Excluded. (Not Mapped)	0.0			
35	1401	1.11	5.832	JMF AT 120 PARK AVE LLC/ET AL		Vacant Property. However, Subject to General Development Plan restrictions on allowable building coverage and FAR.	5.832	8	46.656	9.3312
36	1401	2	2.805	INTEGRA MGT.-MADISON COMMON CONDO	C-1	Residential Condominium Deed Restricted Open Space. Excluded.	0.0			
37	1401.11	11	-	DEL WEBB C/O FIRST SER. RESIDENTIAL	POD-S	Stormwater Site. Excluded.	0.0			
38	1402	1	101.427	P&L INVESTMENTS LLC	C-1	Entirety of Property is Flood Hazard Area (Regulatory Floodway, Zone AE) per FEMA Preliminary Maps or Wetlands per NJDEP 2020. Excluded.	0.0			
39	1402	1.04	0.233	GREEN AT FLORHAM PARK PROPERTY OWNE		Residential Condominium, Deed Restricted Open Space. Excluded.	0.0			
40	1502	6	0.800	INTEGRA MGT.-MADISON COMMON CONDO	R-15	Residential Condominium, Deed Restricted Open Space. Excluded.	0.0			
41	1602	5	3.000	ROSSILLI, RANDALL R	R-25	Vacant Land, Approved for 100 Bed Assisted Living Facility via Arbor, ZBA Application. Excluded.	0.00			
42	2011	1	0.369	LORDI, LAUREN ELIZABETH	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
43	2101	14	0.356	MOAYER, NIMA/KONECNY, KERRLYNN	R44	Vacant, Undersized, 50% of Property is Flood Hazard Area (Regulatory Floodway, Zone X and AE - 500 and 100 Year Flood Plain) per FEMA Preliminary Maps. Excluded.	0.0			
44	2101	28.01	-	SENECA HEIGHTS HOME OWNERS ASSN		Stormwater Catch Basin for Condo Assn. Excluded. (Not Mapped)	0.0			
45	2101	31	0.481	IANITOSCA, EILEEN	R44	Retention Basin. Excluded.	0.0			
46	2101	38	0.328	AAT INVESTMENT	R44	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
47	2101	52	1.319	IANITOSCA, EILEEN	R44	75% of Property is Flood Hazard Area (Regulatory Floodway, Zone X and AE - 500 and 100 Year Flood Plain) per FEMA Preliminary Maps and 30% Wetlands per NJDEP 2020. Remaining portion undersized. Excluded.	0.0			
48	2703	2	0.369	ACHAIBAR, BHEBISHAN/SHARON	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
49	2407	7	0.439	LEKE CONSTRUCTION LLC	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
50	2702	2	0.220	IANDIORIO, GIOVANNI & ANNA	PB-2	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
51	2703	1	0.034	ASSESSED IN MADISON	R-15	Yard Area for Adjacent Residence (Madison). Excluded.	0.0			
52	2703	2	0.081	PETERSEN, RALPH T & UNDA J	R-15	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
53	2703	3	0.078	DOLOFF, GEOFFREY/NELSON, SARAH	R-15	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
54	2703	5	0.080	BROWN, DANIEL/ERIN	R-15	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
55	2801	1	0.515	SCHWARTZ, DANIEL/ANNA	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
56	2804	7	0.399	SORELLA HOMES LLC	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			

57	2804	19.03	0.000	64 RIDGEDALE AVE LLC	R-15	Approved Single-Family Home Subdivision, Developed as Single-Family Home. Excluded.	0.0			
58	2804	19.04	0.490	64 RIDGEDALE AVE LLC	R-15	Approved Single-Family Home Subdivision, Developed as Single-Family Home. Excluded.	0.0			
59	2905	21	0.672	AGA CONSTRUCTION LLC	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
60	2905	26	0.534	67 HILLSIDE LLC	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
61	3001	4	0.689	CALI, YVONNE A	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
62	3001	8	0.692	DE LUCA-MASCOLO, GINA/MASCOLO, L	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
63	3201	2	6.300	CITY OF EAST ORANGE ATT: JOYCE	R44	Utility / Easement. Excluded.	0.0			
64	3201	3	6.920	CITY OF EAST ORANGE ATT: JOYCE	R44	Utility / Easement. Excluded.	0.0			
65	3201	24	14.600	CITY OF EAST ORANGE ATT: JOYCE	R44	Utility / Easement. Excluded.	0.0			
66	3402	1	0.083	SASS, KIMMETT	R-15	Yard Area for Adjacent Residence, Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
67	3402	3	0.011	ASSESSED IN MADISON	R-15	Yard Area for Adjacent Residence (Madison). Excluded.	0.0			
68	3402	5	0.218	DONALD, KATHERINE M. & STEPHEN T.	R-15	Yard Area for Adjacent Residence, Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
69	3402	6	0.080	HAYES, JONATHAN/KATHLEEN	R-15	Yard Area for Adjacent Residence, Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
70	3402	7	0.014	ASSESSED IN MADISON	R-15	Yard Area for Adjacent Residence (Madison). Excluded.	0.0			
71	3402	8	0.863	CHAUDHARY, WASEEM	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
72	3403	9	0.431	24 ROCKWOOD ROAD LLC	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
73	3501	3	0.347	SHAH, JITENDRA K/NAYANA J	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
74	3501	6	0.397	AJ DEVELOPERS LLC	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
75	3503	18	0.776	BURLAGE, TIMOTHY/RUBI	R-15	Developed as Single-Family Home, Undersized. Property would accommodate fewer than five housing units and therefore is excluded.	0.0			
76	3601	18	123.95	BROOKLAKE CORP.	OSR	Brooklake Country Club property. Regulatory Floodway transects center of the property. Excluded.	0.0			
77	4001	114	0.019	BARLETTA, J.E. & T. H. LAMBESEDER	R-15	Vacant / Undersized. Property would accommodate fewer than five housing units and therefore is excluded. Excluded.	0.0			
78	4101	23	2.270	PSEG SERVICES CORP/ATT:NANCY FIERRO	R-15	Utility / Easement. Excluded.	0.0			
79	4101	24	0.189	PSEG SERVICES CORP/ATT:NANCY FIERRO	R-15	Utility / Easement. Excluded.	0.0			
80	4101	25	18.530	GREEN COVE REALTY LLC % N.CIOVIELLO	R-15	Utility / Easement, High Tension Wires. Excluded.	0.0			
81	4201	7	58.070	CITY OF EAST ORANGE ATT: JOYCE	R44	Utility / Easement, Entirety of Property in Flood Zone or Regulatory Floodway per FEMA Preliminary Maps. Excluded.	0.0			
82	4201	16	11.310	SOCIETY OF DIVINE VOCATIONS	R44	Developed Site (Vocationist Fathers, Pistol and Rifle Club, Daycare) - Adjacent to Block 4201, Lot 38). Excluded.	0.0			
83	4201	18	2.056	PSEG SERVICES CORP/ATT:NANCY FIERRO	R44	Utility / Easement. Excluded.	0.0			
84	4201	19	1.422	SOCIETY OF THE DIVINE VOCATIONS	R44	Vacant/Landlocked, Entirety of Property in Flood Zone AE (100 Year FP) per FEMA Preliminary Maps and Wetlands per NJDEP 2020. Excluded.	0.0			
85	4201	20	2.890	BLANK, SYLVIA % BLANK, SANFORD	R44	Vacant/Landlocked, Entirety of Property in Flood Zone AE (100 Year FP) per FEMA Preliminary Maps and Wetlands per NJDEP 2020. Excluded.	0.0			
86	4201	21	11.310	BLANK, SYLVIA C/O SANFORD BLANK	R44	Vacant/Landlocked, Entirety of Property in Flood Zone AE (100 Year FP) per FEMA Preliminary Maps and Wetlands per NJDEP 2020. Excluded.	0.0			
87	4201	22	12.600	BOROUGH OF CHATHAM	C-1	Borough of Chatham Property. Not Included.	0.0			
88	4201	23	1.970	FORESOME GROUP, LLC	C-1	Vacant/Landlocked, Entirety of Property in Flood Zone AE (100 Year FP) or Regulatory Floodway per FEMA Preliminary Maps and Wetlands per NJDEP 2020. Excluded.	0.0			
89	4201	25	0.500	FOURSOME GROUP, LLC	C-1	Vacant and Irregularly Shaped, Entirety of Property in Flood Zone AE (100 Year FP) per FEMA Preliminary Maps and Wetlands per NJDEP 2020. Excluded.	0.0			
90	4201	38	8.827	VOCATIONIST SISTERS, INC.	R44	Developed Site (Daycare and Kindergarten) - Adjacent to Block 4201, Lot 16). Excluded.	0.0			
91	4202	2	27.900	JOSHWA HOUSE ONE LLC	C-1	Developed as 100 Passaic Avenue Office Building, Entirety of Property in Flood Zone or Regulatory Floodway per FEMA Preliminary Maps and 70% Wetlands (all land besides building) per NJDEP 2020. Excluded.	0.0			
92	4202	6	5.000	VALVIN PROPERTIES LLC C/O DELLA PEL	C-1	Entirety of Property is Flood Hazard Area (Zone AE or X) per FEMA Preliminary Maps. Excluded.	0.0			
							Total Land (ac)		Total Units	Total Set-Aside
Class 1 Vacant Subtotal							6.36		51.90	10.38
Class 15. Borough Owned Parcels										
Item	Block	Lot	Acreage	Owner's Name	Zone	Comments	Developable Acreage	Density (du/ac)	Yield (du)	Set-aside (du)
93	801	51	2.780	BOROUGH OF FLORHAM PARK	OSM	Florham Avenue (ROSI). Excluded.	0.0			
94	801	52	0.840	BOROUGH OF FLORHAM PARK	MF-2	Mann Avenue (ROSI). Excluded.	0.0			
95	804	4	1.167	BOROUGH OF FLORHAM PARK	B-1	SCHOOL HOUSE #5. Excluded.	0.0			
96	902	4	0.260	BOROUGH OF FLORHAM PARK	PB-2	Prudden Park (ROSI). Excluded.	0.0			
97	1003	1	1.611	BOROUGH OF FLORHAM PARK	R-15		0.0			
98	1003	2	1.715	BOROUGH OF FLORHAM PARK	R-15	Contiguous Properties, 100% Wetlands (all land besides building) per NJDEP 2020. Excluded.	0.0			
99	1003	3	1.419	BOROUGH OF FLORHAM PARK	R-15		0.0			
100	1003	4	1.260	BOROUGH OF FLORHAM PARK	R-15		0.0			
101	1401	5.01	2.000	FLORHAM PARK BOROUGH		Property Transferred to Boro by Rock-GW for Emergency Services Bldg to Green at Florham Park Developments. Excluded.	0.0			
102	1402	1.01	105.230	BOROUGH OF FLORHAM PARK	POD-N	Vacant/Landlocked behind Volunteers Park, 50%-60% of Property in Flood Zone AE (100 Year FP) and Wetlands per NJDEP 2020. Excluded.	0.0			
103	1402	1.02	2.890	BOROUGH OF FLORHAM PARK	POD-N	Entrance to Volunteer's Park. Excluded.	0.0			
104	1402	1.03	5.024	BOROUGH OF FLORHAM PARK	POD-N	Well Property. Excluded.	0.0			
105	1701	9	72.700	BOROUGH OF FLORHAM PARK	OSM	Emmett Park (ROSI). Excluded.	0.0			
106	1801	27	8.100	BOROUGH OF FLORHAM PARK	OSM	Columbia Turnpike (ROSI). Excluded.	0.0			

