

JUNE 11, 2025
ADOPTED JUNE 23, 2025



BOROUGH OF FLORHAM PARK

MORRIS COUNTY, NEW JERSEY

MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN

TABLE OF CONTENTS



01
INTRODUCTION
p. 1

02
FOURTH ROUND HOUSING ELEMENT
p. 3

03
FOURTH ROUND FAIR SHARE PLAN
p. 29

04
CONSISTENCY WITH THE STATE PLAN
p. 53

05
APPENDICES
p. 55

APPENDICES

APPENDIX A. 4th Round Vacant Land Adjustment Report

APPENDIX B. Amended Spending Plan (Draft, Unadopted)

APPENDIX C. Mandatory Set-Aside Ordinance (Draft, Unadopted)

APPENDIX D. ASCO/50 Hanover Road Redevelopment Plan Borough Council Resolution No. 20-94 Declaring an AINR and Authorizing Preparation of a Redevelopment Plan

APPENDIX E. Rezoning Ordinance for Sun Valley Townhomes (Draft, Unadopted)

APPENDIX F. Draft Ordinance for Extension of Controls (Draft, Unadopted)

APPENDIX G. Crediting Documentation

APPENDIX H. Map of Affordable Housing Sites

ACKNOWLEDGEMENTS

PREPARED FOR

BOROUGH OF FLORHAM PARK
111 RIDGEDALE AVENUE
FLORHAM PARK, NJ 07932

2025 BOROUGH COUNCIL

MARK TAYLOR, MAYOR

CHARLES MALONE, COUNCILMAN

SCOTT CARPENTER, COUNCILMAN

KRISTEN SANTORO, COUNCILWOMAN

JOSHUA MARCHEL, COUNCILMAN

NICHOLAS CICARELLI, COUNCILMAN

GLEN JOHNSTONE, COUNCILMAN

2025 PLANNING BOARD

MICHAEL DEANGELO, CHAIR

JOSEPH GUERIN, VICE CHAIR

MARK TAYLOR, MAYOR

KRISTEN SANTORO, COUNCIL LIAISON

JEFF HEGAN

GARY FEITH

JEFFREY NOSS

DAVE ROBERTS

BID DVOBKON

PREPARED BY

SARMAD PLANNING GROUP, LLC
PO BOX 4263
WARREN, NJ 07059



SARMAD
PLANNING
GROUP

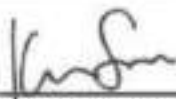
DEREK ORTH, ESQ. – AFFORDABLE HOUSING ATTORNEY

MARLENE RAWSON – PLANNING ADMINISTRATOR

WILLIAM HUYLER – BOROUGH ADMINISTRATOR

JOSEPH BELL, IV – BOROUGH ATTORNEY

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



KATHERINE SARMAD, PP. AICP
#331006343

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 Raritan 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 (F.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-26b(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. Berl. 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 of 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 Day, 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 Injunction between June 6, 2015 and July 6, 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-1696-15, between the Borough of Florham Park and Fair Shore Housing Center (FSHC) and the intervenors - Allfari-Florham Park, LLC; Sisters of Charity of Saint Elizabeth Palmore Associates, LLC; Ridgedale Plaza Associates, LLC; Braemar Homes, LLC; 555 Associates, LLC - were outlined in a Settlement Agreement dated May 7th 6, 2017. The Borough's Third Round Housing Element and Fair Shore 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 Shore 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: analysis 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	1,249	--
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	12,565	7.6%
Source: U.S. Bureau of the Census, Decennial Censuses		

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	39.6
USA	35.6	37.1	37.9
U.S. Bureau of the Census, Decennial Censuses			

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 their 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 1,366 people in 2000 to 1,167 in 2017. Additionally, both the 35 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 increases 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	561	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	1,366	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	1,453	12.4	+8.6
65 & Over	1,806	20.3	1,967	16.8	+8.9	2,435	20.8	+23.8
Total	8,657	100	11,696	100	+32.1	11,719*	100	+0.2

Source: U.S. Decennial Census: 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	11,516	93.9
White	9,708	82.2
Black or African American	759	6.4

American Indian/Alaska Native	31	0.28
Asian	1,083	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
Source: 2020 U.S. Decennial Census		

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	1,151	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	189,642	2.60	509,265*	181,164	2.60

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	\$142,439	\$113,327	\$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*	\$113,600	\$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 F.L.A.C.			
8-80.36.4(e)			

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 32.0%, while Florham Park has 22.0%.

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	8,143	1.6
2010 - 2019	792	17.3	9,690	3.0
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	57,347	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 2016 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.

Year	Residential Building Permits
2013	27
2014	24
2015	16
2016	12
2017	48
2018	191
2019	152
2020	167
2021	261
2022	162
2023	29
Total	1,109

Source: New Jersey Department of Labor and Workforce Development

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.

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	44,661	23.2	1,023	22.3
6 or 7 Rooms	51,800	26.8	1,090	23.8
8+ Rooms	74,492	38.6	1,095	41.3
Total	193,192	100%	4,587	100%

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

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 rentals 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
Source: 2023 ACS 5-year Estimates	

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	24,100	26.5
\$500,000 to \$749,999	606	32.9	34,567	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%
Note: Figures may not add due to rounding.				
Source: Value of Owner-occupied housing units, 2023 American Community Survey 5-Year Estimates				

Table 15 depicts that the majority of rent levels in Florham Park were found to be over \$0,000, 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 much 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 rents more affordable for low and moderate income households.

Table 15: Rent Levels Borough of Flemington		
Rent	Number of Units	Percent
Less than \$500	64	4.8
\$500 to \$999	55	3.9
\$1,000 to \$1,499	93	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	344	22.6
Total Occupied Rental Units	1,394	100
Source: 2022 American Community Survey 2-Year Estimates		

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	276,655	279,805	280,300
Employment	245,475	248,303	248,645
Unemployment	11,207	11,297	11,655
Rate	4.1	4.1	4.2
Source: New Jersey Department of Labor and Workforce Development, Quarterly Census of Employment and Wages			

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
Piscataway Arsenal
Bandays
Savoy

ADP	
Accenture	
PriceWaterhouseCoopers	
Cigna	
Deloitte & Touche	
St. Clare's Health	
County of Morris	
UPS	
Graystone Park Psychiatric Hospital	
Radcliff Bendiner	
Mondetta International	
S&SF	
Teva Pharmaceutical Industries	
Zoscor	
Siemens Health Care Diagnostics	
Anywhere Real Estate (Former Reology)	
Tiffany & Co.	
Hawmat Aerospace	
MarLife	
Source: Major Employers in Morris County, prepared by the Morris County Office of Planning and Recreation	

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: 2022 American Community Survey 5 Year Estimate

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%	262,602	67.0%
Unemployed	319	2.8%	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	50.3%
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 2020 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 types 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 (%)
Worked in State	93.6
Worked in County of residence	64.5
Worked outside County of residence	29.2
Worked outside State of residence	6.4
Travel Time to Work	
Less than 10 minutes	12.7
10 to 14 minutes	15.1
15 to 19 minutes	21.0
20 to 24 minutes	6.2
25 to 29 minutes	5.7
30 to 34 minutes	12.1
35 to 44 minutes	12.0
45 to 59 minutes	4.6
60 or more minutes	10.4
Mean travel time to work	26.1
Means of Travel	
Car, truck, or van – drove alone	57.5
Car, truck, or van – carpoled	5.1
Public transportation (excluding taxicab)	5.3
Walked	4.5
Bicycle	0.0
Other Means	1.2
Worked from Home	26.4
Source: Commuting to Work, 2020 American Community Survey-5 Year Estimate	

According to the New Jersey Transportation Planning Authority, as of 2015, there was a population of 11,786 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	11,763	-	-
2050	12,829	741	0.3%

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

The same data retrieved from the New Jersey Transportation Planning Authority reported that in 2015 there were 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%

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

4. Projection of Borough Housing Stock

As per MGL, specifically, N.J.S.A. 52:27D-310b, 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	157	158	245	1,097
Demol	15	12	0	1	11	10	9	9	9	20	99
Net	8	11	15	14	-8	157	222	148	149	225	998

Source: NJDCA Housing Units Certified and Demolition Permits Issued

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 Flarham Park**

Type	2022	2023	2024	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	15	15	15	165
4. Other Projected Development	--	--	318	540	--	--	--	--	--	--	--	--	--	--	878
Total Projected Development	--	320	333	575	15	15	15	15	15	15	15	15	15	--	1,248

Of the 1,248 projected new residences between now and 2035, nearly 16% 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 Flarham Park**

Type	2022	2023	2024	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	172	--	--	--	--	--	--	--	--	--	--	178
Total Projected Development	--	41	66	172	--	--	--	--	--	--	--	--	--	--	219

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

Pursuant to the Fair Housing Act (N.J.S.A.52-270-310 (f)) and the Municipal Land Use Law C.40:550-28b(3), a Housing Element must include "a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing." Thus, it is the Borough's responsibility to consider sites offered for affordable housing. However, the Borough does not have an obligation to include every parcel a developer has proposed. The Borough received interest from eight (8) interested property owners. The following outlined the nine (9) properties that proposed development via a letter of interest, but were ultimately not included in this Plan. The two (2) additional sites that submitted a letter of interest and have also been included in this Plan are detailed in the later sections under the section on "Site Suitability".

i. Kushner Companies Block 302, Lots 2, 4, and 5

Kushner Companies sent a letter to the Borough Mayor and Council and met with the Borough and its professionals on August 1, 2024 and September 26, 2024. Kushner sent additional correspondence to the Borough Mayor and Council on October 29, 2024 and January 16, 2025, 2025. Additional correspondence dated May 28, 2025, reiterating the property owner's position and reasons they believe their property is suited for redevelopment was sent to the Borough subsequently.



The site is identified as Block 302, Lots 2, 4, and 5, otherwise known as 30-34 Columbia Turnpike. The total site area is approximately 17.87 acres. The site is presently developed with three office buildings that have a total of 303,000 square feet. Kushner has proposed a mixed-use development plan with a grocery store/commercial/retail mix on one portion of the site and 315

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. **Gregan, 8 Country Club Lane
Block 3607, Lot 23**



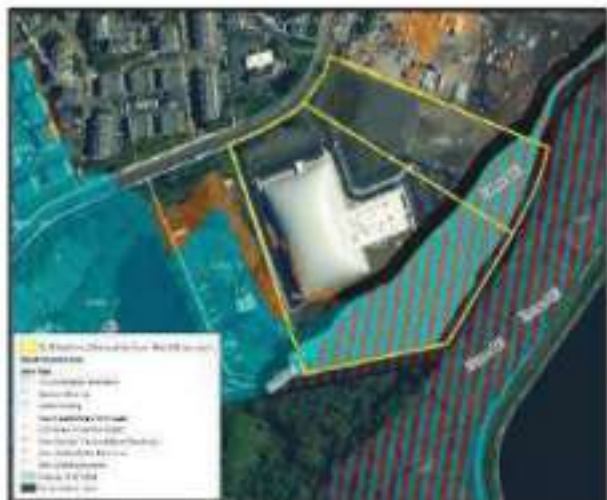
The property owner's legal representative submitted a letter to the Borough Clerk dated January 20, 2025. The site is identified as Block 3607, Lot 23 otherwise known as 8 Country Club Lane. The total site area is approximately 2 acres. The site is presently developed with a single-family home and is located in the R-55 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 UMHC 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 UMHC 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 Pussioit 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 Conoco 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 areas 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 Hossock 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, 2023 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.

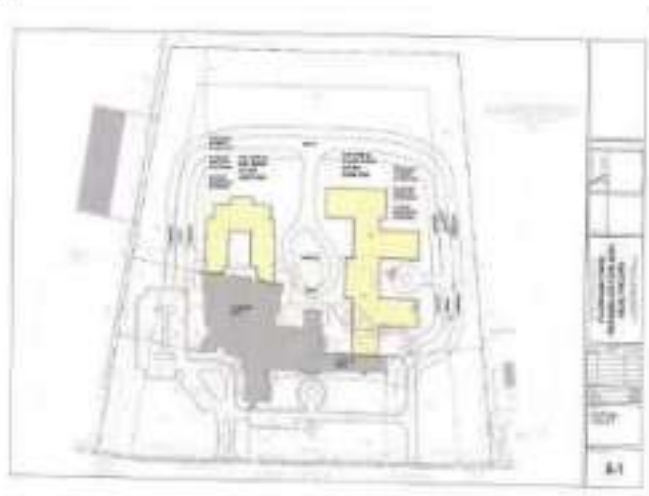
The Borough has a number of other mechanisms to produce adequate units and credits to fulfill its Fourth Round obligation, including extension of affordability controls on existing units that are expiring during the Fourth Round; existing Redevelopment Areas that have already been designated on an area 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 Columbus 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 noted that they are in the process of soliciting concept plans and letters of interest from potential purchasers for redevelopment as industrial or residential use.



While the letter leaves the ultimate use open, it notes that it is "protecting its rights" in regards to the Fourth Round. The letter proposes a 350-unit multifamily project, with 300 market-rate units, and 50 affordable units, as a 15% set-aside; or a 250-unit for-sale townhome development, with 200 market rate townhomes, and 50 affordable townhomes, as a 20% set-aside.

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.

viii. **23 Vreeland Road, LLC**
23 Vreeland Rd. (Block 301, Lot 13)

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.



Due to the lateness of the interest letter in relation to the June 30th deadline for the HEFSP to be adopted, the Borough has already formulated a plan that addresses its Fourth Round. 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.

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 is 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 Judgment 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 (2026-2035)

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 (2026-2035)	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 HEFOP, 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 32 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 4201, 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 thus 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 Plainfield, 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-Related (E) = Elderly (GH) = Group Home (SH) = Special Needs Rental (N) = National CarePoint (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	15

- c) **Cheshire Home (Block 2802, Lot 3)** – eight (8) affordable beds. Cheshire Home II is a Class B Boarding Home for young physically disabled men and women. This building opened in 2000 and can accommodate eight residents. Cheshire Home II 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.: MR3-1-1690-15, between the Borough of Florham Park and Fair Share Housing Center (FSHC) and the intervenors - Allieri-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 Judgment of Compliance and Repose ("JCR") 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 Puha-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 2006 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 6 of the total as age-restricted units.

Table D. Very-Low Income Requirement Flarham Park Borough, Morris County, New Jersey				
Project Name	Status	Type	Affordable Units	15% Required
Cheshire House	Constructed	Special Needs	2	2
Sun Valley I	Constructed	Family	29	4
Bergen United Way	Constructed	Special Needs	102	102
Sun Valley II	Constructed	Family	22	5
Palmont Associates, 147 Columbia Turnpike	Constructed	Family	25	4
Fort North	Constructed	Family	10	1
Fort Central	Approved	Family	11	2
Severe of Charity Site	Approved	Family	30	4
Alford Site, Columbia Turnpike	Zoned	Family	112	12
Subtotal Family			110	
Subtotal Non-family			245	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/Palmetto 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 S&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 Morham 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 Morham Park, Morris County, NJ						
Borough Obligation	624					
Inclusionary Projects	San Ardo	VL	L	M	Bonus	Total
<i>San Ardo</i>	301	35	120	146	135	436
<i>Sun Valley I</i> (Block 4201, Lot 29)	25 (R)	-	14	11	25	50
<i>Riverbend</i> (Block 4201, Lots 26-27)	24 (R)	-	11	13	24	48
<i>Sun Valley II</i> (Block 4201, Lots 28, 29, and 30)	29 (R)	4	12	13	29	58
<i>Sun Valley III/The Suites at Sun Valley</i> (Block 4201, Lots 32, 33, and 34)	32 (R)	5	11	16	32	64
<i>S&B Associates/Dahlia Brook</i> (Block 1906, Lots 12 and 13)	1 (FS)	-	1	-	-	1
<i>The Afton/2 Hanover Road</i> (Block 905, Lot 30.02)	2 (FS)	-	1	1	-	2
<i>Sisters of Charity Site</i> (Block 1301, Lot 2)	30 (FS)	4	11	15	-	30
<i>2 Vreeland Road/Parc North</i> (Block 303, Lot 11)	10 (FS)	1	4	5	-	10
<i>147 Columbia Turnpike</i> (Block 1903, Lot 5)	25 (R)	4	10	11	25	50

	Sen-Able	VL	L	M	Senus	Total
Parc Central (Block 902, Lots 3, 5, 6, and 7)	11 (R)	2	4	5	-	11
Alder/Meadows at Pierham Park (Block 501, Lots 4 and 5, Block 601, Lot 1, 2, and 3, and Block 702, Lot 9)	112 (R)	15	47	56	-	112
Age-Restricted Projects	30	-	41	9	-	50
Pulte/Del Webb (86 Park) (Block 1401, Lot 1.06)	18 (AR5)	-	9	9	-	18
Brighton Gardens Assisted Living (Block 2607, Lot 43)	14 (W)	-	14	-	-	14
Brookdale Assisted Living (Block 901, Lot 5)	8 (W)	-	8	-	-	8
Villa at Pierham Park (Block 1201, Lot 3)	10 (W)	-	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	466	35	273	160	156	624
(R) = Family Rental (VL) = Family For-Sale (Grt) = Group Home (AR5) = Age-Restricted Rental (AR5) = Age-Restricted For-Sale (SNB) = Senior Credit (W) = Waiver 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). Dead restrictions and crediting documents for new construction units not previously certified by COAH or the Court are provided under Appendix G.

- 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*)	6 (1*)
Moderate Income	17 (10*)	12 (0*)	7 (1*)
* Third Round Units			

- iii. **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 (2*)	12 (3*)	5 (1*)
Moderate Income	6 (6*)	13 (5*)	5 (2*)
* Third Round Units			

- iv. **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. 16-1, adopted February 15, 2016. It was approved via Application No. 16SP-5 by the Planning Board by Resolution dated August 6, 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 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 15-16, 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. 16-9, adopted May 17, 2016. It was approved via Application No. 16SP-6 by the Planning Board by Resolution dated October 22, 2016. 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 rezoned to the MF-6 Zone by Ordinance No. 16-11, adopted May 17, 2016. It was approved via Application No. 16SP-6 by the Planning Board by Resolution dated October 22, 2016. 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. Flarham 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 2001, 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 Assisted 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 the 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 rezoned 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 Tell 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 rezoned to the MU Zone Changed by Ordinance No. 24-15, adopted June 10, 2024. It was approved via Application 25SP-1 by the Planning Board. The project has not yet been constructed.**
- xvii. **Allier/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 2006 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 (AHD RP), which was set forth by Court Order by the Honorable Judge John 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 N.J. 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 N.J. 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 2006 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, 2006 and units subject to preliminary or final site plan approval as of July 1, 2006, 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 2006 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 LCD/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 rezoning 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 Reasoning	11	1	4	6	3	14
ASCO Redevelopment Plan (Block 303, Lots 5 and 12)	8 (AR)	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 (AR) = Affordable Certificate (ARF) = Age-Restricted Rental (ARF) = Age-Restricted For-Sale (SC) = Bonus Credit (IC) = Inclusion Certificate (Grt. 25%) = Grantee Name (Supportive Needs Res.)						

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

1. 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,

the Borough Council adopted Resolution 20-94, which declared the property an area in need of redevelopment and authorized the preparation of a redevelopment plan (See Appendix D). The Redevelopment Plan has been drafted but has not been adopted yet. The Borough will adopt the Redevelopment Plan permitting this development with the 61-unit set-aside.

- F. Sun Valley IV Townhome Project (Block 4201, Lot 31) – three (3) affordable units converted from the existing Sun Valley project.** The property owner sent a request for Block 4201, Lot 31 to be re-zoned to permit the construction of twelve (12) residential 1-bedroom townhouse units. The property is currently zoned C-1 Commercial, but is surrounded by the existing multi-family residential Sun Valley development, fronting on Passaic Avenue. As part of the proposed re-zoning, it was proposed that three (3) existing market-rate Sun Valley units would be restricted as affordable housing with two (2) 2-bedroom units and one (1) 3-bedroom unit (See Appendix E).

C. Addressing the Fourth Round Unmet Need

The following Table I outlines the existing and proposed credits being applied to the Borough's Fourth Round resulting unmet need of 291. The Borough demonstrates that it can exceed the unmet need of 291 by 13 credits, for a total of 304.

Table I. Fourth Round Adjusted Obligation Borough of Florham Park, Morris County, NJ						
Borough Unmet Need		291				
	Set-Aside	VL	L	M	Senior	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 4201, Lots 26-27)	30 (FR)	-	25	25	-	50
Woodfield Estates, Phase 2 Extension of Controls (Block 7201, Lot 4)	30 (FR)	-	15	15	-	30
Existing and Approved Projects	23	-	23	-	10	33
ICB/Deloney (Block 7401, Lot 1.05)	10 (M)	-	10	-	5	15
BPS/Auber 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 (SHB)	-	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	304
(FR) = Family Rental (M) = Family For-Rent		(M) = Moderate Certificate (ARS) = Age-Restricted Rental (ARS) = Age-Restricted For-Sale		(SC) = Senior Credit (M) = Moderate Certificate (GR/SHB) = Group Home/Supportive Housing Res.		

d. *Description of Mechanisms to Address Fourth Round Unmet Need*

- i. **San 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. **LCB/Delancy on the Green (Block 1401, Lot 1.05)** – ten (10) Medicaid beds from the Delancy on the Green assisted living/memory care facility. The PCD-8 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 Morham Park Zoning Board via Application No. SOA 23-6, which was approved on April 2, 2023.

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 1 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 12% 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 1.5 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 Patrol 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 NDEP 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 NDEP, 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 E). 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;

A map of the study area in Lexington, Massachusetts. The map shows the town of Lexington, Lexington Park, and Lexington Lake. A green dot indicates the location of the study site. The map also shows the location of the Lexington Park and Lexington Lake. The map is oriented with North at the top.



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 a horizontal line.

KATHERINE SARMAH, PP, AICP
#33U006343

INDEX

I.	INTRODUCTION.....	1
II.	LAND INVENTORY BY OWNERSHIP CLASS.....	1
	a. Figure 1 – Parcel Inventory.....	3
III.	LIMITATIONS TO "DEVELOPABLE" LAND AND OTHER CRITERIA.....	4
IV.	REFINED METHODOLOGY.....	4
V.	FINAL PARCEL ANALYSIS.....	9
	a. Figure 2 – "Developable" Parcels Contributing to RDP.....	
VII.	CONCLUSION.....	16
VIII.	REFERENCE LIST.....	17
	i. Mapping References.....	17
IX.	EXHIBITS.....	i
	A. Exhibit A: Figure 1: Class 1 Vacant, 1&C Public Exempt, and Class 3 Farm Assessed Parcel Inventory.....	a
	B. Exhibit: Figure 2: "Developable" Parcels Contributing to RDP.....	b
	C. Exhibit C: Vacant Land Adjustment Analysis Spreadsheet.....	c
X.	APPENDICES.....	i
	A. Inventory of Individual Site Maps.....	a

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 sites 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 follows 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.

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

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.

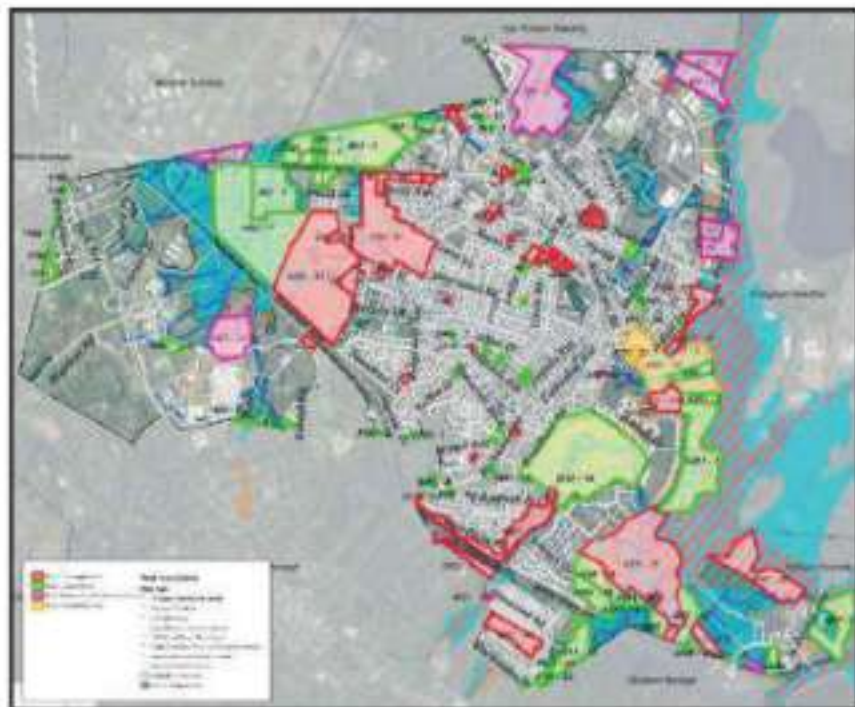


Figure 1: Parcel Inventory – Privately-Owned (Class 1) Vacant, Publicly Owned (15) Sites, and Farm Assessed (Class 3) Properties

III. LIMITATIONS TO “DEVELOPABLE” LAND AND OTHER CRITERIA

An analysis of the publicly-owned properties determined that none were eligible as developable land, and that 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.

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

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(a)). 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(a)1-5. Other logical standards that showed discretion in parcel size and shape, characteristics of the surrounding development, and ability to 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(a)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(a), the standards for refining parcels from the ROP 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:
3. 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. 19A).

- 51 Pages

Fourth Round Vacant Land Analysis

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.

- i. 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 200 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(a)2.1, 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:

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vodcast Land Analysis

"(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. 13-98-1 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 that have been applied as part of this analysis. It is interesting to note that as COAH fine-tuned its regulations in Round 3, it made many of these laws and regulations explicit - which was, at the very least, implicit in Round 2 - by excluding lands or portions of such that could not be developed because of additionally regulated encumbrances.

V. FINAL PARCEL ANALYSIS

A large number of the privately-owned vacant sites in 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 be 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.



BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

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 $0.52 \text{ acres} \times 10 \text{ units/acre} = 5 \text{ total units}$. 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 $5.83 \text{ acres} \times 8 \text{ units/acre} = 47 \text{ total units}$. The affordable set-aside of 20% for this property would yield 10 units towards the RDP.



[illegible]

Figure 2: "Developable" sites contributing to the Borough's ADU

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis

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/Description	Zone	Total Area	Un-serviced Area	Density	Total Units	RDP
Class 1									
18	900	2	Vacant Lot, Adjacent to Leonards Funeral Home (Block 900, Lot 1)	PD-S	0.02	0.02	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						4.38 ac			
RDP (30% 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.

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.njdoctb.org/News%20PDFs/NJAC%2018%2012%20LFT%20General%20Total.pdf>

N. J. A. C. 7:9b Surface Water Quality Standards,

http://www.nj.gov/dca/rules/njacs/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/jcs/hss/storandregs/993.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/data/viewer/#/lidar/search/>

New Jersey Geographic Information Network (NJGIN). Municipality Boundaries of New Jersey.

https://njgin.state.nj.us/NJ_NJGINExplorer/Viewer.jsp?log=DataDownloads

New Jersey Geographic Information Network (NJGIN). State Boundary of New Jersey.

https://njgin.state.nj.us/NJ_NJGINExplorer/Viewer.jsp?log=DataDownloads

New Jersey Geographic Information Network (NJGIN). Bergen County Parcels.

<https://njgin.state.nj.us/>

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

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

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis Exhibits

EXHIBIT B

FIGURE 2. MAP OF ALL PROPERTY CONTRIBUTING TO THE RDP

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis Exhibits

EXHIBIT C

VACANT LAND ADJUSTMENT ANALYSIS

Federal Asset Inventory Worksheet (Public Access Version) (01/2025)										
Check 1: Inventory Items										
Line	Model	Yr	Storage	Part/Access	Item	Description	Acquisition Amount	Asset Value	Unit	Remarks
1	40	0	1000	None	None	None	0.00	0.00		
2	40	0	1000	None	None	None	0.00	0.00		
3	40	0	1000	None	None	None	0.00	0.00		
4	40	0	1000	None	None	None	0.00	0.00		
5	40	0	1000	None	None	None	0.00	0.00		
6	40	0	1000	None	None	None	0.00	0.00		
7	40	0	1000	None	None	None	0.00	0.00		
8	40	0	1000	None	None	None	0.00	0.00		
9	40	0	1000	None	None	None	0.00	0.00		
10	40	0	1000	None	None	None	0.00	0.00		
11	40	0	1000	None	None	None	0.00	0.00		
12	40	0	1000	None	None	None	0.00	0.00		
13	40	0	1000	None	None	None	0.00	0.00		
14	40	0	1000	None	None	None	0.00	0.00		
15	40	0	1000	None	None	None	0.00	0.00		
16	40	0	1000	None	None	None	0.00	0.00		
17	40	0	1000	None	None	None	0.00	0.00		
18	40	0	1000	None	None	None	0.00	0.00		
19	40	0	1000	None	None	None	0.00	0.00		
20	40	0	1000	None	None	None	0.00	0.00		
21	40	0	1000	None	None	None	0.00	0.00		
22	40	0	1000	None	None	None	0.00	0.00		
23	40	0	1000	None	None	None	0.00	0.00		
24	40	0	1000	None	None	None	0.00	0.00		
25	40	0	1000	None	None	None	0.00	0.00		
26	40	0	1000	None	None	None	0.00	0.00		
27	40	0	1000	None	None	None	0.00	0.00		
28	40	0	1000	None	None	None	0.00	0.00		
29	40	0	1000	None	None	None	0.00	0.00		
30	40	0	1000	None	None	None	0.00	0.00		
31	40	0	1000	None	None	None	0.00	0.00		
32	40	0	1000	None	None	None	0.00	0.00		
33	40	0	1000	None	None	None	0.00	0.00		
34	40	0	1000	None	None	None	0.00	0.00		
35	40	0	1000	None	None	None	0.00	0.00		
36	40	0	1000	None	None	None	0.00	0.00		
37	40	0	1000	None	None	None	0.00	0.00		
38	40	0	1000	None	None	None	0.00	0.00		
39	40	0	1000	None	None	None	0.00	0.00		
40	40	0	1000	None	None	None	0.00	0.00		
41	40	0	1000	None	None	None	0.00	0.00		
42	40	0	1000	None	None	None	0.00	0.00		
43	40	0	1000	None	None	None	0.00	0.00		
44	40	0	1000	None	None	None	0.00	0.00		
45	40	0	1000	None	None	None	0.00	0.00		
46	40	0	1000	None	None	None	0.00	0.00		
47	40	0	1000	None	None	None	0.00	0.00		
48	40	0	1000	None	None	None	0.00	0.00		
49	40	0	1000	None	None	None	0.00	0.00		
50	40	0	1000	None	None	None	0.00	0.00		
51	40	0	1000	None	None	None	0.00	0.00		
52	40	0	1000	None	None	None	0.00	0.00		
53	40	0	1000	None	None	None	0.00	0.00		
54	40	0	1000	None	None	None	0.00	0.00		
55	40	0	1000	None	None	None	0.00	0.00		
56	40	0	1000	None	None	None	0.00	0.00		
57	40	0	1000	None	None	None	0.00	0.00		
58	40	0	1000	None	None	None	0.00	0.00		
59	40	0	1000	None	None	None	0.00	0.00		
60	40	0	1000	None	None	None	0.00	0.00		
61	40	0	1000	None	None	None	0.00	0.00		
62	40	0	1000	None	None	None	0.00	0.00		
63	40	0	1000	None	None	None	0.00	0.00		
64	40	0	1000	None	None	None	0.00	0.00		
65	40	0	1000	None	None	None	0.00	0.00		
66	40	0	1000	None	None	None	0.00	0.00		
67	40	0	1000	None	None	None	0.00	0.00		
68	40	0	1000	None	None	None	0.00	0.00		
69	40	0	1000	None	None	None	0.00	0.00		
70	40	0	1000	None	None	None	0.00	0.00		
71	40	0	1000	None	None	None	0.00	0.00		
72	40	0	1000	None	None	None	0.00	0.00		
73	40	0	1000	None	None	None	0.00	0.00		
74	40	0	1000	None	None	None	0.00	0.00		
75	40	0	1000	None	None	None	0.00	0.00		
76	40	0	1000	None	None	None	0.00	0.00		
77	40	0	1000	None	None	None	0.00	0.00		
78	40	0	1000	None	None	None	0.00	0.00		
79	40	0	1000	None	None	None	0.00	0.00		
80	40	0	1000	None	None	None	0.00	0.00		
81	40	0	1000	None	None	None	0.00	0.00		
82	40	0	1000	None	None	None	0.00	0.00		
83	40	0	1000	None	None	None	0.00	0.00		
84	40	0	1000	None	None	None	0.00	0.00		
85	40	0	1000	None	None	None	0.00	0.00		
86	40	0	1000	None	None	None	0.00	0.00		
87	40	0	1000	None	None	None	0.00	0.00		
88	40	0	1000	None	None	None	0.00	0.00		
89	40	0	1000	None	None	None	0.00	0.00		
90	40	0	1000	None	None	None	0.00	0.00		
91	40	0	1000	None	None	None	0.00	0.00		
92	40	0	1000	None	None	None	0.00	0.00		
93	40	0	1000	None	None	None	0.00	0.00		
94	40	0	1000	None	None	None	0.00	0.00		
95	40	0	1000	None	None	None	0.00	0.00		
96	40	0	1000	None	None	None	0.00	0.00		
97	40	0	1000	None	None	None	0.00	0.00		
98	40	0	1000	None	None	None	0.00	0.00		
99	40	0	1000	None	None	None	0.00	0.00		
100	40	0	1000	None	None	None	0.00	0.00		

[illegible]

Year	Age	Sex	Height	Weight	Body Fat %	Lean Body Mass (kg)	Body Fat (kg)	Estimated Energy Expenditure (kcal/day)
1990	20	M	1.75	75	15	64	11	2,400
1991	21	M	1.75	75	15	64	11	2,400
1992	22	M	1.75	75	15	64	11	2,400
1993	23	M	1.75	75	15	64	11	2,400
1994	24	M	1.75	75	15	64	11	2,400
1995	25	M	1.75	75	15	64	11	2,400
1996	26	M	1.75	75	15	64	11	2,400
1997	27	M	1.75	75	15	64	11	2,400
1998	28	M	1.75	75	15	64	11	2,400
1999	29	M	1.75	75	15	64	11	2,400
2000	30	M	1.75	75	15	64	11	2,400
2001	31	M	1.75	75	15	64	11	2,400
2002	32	M	1.75	75	15	64	11	2,400
2003	33	M	1.75	75	15	64	11	2,400
2004	34	M	1.75	75	15	64	11	2,400
2005	35	M	1.75	75	15	64	11	2,400
2006	36	M	1.75	75	15	64	11	2,400
2007	37	M	1.75	75	15	64	11	2,400
2008	38	M	1.75	75	15	64	11	2,400
2009	39	M	1.75	75	15	64	11	2,400
2010	40	M	1.75	75	15	64	11	2,400
2011	41	M	1.75	75	15	64	11	2,400
2012	42	M	1.75	75	15	64	11	2,400
2013	43	M	1.75	75	15	64	11	2,400
2014	44	M	1.75	75	15	64	11	2,400
2015	45	M	1.75	75	15	64	11	2,400
2016	46	M	1.75	75	15	64	11	2,400
2017	47	M	1.75	75	15	64	11	2,400
2018	48	M	1.75	75	15	64	11	2,400
2019	49	M	1.75	75	15	64	11	2,400
2020	50	M	1.75	75	15	64	11	2,400
2021	51	M	1.75	75	15	64	11	2,400
2022	52	M	1.75	75	15	64	11	2,400
2023	53	M	1.75	75	15	64	11	2,400
2024	54	M	1.75	75	15	64	11	2,400
2025	55	M	1.75	75	15	64	11	2,400
2026	56	M	1.75	75	15	64	11	2,400
2027	57	M	1.75	75	15	64	11	2,400
2028	58	M	1.75	75	15	64	11	2,400
2029	59	M	1.75	75	15	64	11	2,400
2030	60	M	1.75	75	15	64	11	2,400
2031	61	M	1.75	75	15	64	11	2,400
2032	62	M	1.75	75	15	64	11	2,400
2033	63	M	1.75	75	15	64	11	2,400
2034	64	M	1.75	75	15	64	11	2,400
2035	65	M	1.75	75	15	64	11	2,400
2036	66	M	1.75	75	15	64	11	2,400
2037	67	M	1.75	75	15	64	11	2,400

Child & Adolescent Growth Patterns					Sex	Age Group	Weight (kg)	Height (cm)	Body Mass Index (BMI)
Sex	Weight	Age	Height	Body Mass Index	Sex	Age Group	Weight (kg)	Height (cm)	Body Mass Index
1990	20	10	1.40	16.0	Male	10-14 years	35.0	140.0	17.9
1991	21	11	1.45	16.5	Male	11-14 years	40.0	145.0	19.3
1992	22	12	1.50	17.0	Male	12-14 years	45.0	150.0	20.0
1993	23	13	1.55	17.5	Male	13-14 years	50.0	155.0	20.6
1994	24	14	1.60	18.0	Male	14-15 years	55.0	160.0	21.1
1995	25	15	1.65	18.5	Male	15-16 years	60.0	165.0	21.6
1996	26	16	1.70	19.0	Male	16-17 years	65.0	170.0	22.1
1997	27	17	1.75	19.5	Male	17-18 years	70.0	175.0	22.6
1998	28	18	1.80	20.0	Male	18-19 years	75.0	180.0	23.1
1999	29	19	1.85	20.5	Male	19-20 years	80.0	185.0	23.6
2000	30	20	1.90	21.0	Male	20-21 years	85.0	190.0	24.1
2001	31	21	1.95	21.5	Male	21-22 years	90.0	195.0	24.6
2002	32	22	2.00	22.0	Male	22-23 years	95.0	200.0	25.0
2003	33	23	2.05	22.5	Male	23-24 years	100.0	205.0	25.4
2004	34	24	2.10	23.0	Male	24-25 years	105.0	210.0	25.8
2005	35	25	2.15	23.5	Male	25-26 years	110.0	215.0	26.2
2006	36	26	2.20	24.0	Male	26-27 years	115.0	220.0	26.6
2007	37	27	2.25	24.5	Male	27-28 years	120.0	225.0	27.0
2008	38	28	2.30	25.0	Male	28-29 years	125.0	230.0	27.4
2009	39	29	2.35	25.5	Male	29-30 years	130.0	235.0	27.8
2010	40	30	2.40	26.0	Male	30-31 years	135.0	240.0	28.2
2011	41	31	2.45	26.5	Male	31-32 years	140.0	245.0	28.6
2012	42	32	2.50	27.0	Male	32-33 years	145.0	250.0	29.0
2013	43	33	2.55	27.5	Male	33-34 years	150.0	255.0	29.4
2014	44	34	2.60	28.0	Male	34-35 years	155.0	260.0	29.8
2015	45	35	2.65	28.5	Male	35-36 years	160.0	265.0	30.2
2016	46	36	2.70	29.0	Male	36-37 years	165.0	270.0	30.6
2017	47	37	2.75	29.5	Male	37-38 years	170.0	275.0	31.0
2018	48	38	2.80	30.0	Male	38-39 years	175.0	280.0	31.4
2019	49	39	2.85	30.5	Male	39-40 years	180.0	285.0	31.8
2020	50	40	2.90	31.0	Male	40-41 years	185.0	290.0	32.2
2021	51	41	2.95	31.5	Male	41-42 years	190.0	295.0	32.6
2022	52	42	3.00	32.0	Male	42-43 years	195.0	300.0	33.0
2023	53	43	3.05	32.5	Male	43-44 years	200.0	305.0	33.4
2024	54	44	3.10	33.0	Male	44-45 years	205.0	310.0	33.8
2025	55	45	3.15	33.5	Male	45-46 years	210.0	315.0	34.2
2026	56	46	3.20	34.0	Male	46-47 years	215.0	320.0	34.6
2027	57	47	3.25	34.5	Male	47-48 years	220.0	325.0	35.0
2028	58	48	3.30	35.0	Male	48-49 years	225.0	330.0	35.4
2029	59	49	3.35	35.5	Male	49-50 years	230.0	335.0	35.8
2030	60	50	3.40	36.0	Male	50-51 years	235.0	340.0	36.2
2031	61	51	3.45	36.5	Male	51-52 years	240.0	345.0	36.6
2032	62	52	3.50	37.0	Male	52-53 years	245.0	350.0	37.0
2033	63	53	3.55	37.5	Male	53-54 years	250.0	355.0	37.4
2034	64	54	3.60	38.0	Male	54-55 years	255.0	360.0	37.8
2035	65	55	3.65	38.5	Male	55-56 years	260.0	365.0	38.2
2036	66	56	3.70	39.0	Male	56-57 years	265.0	370.0	38.6
2037	67	57	3.75	39.5	Male	57-58 years	270.0	375.0	39.0
2038	68	58	3.80	40.0	Male	58-59 years	275.0	380.0	39.4
2039	69	59	3.85	40.5	Male	59-60 years	280.0	385.0	39.8
2040	70	60	3.90	41.0	Male	60-61 years	285.0	390.0	40.2
2041	71	61	3.95	41.5	Male	61-62 years	290.0	395.0	40.6
2042	72	62	4.00	42.0	Male	62-63 years	295.0	400.0	41.0
2043	73	63	4.05	42.5	Male	63-64 years	300.0	405.0	41.4
2044	74	64	4.10	43.0	Male	64-65 years	305.0	410.0	41.8
2045	75	65	4.15	43.5	Male	65-66 years	310.0	415.0	42.2
2046	76	66	4.20	44.0	Male	66-67 years	315.0	420.0	42.6
2047	77	67	4.25	44.5	Male	67-68 years	320.0	425.0	43.0
2048	78	68	4.30	45.0	Male	68-69 years	325.0	430.0	43.4
2049	79	69	4.35	45.5	Male	69-70 years	330.0	435.0	43.8
2050	80	70	4.40	46.0	Male	70-71 years	335.0	440.0	44.2
2051	81	71	4.45	46.5	Male	71-72 years	340.0	445.0	44.6
2052	82	72	4.50	47.0	Male	72-73 years	345.0	450.0	45.0
2053	83	73	4.55	47.5	Male	73-74 years	350.0	455.0	45.4
2054	84	74	4.60	48.0	Male	74-75 years	355.0	460.0	45.8
2055	85	75	4.65	48.5	Male	75-76 years	360.0	465.0	46.2
2056	86	76	4.70	49.0	Male	76-77 years	365.0	470.0	46.6
2057	87	77	4.75	49.5	Male	77-78 years	370.0	475.0	47.0
2058	88	78	4.80	50.0	Male	78-79 years	375.0	480.0	47.4
2059	89	79	4.85	50.5	Male	79-80 years	380.0	485.0	47.8
2060	90	80	4.90	51.0	Male	80-81 years	385.0	490.0	48.2
2061	91	81	4.95	51.5	Male	81-82 years	390.0	495.0	48.6
2062	92	82	5.00	52.0	Male	82-83 years	395.0	500.0	49.0
2063	93	83	5.05	52.5	Male	83-84 years	400.0	505.0	49.4
2064	94	84	5.10	53.0	Male	84-85 years	405.0	510.0	49.8
2065	95	85	5.15	53.5	Male	85-86 years	410.0	515.0	50.2
2066	96	86	5.20	54.0	Male	86-87 years	415.0	520.0	50.6
2067	97	87	5.25	54.5	Male	87-88 years	420.0	525.0	51.0
2068	98	88	5.30	55.0	Male	88-89 years	425.0	530.0	51.4
2069	99	89	5.35	55.5	Male	89-90 years	430.0	535.0	51.8
2070	100	90	5.40	56.0	Male	90-91 years	435.0	540.0	52.2
2071	101	91	5.45	56.5	Male	91-92 years	440.0	545.0	52.6
2072	102	92	5.50	57.0	Male	92-93 years	445.0	550.0	53.0
2073	103	93	5.55	57.5	Male	93-94 years	450.0	555.0	53.4
2074	104	94	5.60	58.0	Male	94-95 years	455.0	560.0	53.8
2075	105	95	5.65	58.5	Male	95-96 years	460.0	565.0	54.2
2076	106	96	5.70	59.0	Male	96-97 years	465.0	570.0	54.6
2077	107	97	5.75	59.5	Male	97-98 years	470.0	575.0	55.0
2078	108	98	5.80	60.0	Male	98-99 years	475.0	580.0	55.4
2079	109	99	5.85	60.5	Male	99-100 years	480.0	585.0	55.8
2080	110	100	5.90	61.0	Male	100-101 years	485.0	590.0	56.2
2081	111	101	5.95	61.5	Male	101-102 years	490.0	595.0	56.6
2082	112	102	6.00	62.0	Male	102-103 years	495.0	600.0	57.0
2083	113	103	6.05	62.5	Male	103-104 years	500.0	605.0	57.4
2084	114	104	6.10	63.0	Male	104-105 years	505.0	610.0	57.8
2085	115	105	6.15	63.5	Male				

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

Fourth Round Vacant Land Analysis Appendices

X. APPENDICES

BOROUGH OF FLORHAM PARK, MORRIS COUNTY, NEW JERSEY

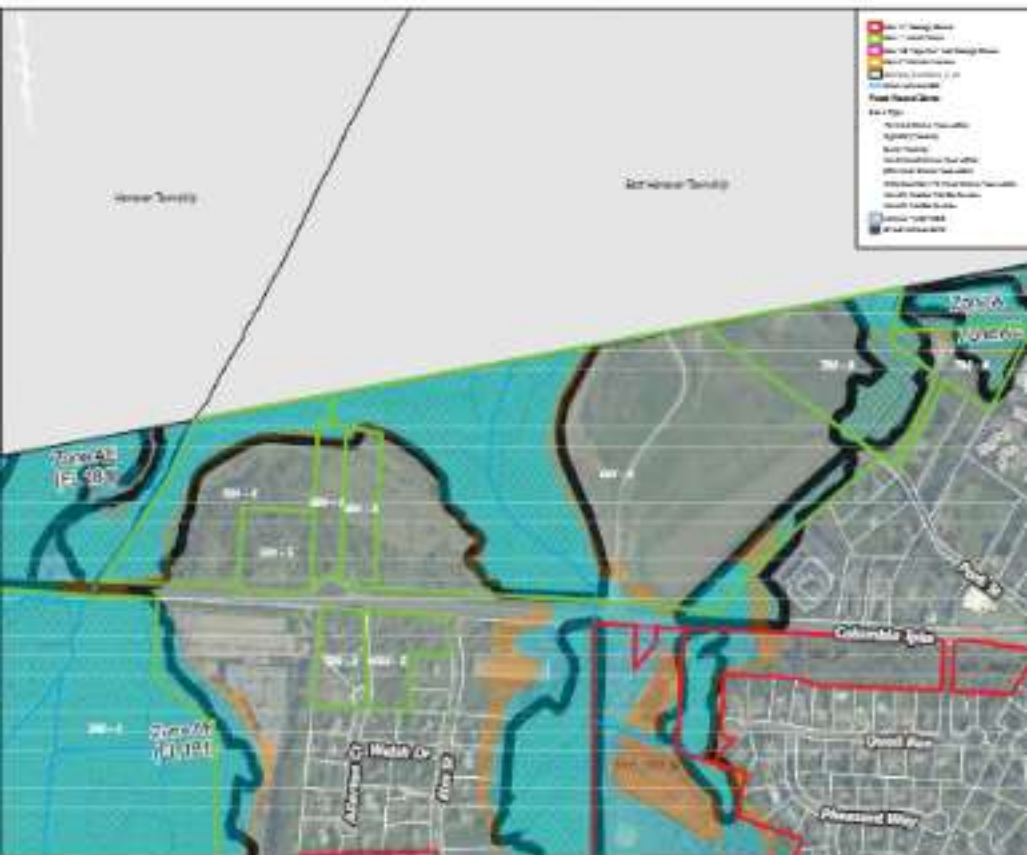
Fourth Round Vacant Land Analysis Appendix

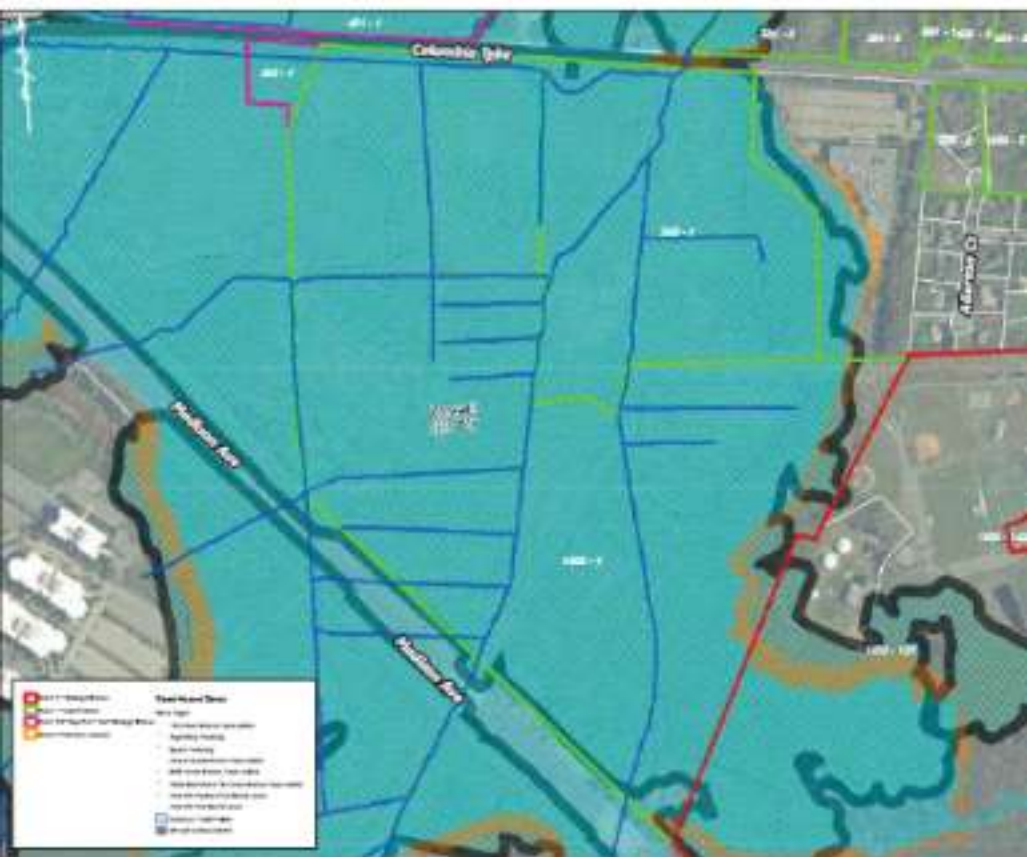
APPENDIX A.

INVENTORY OF INDIVIDUAL SITE MAPS

































APPENDIX B.
AMENDED SPENDING PLAN (DRAFT

**BOROUGH OF FLORHAM PARK
AFFORDABLE HOUSING TRUST FUND SPENDING PLAN****I. INTRODUCTION**

The Borough of Florham Park, Morris County, has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-3D1). COAH approved the Borough's Spending Plan on February 4, 2003. A Development Fee Ordinance creating a dedicated revenue source for affordable housing was adopted by the Borough on May 5, 2001, by way of Ordinance No. 9-01, and subsequently amended on April 26, 2005 by Ordinance No. 18-05, on March 18, 2008 by Ordinance No. 08-10, and on October 17, 2013 by Ordinance No. 13-12. Said Development Fee Ordinance established the Borough's Affordable Housing Trust Fund. Finally, this Spending Plan has been prepared as part of the Housing Element and Fair Share plan.

As of January 31, 2025, the Borough had a balance of \$3,619,208.84 in the Affordable Housing Trust Fund, which is resulting from a collection of \$5,715,144.12 and an expenditure of \$2,095,935.28. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing Affordable Housing Trust Fund at Valley National Bank, located at 187 Columbia Turnpike in the Borough of Florham Park, for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 or described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

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

(a) Development fees:

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

(b) Payment in lieu (PIL):

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

(c) Other funding sources:

Funds from other sources have not been collected.

(d) Projected interest:

Interest on the projected revenue in the municipal Affordable Housing Trust Fund at the current average interest rate 0.509% simple interest.

2. REVENUE PROJECTION

The Borough of Florham Park, as reported by the New Jersey Department of Community Affairs (NJDEA) Construction Code Reporter, issued permits authorizing the new construction of eleven (11) 1- and 2-family housing units and thirty-seven (37) multifamily units during 2017, as well as, building permits for 8,680 square feet of office space. In 2018, the Borough issued thirty-one (31) permits authorizing the new construction of 1- and 2-family housing units and one-hundred and sixty (160) multi-family housing units. In 2019, the Borough issued ninety (90) permits authorizing the new construction of 1- and 2-family housing units and sixty-two (62) multi-family housing units, as well as 1,960 square feet of office space. In 2020, the Borough issued seventy-nine (79) permits authorizing the new construction of 1- and 2-family housing units and one-hundred and eight (108) multi-family housing units, as well as 6,065 square feet of office space. In 2021, the Borough issued permits for the new construction of one-hundred and sixteen (116) 1- and 2-family housing units and one-hundred and forty-five (145) multifamily units, as well as 19,232 square feet of office space. In 2022, the Borough issued forty-eight (48) permits authorizing the new construction of 1- and 2-family housing units and one-hundred and fourteen (114) multi-family housing units, as well as 21,110 square feet of office space. In 2023, the Borough

BOROUGH OF FLORHAM PARK

Fourth Round HE&FSP Spending Plan

issued twenty-eight (28) permits authorizing the new construction of 1- and 2-family housing units and one (1) multi-family housing unit, as well as 2,880 square feet of office space.

The Borough anticipates issuing permits authorizing approximately one-hundred and fifty (150) units over the balance of the prospective Fourth Round period (2025-2035). This estimated projection is based on the fact that, (i) the Borough is virtually a fully developed community, (ii) that many residential building permits are for tear-down/rebuilds or additions to existing dwellings, and (iii) that in the preceding 4-year period (2017-2023), the Borough issued permits authorizing the new construction of 400 housing units that were largely related to 1 and 2 family projects, which has been decreasing over that time period.

The projection of development fees realized from residential development requires the application of the Borough's equalization rate and establishment of an average equalized assessed value for housing. The Borough's equalization rate for 2024 was 75.4‰ and the average residential assessment in the Borough is \$672,641. Dividing the average value of housing by the equalization rate yields the average equalized assessed value for housing, being thuly \$892,096 (\$672,641/0.754). As this plan assumes the approximate development of an estimated 150 units over the prospective remainder of the Fourth Round period, the Borough may potentially realize a development fee collection of \$2,007,218 – this is based on the multiplication of average equalized housing value of \$892,096 x 150 units x the residential development fee of 1.5‰ of equalized assessed value.

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

The Borough collected development fees for non-residential uses from 2002 to 2025 in the amount of \$2,645,741. However, non-residential development fees were not collected between 2010 and 2013, and the Stimulus Act Refunded fees in 2009, and thus the average will be calculated based on only the years they were collected, or 20 years. Thus, the average non-residential development fees collected by the Borough represents \$132,287 per year. It is anticipated that the Borough will therefore collect \$1,322,870 through 2035. Any such funds will used to help fund (i) the Borough's Rehabilitation Program, (ii) affordable housing program, including Extension of Controls, (iii) Affordability Assistance, and (iv) Administrative costs.

The Borough, as of January 31, 2025, had an amount of \$3,619,208 in the Affordable Housing Trust Fund. When adding the potential development fee collection amount of \$3,330,086 and existing account interest of \$18,096 (assuming a 0.50‰ fixed interest rate), a projected total development fee revenue of \$3,348,182 results. Combined with the existing funds, this results in a total of \$6,967,390.

BOROUGH OF FLORHAM PARK
Fourth Fiscal H&FSP Spending Plan

**TABLE 1: PROJECTED REVENUES HOUSING TRUST FUND
FLORHAM PARK, MORRIS COUNTY, NEW JERSEY**

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - JUNE 30, 2025 THROUGH JUNE 30, 2035											
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
(a) Development fees												
1. Approved Development												
3. Development Funding Approval												
5. Projected Development	\$200,730	\$200,730	\$200,730	\$200,730	\$200,730	\$200,730	\$200,730	\$200,730	\$200,730	\$200,730	\$200,730	\$2,408,760
(b) Payments in Lieu of Construction												
(c) Other Funds												
(d) Interest on Existing Balance*	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$19,680
Total	\$202,370	\$202,370	\$202,370	\$202,370	\$202,370	\$202,370	\$202,370	\$202,370	\$202,370	\$202,370	\$202,370	\$2,428,440

*Tells assumes a 0.60% fixed interest rate.

The Borough of Florham Park projects a potential total of \$2,330,060 in revenue collected between June 30, 2025 and June 30, 2035. All interest accrued on the account shall accrue to the account to be used only for the purpose of affordable housing.

3. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of Development Fee revenues shall be followed by the Borough of Florham Park:

(a) Collection of Development Fee revenues:

Collection of Development Fee revenues shall be consistent with the Borough of Florham Park's Development Fee Ordinance for both residential and non-residential developments in accordance with the updated DCA rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7), as amended.

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

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

(b) Distribution of Development Fee revenues:

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

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

Once a request is approved by the Finance Department, the request is presented to the Borough Council for approval. After receiving Borough Council approval, the Borough of Florham Park Administrator releases the requested revenue from the trust fund for the specific use.

4. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**(a) Extension of Affordability Controls (N.J.A.C. 5:93-8.16(a))**

In order to facilitate the extension of controls on existing affordable units, the Borough will dedicate funds to extend the controls on 155 existing rental units through this program. The compensation required to extend the affordability controls will be as set forth under the Uniform Housing Affordability Control rules (N.J.A.C. 5:90-26.1, 26.2, 26.4 through 26.27, and Appendices A through G), or \$10,000 to \$17,500 per rental unit and \$20,000 per owner unit. With 155 rental unit controls being extended, this expenditure is anticipated to be as much as \$2,712,500 in total. Because the controls are expiring at different times for the units, this line item represents a cumulative sum of the expense, but the amounts may differ at the time of distribution from the account.

Extension of Affordability Controls Expenditure: **\$2,712,500.00**

(b) Rehabilitation projects (N.J.A.C. 5:93-8.16(a))

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.

Total rehabilitation program expenditure: **\$1,320,000.00**
 56 units @ \$20,000/unit

(c) Accessory Apartments (N.J.A.C. 5:93-8.16(a))

The Borough of Florham Park will dedicate \$220,000 to provide ten (10) year forgivable loan funding for the creation of up to eleven (11) accessory apartments. Funding will be provided at a minimum of \$10,000 and a maximum of \$20,000 per low or moderate income apartment unit to be converted or created. Dwelling to assist in the funding of conversions. Should the Affordable Accessory Apartment not be produced or rented to a qualified low or moderate-income household the subsidy shall be returned to the Borough and deposited in the Housing Trust Fund. The Affordable Accessory Apartment shall only be rented to a qualified household.

Accessory Apartment expenditure: **\$220,000.00**

BOROUGH OF FLORHAM PARK

Fourth Round HE&FSP Spending Plan

(d) Special Needs/Supportive Housing Subsidy

The Borough of Florham Park will dedicate \$569,939 towards the creation of Special Needs/Supportive Housing units. The Borough recognizes the growing need for specialized housing, and sets aside these funds to help create Special Needs/Supportive Housing units either through a private or non-profit organization/operator, or through the creation of these units as a segment of a larger inclusionary multi-family project. The Borough has contributed a similar amount for a Special Needs/Supportive Housing project in the Third Round that was successful. It is anticipated that affordability assistance funding as further described below could also be utilized for the creation of very-low income supportive needs units.

Special Needs/Supportive Housing expenditure: \$569,939

(e) Affordability Assistance N.J.A.C. 5:93-8.16(c)

Projected minimum Affordability Assistance requirement:

TABLE 2: PROJECTED MINIMUM AFFORDABILITY ASSISTANCE REQUIREMENTS FLORHAM PARK, MORRIS COUNTY, NEW JERSEY		
Actual Development Fees through 01/31/25		\$ 4,369,949
Development fees projected 2025-2035	+	\$3,330,066
Interest projected 2025-2035	+	\$16,096
Last housing activity expenditures through 01/31/25	-	\$1,066,830
TOTAL	=	\$6,671,301
30 percent requirement	$\times 0.30 =$	\$2,001,390
Last Affordability assistance expenditures through 1/31/25	-	\$255,000
PROJECTED MINIMUM Affordability Assistance Requirement 06/30/2025 through 6/30/2035	=	\$1,746,390
PROJECTED MINIMUM Very Low Income Affordability Assistance Requirement 06/30/2025 through 6/30/2035	+ 2 =	\$582,130

The Borough of Florham Park will dedicate \$1,746,390 from the Affordable Housing Trust Fund to render units more affordable. Of this amount, \$582,130 will be utilized to encourage private sector provision of low- and moderate-income units through the offering of a subsidy for the development of sold units or will be utilized to create very-low income units from existing or new low- and moderate-income units. The Borough reserves the right to use even more of its affordability assistance funds to help subsidize these units.

The Borough has an existing Affordability Assistance program manual, which includes the following programs:

For For-Sale Units, in the form of down-payment assistance loans, homeowner assistance loans for Condominium or Homeowner Association fees, and qualified closing cost assistance.

BOROUGH OF FLORHAM PARK

Fourth Round HE&FSP Spending Plan

For Rental Units, in the form of security deposit assistance and first month rental assistance, which are enhanced for very low-income households.

Total Affordability Assistance Expenditure: \$1,746,390

(f) Administrative Expenses N.J.A.C. 5-93.8.16(e)

The Borough of Florham Park projects that up to an additional \$1,038,561 will be available from the Affordable Housing Trust Fund to be used for administrative purposes based upon collected and projected income, which includes the subtraction of \$774,105 expended to date. Additionally, based upon actual development fees and revenues to date, \$368,923 are currently available for administrative costs.

TABLE 3: PROJECTED MAXIMUM ADMINISTRATIVE EXPENSES FLORHAM PARK, MORRIS COUNTY, NEW JERSEY		
Development fees/interest collected to date		\$4,973,730
Other Payments	+	\$741,413
Development fees projected 2025-2035	+	\$3,330,066
Interest projected 2025-2035		\$18,096
Last RCA Expenditures	-	\$0.00
TOTAL	=	\$9,063,325
20 percent maximum permitted administrative expenses	$\times 0.20 =$	\$1,812,665
Last administrative expenditures through to date	-	\$774,105
Projected allowed administrative expenditures	=	\$1,038,561

Projected administrative expenditures, subject to the 20 percent cap, are as follows:

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

Total Administrative Expenses Expenditures Thru 2035: \$1,038,561

5. EXPENDITURE SCHEDULE

The Borough of Florham Park intends to use Affordable Housing Trust Fund revenues for the creation of affordable housing units and for affordable housing programs. Where applicable, the funding schedule below parallels the proposed strategies presented thus far by the Borough's HE&FSP, and is summarized as follows.

BOROUGH OF FLORHAM PARK
Fourth Annual HE&FP Spending Plan

**TABLE 3: PROJECTED EXPENDITURE SCHEDULE 2025 - 2035
FLORHAM PARK, MORRIS COUNTY, NEW JERSEY**

Program (Continuity for expansion and protect- ing future program funding, through the total available amounts)	Number of Families	Total Spending \$M/Yr Capped	PROJECTED EXPENDITURE SCHEDULE 2025 - 2035													Total
			2025-2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Extension of Affordable Childcare Program	155	\$1,187,200	\$100,000						\$1,000,000	\$187,200						\$1,187,200
Supportive/Space of Health Planning Program	154	\$245,000						\$245,000								\$245,000
Preschool Program	44	\$800,000		\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$1,600,000
Preschool Program	77	\$120,000				\$40,000	\$40,000	\$40,000	\$40,000	\$40,000						\$200,000
			\$120,000						\$1,000,000	\$187,200						
Total Programs	226	\$4,182,400		\$120,000	\$40,000	\$40,000	\$110,000	\$110,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
Affordable Childcare		\$1,187,200		\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$1,740,000
Administration		\$1,200,000	\$100,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$1,260,000
Total		\$1,400,000	\$100,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$1,400,000

6. EXCESS OR SHORTFALL OF FUNDS

The Borough of Florham Park acknowledges that the actual amount of the Development Fees collected may be less than what is projected in this spending plan for a variety of reasons, including, but not limited to: (a) a moratorium on collection of fees may be imposed by law; (b) the actual amount of development in the Borough may be less than what is anticipated; and (c) developers may choose to provide inclusionary developments in lieu of Development Fees. The Borough has already provided more than enough units to satisfy its Prior Round obligation through already constructed and/or approved projects (as set forth in the Housing Element and Fair Share Plan). Likewise, the Borough has already begun fulfilling its Rehabilitation Obligation and has set aside further funding for this program; and thus, in the event of a shortfall of funds, any shortfall will first be deducted from the Rehabilitation Program.

In the event that the shortfall exceeds the amount devoted to the Rehabilitation Program, any shortfall in funds necessary to fund the Rehabilitation Program shall be supplemented through the Borough's participation in Morris County's Home Improvement Grant Program. The Borough will take the steps necessary to apply for and obtain funds from the Morris County Home Improvement Grant Program in the amount necessary to cover any shortfall in funds collected through the Development Fees, which are needed to satisfy the Borough's rehabilitation obligation as set forth in the Housing Element and Fair Share Plan.

Should there be a shortfall of funds, the Borough agrees that in no event shall it utilize more than 20% of the Development Fees collected for administration.

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

II. SUMMARY

The Borough of Florham Park intends to spend Affordable Housing Trust Fund revenues pursuant to N.J.A.C. 5:92-6.16 and consistent with the housing programs outlined in the Housing Element and Fair Share Plan.

The Borough of Florham Park had a balance of \$3,619,208.84 as of January 2025 and anticipates an additional \$3,330,086 in revenues over the Fourth Round prospective need period with interest in the amount of \$18,096, for a total of \$6,967,390. The municipality will dedicate \$2,712,500 towards an Extension on Affordability Controls Program; \$589,939 towards subsidizing a Supportive Housing/Special Needs project; \$660,000 towards the Present Need obligation via a Rehabilitation Program; \$220,000 towards the Accessory Apartment Program; \$1,746,290 to render units more affordable; and \$1,038,561 to cover administrative costs. The municipality anticipates that the balance of revenues collected less expenses from 2025 to 2035 will be as close to zero dollars (\$0) as possible whereas any excess funds would be dedicated toward supplementing the various Affordable Housing and Affordability Assistance Programs described herein.

BOROUGH OF FLORHAM PARK

Fourth Round HE&FSP Spending Plan

TABLE 4: SPENDING PLAN SUMMARY FLORHAM PARK, MORRIS COUNTY, NEW JERSEY	
Balance as of 01/31/2025	\$3,619,208.84
PROJECTED REVENUE 06/2025 – 6/2035	
Development fees	+ \$3,330,086.00
Payments in lieu of construction	+ \$00.00
Other funds	+ \$00.00
Interest on existing funds	+ \$18,096.00
TOTAL REVENUE	= \$3,348,182.00
TOTAL EXISTING AND PROJECTED INCOME	= \$6,967,390.84
EXPENDITURES	
Funds Used for Extension of Affordability Controls	- \$2,712,500.00
Funds Used for Rehabilitation Program	- \$660,000.00
Funds Used for Supportive Housing/Special Needs	- \$589,939.00
Accessory Apartment Program	- \$220,000.00
Affordability Assistance	- \$1,746,390.00
Administration	- \$1,038,561.00
TOTAL PROJECTED EXPENDITURES	= \$6,967,390.00
REMAINING BALANCE	= \$00.00

APPENDIX C.
AMENDED MANDATORY SET-ASIDE ORDINANCE
(DRAFT)



BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS
STATE OF NEW JERSEY

DRAFT ORDINANCE #XXX-XXX

AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY
AMENDING THE CODE OF THE BOROUGH OF FLORHAM PARK, CHAPTER 250 ENTITLED "ZONING", ARTICLE 1
ENTITLED "GENERAL PROVISIONS", SECTION 7.4 ENTITLED "MANDATORY SET-ASIDES"

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

WHEREAS, the provision of "safe, decent and attractive housing that [lower-income households] can afford serves the community's interest in achieving an integrated, just and free society and promotes the general welfare of all citizens." *De Simone v. Greater Englewood Hous. Corp.*, 56 N.J. 420, 441 (1970); and

WHEREAS, in the *Mount Laurel* decisions, the New Jersey Supreme Court held that the State's Constitution makes it "plain beyond dispute that proper provision for adequate housing of all categories of people is certainly an absolute essential in promotion of the general welfare required in all local land use regulation." *S. Burlington Cty. NAACP v. Mount Laurel*, 67 N.J. 151, 179 (1973) (*Mount Laurel I*); and

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

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

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

WHEREAS, since then, New Jersey's courts have consistently recognized that "[t]he public policy of this State has long been that persons with low and moderate incomes are entitled to affordable housing," and furthermore that those policies do not end when a municipality has satisfied its minimum obligation under the FFA because "[t]here cannot be the slightest doubt that shelter, along with food, are the most basic human needs." *Homes of Hope, Inc. v. Eastampton Tp. Land Use Planning Bd.*, 409 N.J. Super. 330, 337 (App. Div. 2009) (quoting *Mount Laurel I*, 67 N.J. at 176); and

WHEREAS, the Borough of Florham Park has a fair share obligation consisting of a prior round obligation of 66 units, a third round need of 326 units, and a fourth round obligation of 305; and

WHEREAS, the Borough of Florham Park adopted Ordinance No. 18-20 on October 18, 2018, which established a Mandatory Set-Aside requirement for all sites that benefits from a rezoning, variance or redevelopment plan approved by the Borough in multi-family residential development of five (5) dwelling units or more produces affordable housing; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Florham Park, Morris County, New Jersey, that the Land Development Regulations set forth in Chapter 250 entitled "Zoning", Article 1 entitled "General Provisions", Section 7.4 entitled "Mandatory Set-Asides", is hereby amended, modified and supplemented as follows:

Section I. Section 250-7.4.A shall be amended and replaced in its entirety, as follows:

- A. If Florham Park permits the construction of multifamily or single-family attached residential development that is "approvable" and "developable," as defined at N.J.A.C. 5:93-1.3, at a gross residential density of five or more units per acre, the Borough shall require that an appropriate percentage of the residential units be set aside for low- and moderate-income households, as defined by applicable state law or regulations. For all inclusionary projects regardless of tenure, the very-low, low-, and moderate-income units shall be provided at a set-aside percentage of 20%.

Section II.

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

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

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

Effective Date and Scope. This Ordinance shall immediately take effect upon its passage and publication, and as otherwise provided for by law. The provisions of this Ordinance

shall be applicable within the entire municipality upon final adoption and shall become a part of the Code once completed and adopted.

INTRODUCED the _____ day of _____, 2025.

ADOPTED the _____ day of _____, 2025.

APPENDIX D.

ASCO/50 HANOVER ROAD REDEVELOPMENT PLAN
BOROUGH COUNCIL RESOLUTION NO. 20-94
DECLARING AN AINR AND AUTHORIZING
PREPARATION OF A REDEVELOPMENT PLAN



**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
RESOLUTION # 20-94**

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK DECLARING A CERTAIN AREA KNOWN AS BLOCK 303, LOTS 5 AND 12; BLOCK 301, LOTS 15 AND 16; BLOCK 502, LOT 1; BLOCK 901, LOT 1; BLOCK 1401, LOT 1; BLOCK 1402, LOT 1.02; BLOCK 1701, LOTS 9 AND 14; BLOCK 1907, LOT 9; BLOCK 2101, LOT 23; BLOCK 2702, LOT 1; BLOCK 3902, LOT 2; BLOCK 4001, LOT 71; AND BLOCK 4201, LOT 29 IN THE BOROUGH OF FLORHAM PARK IS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

WHEREAS, the Local Redevelopment and Housing Law Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment pursuant to the criteria contained in N.J.S.A. 40A:12A-5, and

WHEREAS, the Borough Council of the Borough of Florham Park (the "Borough Council") considered it to be in the best interest of the Borough to have the Borough Planning Board conduct such an investigation of an area consisting of certain property located in the Borough, which property is identified as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71; and Block 4201, Lot 29 on the official Tax Map of the Borough of Florham Park, to determine whether such property, or any portions thereof, is a non-condemnation redevelopment area; and

WHEREAS, in Resolution # 20-41, adopted January 23, 2020, the Borough Council authorized and directed the Planning Board of the Borough of Florham Park to so conduct a preliminary investigation to determine whether the area shown as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 901, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71, and Block 4201, Lot 29 on the official Tax Map of the Borough of Florham Park (collectively, the "Property"), or any portions thereof, constitute a non-condemnation "area in need of redevelopment" according to the criteria set forth in N.J.S.A. 40A:12A-5 of the LRHL; and

WHEREAS, the Borough Council believes the Property is potentially valuable for contributing to, serving, and protecting the public health, safety and welfare and for the promotion of smart growth within the Borough; and

WHEREAS, on behalf of the Planning Board, Harbor Consultants prepared a report entitled "Preliminary Investigation Report for the 50 Hanover Road Study Area as a 'Non-Condensation Area in Need of Redevelopment'", dated June 6, 2020, which concluded, for the reasons stated therein, that the Property meets the criteria under the LRHL supporting a declaration that the Property is a non-condensation redevelopment area (the "Preliminary Investigation"); and

WHEREAS, N.J.S.A. 40A:12A-6.b(4)-(5) of the LRHL provides in pertinent part relative to the Planning Board's public hearing on the Preliminary Investigation and whether the Property should be designated a non-condensation "area in need of redevelopment";

"(4) At the hearing, which may be adjourned from time to time, the planning board shall hear all persons who are interested in or would be affected by a determination that the delineated area is a redevelopment area. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

(5) (a) After completing its hearing on this matter, the planning board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area"; and

WHEREAS, the Planning Board held a duly noticed public hearing on June 22, 2020 and received public comment, objections and evidence concerning the above-referenced Preliminary Investigation; and

WHEREAS, at the June 22, 2020, the Planning Board further concurred and agreed with the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL supporting the recommendation that the Property be determined and declared a non-condensation "area in need of redevelopment"; and

WHEREAS, in a letter to the Borough Council, dated June 25, 2020, the Planning Board, through its counsel, recommended to the Mayor and Borough Council that the Property be declared a non-condensation "area in need of redevelopment" under the LRHL in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, the Borough Council concurs and agrees with Planning Board's recommendation as supported by the reasons stated in the Preliminary Investigation that the Property constitutes and meets the criteria under the LRHL that the Property should be determined and declared a non-condensation "area in need of redevelopment."

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Fishkill Park, State of New Jersey, that the property shown as Block 303, Lots 5 and 12; Block 301, Lots 15 and 16; Block 502, Lot 1; Block 501, Lot 1; Block 1401, Lot 1; Block 1402, Lot 1.02; Block 1701, Lots 9 and 14; Block 1907, Lot 9; Block 2101, Lot 23; Block 2702, Lot 1; Block 3902, Lot 2; Block 4001, Lot 71, and Block 4201, Lot 29 on the official Tax Map of the Borough

APPENDIX E.
REZONING ORDINANCE FOR SUN VALLEY
IV TOWNHOMES (DRAFT, UNADOPTED)

Explanation: This Ordinance amends Article XIII entitled "MF-4 Multifamily Residential Zones" by amending section 250-76 to re-zone Block 4201, Lot 31 to the MF-4 Zone and add standards for one-bedroom townhomes.



**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS
STATE OF NEW JERSEY**

DRAFT ORDINANCE #XX-XX

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE
BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS,
STATE OF NEW JERSEY, AMENDING SECTION 250 "ZONING" OF
THE BOROUGH CODE, ARTICLE XIII, MF-4 MULTIFAMILY RESIDENTIAL ZONES**

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

WHEREAS, the Borough of Florham Park has a fair share obligation consisting of a prior round obligation of 66 units, a third round need of 326 units, and a fourth round obligation of 305; and

WHEREAS, the Borough has been substantially compliant in meeting its fair share obligations historically;

WHEREAS, the Borough has conducted a Fourth Round Vacant Land Adjustment, which establishes an RDP of 11, and with a 25% of the adjusted prospective need set aside for sites likely to redevelop for an additional obligation of 3, for a total adjusted obligation of 14; and

WHEREAS, the Borough has prepared a Fourth Round Housing Element and Fair Share Plan, which identifies zoning for sites likely to redevelop; and

WHEREAS, Block 4201, Lot 31 has been identified as an available, approvable, developable, and suitable site, and which site has been proposed by the developer to provide a set-aside of affordable units; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Florham Park, Morris County, New Jersey, that the Land Development Regulations set forth in Chapter 250 entitled

"Zoning", Article XII entitled "MF-4 Multifamily Residential Zones", is hereby amended, modified and supplemented as follows:

Section 1. The MF-4 Zone shall be amended to include the property known as Block 4201, Lot 31, which shall be re-zoned from its present C-1 Zone.

Section 2. Section 290-81 shall be amended to add (1)(a) and (2)(a) as follows:

(1)(a) Minimum lot size (Block 4201, Lot 31): 1 acre

(2)(a) Maximum gross density (for Block 4201, Lot 31): 12 total one-bedroom townhome units

Section 3. Section 290-81 shall be amended to add Item C as follows:

C. The affordable housing set-aside for Block 4201, Lot 31 shall be 3 units.

1. The affordable unit set-aside may be permitted to be provided by converting existing market rate units within the adjacent Sun Valley buildings to affordable units via deed restriction.
2. The bedroom distribution of the affordable units shall be in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.3.
3. The developer shall have an obligation to deed restrict the Affordable Units as very low-income, low-income, or moderate-income affordable units for a period of at least forty (40) years, until such time and under conditions as the Borough elects to release the deed restriction, so that the Borough may count the Affordable Units against its affordable housing obligation. The deed restrictions shall be recorded with the County Clerk, and a copy of the recorded deed shall be forwarded to the Borough Municipal Housing Liaison and Administrative Agent. Any sale of the property or units shall not affect the length or terms of the deed restriction.
4. The income distribution of the affordable units shall be in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.3.

Section 4.

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

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

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

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

INTRODUCED the _____ day of _____, 2025.

ADOPTED the _____ day of _____, 2025.

APPENDIX F.
DRAFT ORDINANCE FOR EXTENSION OF
CONTROLS (DRAFT, UNADOPTED)

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS
STATE OF NEW JERSEY**

DRAFT ORDINANCE #XX-XX

AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY EXTENDING AFFORDABILITY CONTROLS OF THE PROPERTY REFERRED TO AS WARD PLACE/WOODFIELD ESTATES, LOCATED AT 189 PARK AVENUE, OTHERWISE DESIGNATED AS BLOCK 1201, LOT 4 ON THE BOROUGH'S OFFICIAL TAX MAP

WHEREAS, within the Borough of Florham Park (the "Borough") there exists a rental residential community hereinafter referred to as "Ward Place/Woodfield Estates," located 804 Ward Place, otherwise designated as Block 1201, Lot 4 on the Borough's official tax map ("Woodfield Estates"); and

WHEREAS, Woodfield Estates is a residential community containing 155 affordable, family rental units, which was approved and constructed in 2 phases – with Phase 1 consisting of 125 affordable units and Phase 2 consisting of 30 affordable units; and

WHEREAS, a resolution of approval was granted for an additional thirty (30) affordable units as part of Woodfield Estates Phase 2, and the Borough records include a certificate of occupancy for the property dated August, 1996; and

WHEREAS, pursuant to the Fair Housing Act, P.L. 1985, c.222 (the "FHA"), municipalities within the State of New Jersey are required to provide for their fair share of housing affordable to households of low- or moderate-income for an appropriate period of time; and

WHEREAS, pursuant to N.J.S.A. § 52:27D-321 of the FHA, in 1985 the Legislature delegated administrative authority and responsibility to the New Jersey Housing and Mortgage Finance Agency ("HMFA") to establish programs to assist municipalities in providing low- and moderate-income housing ("affordable housing"), and to establish requirements and controls to ensure that such housing continues to remain affordable and occupied by low- and moderate-income households as defined under the FHA; and

WHEREAS, pursuant to this delegated authority, in 2004 the HMFA adopted an updated comprehensive set of rules for the establishment and administration of uniform affordability controls on all affordable housing rental developments in this State, the most recent version of which is set forth at Title 5, Chapter 80, subchapter 26 of the New Jersey Administrative Code (N.J.A.C. §§ 5:80-26.1 thru -26.26), known as the Uniform Housing Affordability Control ("UHAC") regulations; and

WHEREAS, the FHA, the UHAC, and the Borough's Affordable Housing Ordinances now govern the control, use, sale and rental of restricted affordable housing units and affordable developments throughout this State created under the Act, and establishes uniform standards as to: (i) the minimum applicable period(s) of time in which the ownership, sale, use and rental of such affordable housing is to remain restricted to low and moderate income households, otherwise known as "Affordability Control Period(s)" or "Control Period(s)", (ii) the rental amounts for such affordable units; and (iii) the method and manner in which a municipality is permitted to exercise its right to release or extend the Control Period(s) on affordable housing in this State created pursuant to the FHA; and

WHEREAS, N.J.A.C. § 5:80-26.3 and -26.28 of the UHAC, in relevant part, govern the ability of a municipality to extend the Affordability Control Period(s) for restricted units; and

WHEREAS, the affordability controls on the Woodfield Estates units were in effect prior to the effective date of the recent amendments to the FHA which were promulgated pursuant to P.L. 2024, c.2; and

WHEREAS, N.J.A.C. § 5:80-26.5(a) provides that any unit which prior to the effective date of the amendments promulgated pursuant to P.L. 2024, c.2 was subject to a "contract with either the State or a political subdivision thereof, shall be subject to the regulations at this subchapter that were in effect prior the effective date of the amendments promulgated pursuant to P.L. 2024, c.2"; and

WHEREAS, pursuant to the Borough's power to regulate and control residential rental rates set forth under N.J.S.A. 40:48-2 of the Home Rule Act, and in accordance with the Borough's authority under the FHA, and the UHAC, the Mayor and Council find and declare that it is in the best interests of the Borough and its residents to extend the affordability controls for Woodfield Estates.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Florham Park, Morris County, New Jersey, as follows, that;

Section 1.

Extension of Controls: In accordance with the New Jersey Fair Housing Act, N.J.S.A. § 52:27D-301 et. seq. ("FHA"), Title 5, Chapter 80, subchapter 26 of the New Jersey Administrative Code (N.J.A.C. §§ 5:80-26.1 thru -26.26), known as the Uniform Housing Affordability Control ("UHAC"), the Borough's Affordable Housing Ordinances, the affordability controls governing the 30 affordable rental units in Phase 2 of Ward Place/Woodfield Estates be and hereby are extended for a period of thirty (30) years with a new release date of January 1, 2056.

Section 2.

Authority. The Mayor and Borough Clerk be and hereby are authorized to execute and attest, respectively, any agreement, document or instrument in connection with the extension of affordability controls authorized by this Ordinance.

Section 3.

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

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

Section 4.

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

Section 5.

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

INTRODUCED the _____ day of _____, 2025.

ADOPTED the _____ day of _____, 2025.

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS
STATE OF NEW JERSEY**

DRAFT ORDINANCE #XX-XX

AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS AND STATE OF NEW JERSEY EXTENDING AFFORDABILITY CONTROLS OF THE PROPERTY REFERRED TO AS RIVERBEND, LOCATED AT 45 PASSAIC AVENUE, OTHERWISE DESIGNATED AS BLOCK 4201, LOTS 26-27 ON THE BOROUGH'S OFFICIAL TAX MAP

WHEREAS, within the Borough of Florham Park (the "Borough") there exists a rental residential community hereinafter referred to as "Riverbend," located at 45 Passaic Avenue, otherwise designated as Block 4201, Lots 26-27 on the Borough's official tax map; and

WHEREAS, Riverbend is a rental residential community which includes fifty (50) affordable, family rental units; and

WHEREAS, a resolution of approval was granted for Riverbend for two-hundred (200) total units, with fifty (50) affordable units dated May 29, 1997, and the Borough records include an affirmative marketing plan for the units dated September 3, 1997; and

WHEREAS, pursuant to the Fair Housing Act, P.L. 1985, c.222 (the "FHA"), municipalities within the State of New Jersey are required to provide for their fair share of housing affordable to households of low- or moderate-income for an appropriate period of time; and

WHEREAS, pursuant to N.J.S.A. § 52:27D-321 of the FHA, in 1985 the Legislature delegated administrative authority and responsibility to the New Jersey Housing and Mortgage Finance Agency ("HMFA") to establish programs to assist municipalities in providing low- and moderate-income housing ("affordable housing"), and to establish requirements and controls to ensure that such housing continues to remain affordable and occupied by low- and moderate-income households as defined under the FHA; and

WHEREAS, pursuant to this delegated authority, in 2004 the HMFA adopted an updated comprehensive set of rules for the establishment and administration of uniform affordability controls on all affordable housing rental developments in this State, the most recent version of which is set forth at Title 5, Chapter 80, subchapter 26 of the New Jersey Administrative Code (N.J.A.C. §§ 5:80-26.1 thru -26.26), known as the Uniform Housing Affordability Control ("UHAC") regulations; and

WHEREAS, the FHA, the UHAC, and the Borough's Affordable Housing Ordinances now govern the control, use, sale and rental of restricted affordable housing units and affordable developments throughout this State created under the Act, and establishes uniform standards as to: (i) the minimum applicable period(s) of time in which the ownership, sale, use and rental of such affordable housing is to remain restricted to low and moderate income households, otherwise known as "Affordability Control Period(s)" or "Control Period(s)"; (ii) the rental amounts for such affordable units; and (iii) the method and manner in which a municipality is permitted to exercise its right to release or extend the Control Period(s) on affordable housing in this State created pursuant to the FHA; and

WHEREAS, N.J.A.C. § 5:80-26.3 and -26.23 of the UHAC, in relevant part, govern the ability of a municipality to extend the Affordability Control Period(s) for restricted units; and

WHEREAS, the affordability controls on the Riverbend units were in effect prior to the effective date of the recent amendments to the FHA which were promulgated pursuant to P.L. 2024, c.2; and

WHEREAS, N.J.A.C. § 5:80-26.5(a) provides that any unit which prior to the effective date of the amendments promulgated pursuant to P.L. 2024, c.2 was subject to a "contract with either the State or a political subdivision thereof, shall be subject to the regulations at this subchapter that were in effect prior the effective date of the amendments promulgated pursuant to P.L. 2024, c.2"; and

WHEREAS, pursuant to the Borough's powers to enact ordinances to regulate and control residential rental rates set forth under N.J.S.A. 40:4B-2 of the Home Rule Act, and in accordance with the Borough's authority under the FHA, and the UHAC the Mayor and Council find and declare that it is in the best interests of the Borough and its residents to extend the affordability controls for Riverbend.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Florham Park, Morris County, New Jersey, as follows, that:

Section 1.

Extension of Controls. In accordance with the New Jersey Fair Housing Act, N.J.S.A. § 52:27D-301 et. seq. ("FHA"), Title 5, Chapter 80, subchapter 26 of the New Jersey Administrative Code (N.J.A.C. §§ 5:80-26.1 thru -26.26), known as the Uniform Housing Affordability Control ("UHAC"), the Borough's Affordable Housing Ordinances, the affordability controls governing the fifty (50) affordable rental units in Riverbend be and hereby are extended for a period of thirty (30) years with a new release date of January 1, 2058.

Section 2.

Authority. The Mayor and Borough Clerk be and hereby are authorized to execute and attest, respectively, any agreement, document or instrument in connection with the extension of affordability controls authorized by this Ordinance.

Section 3.

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

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

Section 4.

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

Section 5.

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

INTRODUCED the _____ day of _____, 2025.
ADOPTED the _____ day of _____, 2025.

**BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS
STATE OF NEW JERSEY**

DRAFT ORDINANCE #XX-XX

**AN ORDINANCE OF THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS
AND STATE OF NEW JERSEY EXTENDING AFFORDABILITY CONTROLS OF THE
PROPERTY REFERRED TO AS SUN VALLEY I, LOCATED AT 55-61 PASSAIC
AVENUE OTHERWISE DESIGNATED AS BLOCK 4201, LOT 29 ON THE
BOROUGH'S OFFICIAL TAX MAP**

WHEREAS, within the Borough of Florham Park (the "Borough") there exists a rental residential community hereinafter referred to as "Sun Valley I," located at 55, 57, and 61 Passaic Avenue, otherwise designated as Block 4201, Lot 29 on the Borough's official tax map; and

WHEREAS, Sun Valley I is a rental residential community containing seventy-five (75) affordable, family rental units; and

WHEREAS, an affordable housing deed restriction was executed by Sun Valley I, and the Borough recorded same in June 2018; and

WHEREAS, pursuant to the Fair Housing Act, P.L. 1985, c.222 (the "FHA"), municipalities within the State of New Jersey are required to provide for their fair share of housing affordable to households of low- or moderate-income for an appropriate period of time; and

WHEREAS, pursuant to N.J.S.A. § 52:27D-321 of the FHA, in 1985 the Legislature delegated administrative authority and responsibility to the New Jersey Housing and Mortgage Finance Agency ("HMFA") to establish programs to assist municipalities in providing low- and moderate-income housing ("affordable housing"), and to establish requirements and controls to ensure that such housing continues to remain affordable and occupied by low- and moderate-income households as defined under the FHA; and

WHEREAS, pursuant to this delegated authority, in 2004 the HMFA adopted an updated comprehensive set of rules for the establishment and administration of uniform affordability controls on all affordable housing rental developments in this State, the most recent version of which is set forth at Title 5, Chapter 30, subchapter 26 of the New Jersey Administrative Code (N.J.A.C. §§ 5:30-26.1 thru -26.26), known as the Uniform Housing Affordability Control ("UHAC") regulations; and

WHEREAS, the FHA, the UHAC, and the Borough's Affordable Housing Ordinances now govern the control, use, sale and rental of restricted affordable housing units and affordable

developments throughout this State created under the Act, and establishes uniform standards as to: (i) the minimum applicable period(s) of time in which the ownership, sale, use and rental of such affordable housing is to remain restricted to low and moderate income households, otherwise known as "Affordability Control Period(s)" or "Control Period(s)", (ii) the rental amounts for such affordable units; and (iii) the method and manner in which a municipality is permitted to exercise its right to release or extend the Control Period(s) on affordable housing in this State created pursuant to the FHA, and

WHEREAS, N.J.A.C. § 5:80-26.3 and -26.28 of the UHAC, in relevant part, govern the ability of a municipality to extend the Affordability Control Period(s) for restricted units; and

WHEREAS, the affordability controls on the Sun Valley I units were in effect prior to the effective date of the recent amendments to the FHA which were promulgated pursuant to P.L. 2024, c.2; and

WHEREAS, N.J.A.C. § 5:80-26.5(a) provides that any unit which prior to the effective date of the amendments promulgated pursuant to P.L. 2024, c.2 was subject to a "contract with either the State or a political subdivision thereof, shall be subject to the regulations at this subchapter that were in effect prior the effective date of the amendments promulgated pursuant to P.L. 2024, c.2."

WHEREAS, pursuant to the Borough's powers to enact ordinances to regulate and control residential rental rates set forth under N.J.S.A. 40:48-2 of the Home Rule Act, and in accordance with the Borough's authority under the FHA, and the UHAC, the Mayor and Council find and declare that it is in the best interests of the Borough and its residents to extend the affordability controls for Sun Valley I.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Florham Park, Morris County, New Jersey, as follows, that:

Section 1.

Extension of Controls: In accordance with the New Jersey Fair Housing Act, N.J.S.A. § 52:27D-301 et. seq. ("FHA"), Title 5, Chapter 80, subchapter 26 of the New Jersey Administrative Code (N.J.A.C. §§ 5:80-26.1 thru -26.28), known as the Uniform Housing Affordability Control ("UHAC"), the Borough's Affordable Housing Ordinances, the affordability controls governing the seventy-five (75) affordable rental units in Sun Valley I be and hereby are extended for a period of thirty (30) years, in accordance with the following schedule:

Initial Move-In Date	Physical Address	New Release Date
5/1/2002	1001 Sun Valley Way Florham Park, NJ 07932	5/1/2062

10/1/2002	1002 Sun Valley Way Floham Park, NJ 07932	10/1/2062
1/13/2012	1003 Sun Valley Way Floham Park, NJ 07932	1/13/2072
4/1/2002	1004 Sun Valley Way Floham Park, NJ 07932	4/1/2062
4/1/2002	1005 Sun Valley Way Floham Park, NJ 07932	4/1/2062
4/1/2002	1006 Sun Valley Way Floham Park, NJ 07932	4/1/2062
8/1/2002	1007 Sun Valley Way Floham Park, NJ 07932	8/1/2062
3/1/2003	1008 Sun Valley Way Floham Park, NJ 07932	3/1/2063
4/1/2002	1009 Sun Valley Way Floham Park, NJ 07932	4/1/2062
4/5/2003	1010 Sun Valley Way Floham Park, NJ 07932	4/5/2063
9/15/2002	1011 Sun Valley Way Floham Park, NJ 07932	9/15/2062
11/8/2002	1012 Sun Valley Way Floham Park, NJ 07932	11/8/2062
4/1/2002	1013 Sun Valley Way Floham Park, NJ 07932	4/1/2062
4/1/2002	1014 Sun Valley Way Floham Park, NJ 07932	4/1/2062
6/1/2002	1015 Sun Valley Way Floham Park, NJ 07932	6/1/2062
11/1/2002	1016 Sun Valley Way Floham Park, NJ 07932	11/1/2062
4/1/2002	1017 Sun Valley Way Floham Park, NJ 07932	4/1/2062
11/1/2002	1018 Sun Valley Way Floham Park, NJ 07932	11/1/2062
4/20/2002	1019 Sun Valley Way Floham Park, NJ 07932	4/20/2062
3/8/2003	1020 Sun Valley Way Floham Park, NJ 07932	3/8/2063
11/1/2002	1021 Sun Valley Way Floham Park, NJ 07932	11/1/2062
4/1/2002	1022 Sun Valley Way Floham Park, NJ 07932	4/1/2062

4/1/2002	1023 Sun Valley Way Floham Park, NJ 07932	4/1/2062
4/1/2002	1024 Sun Valley Way Floham Park, NJ 07932	4/1/2062
11/13/2001	1101 Sun Valley Way Floham Park, NJ 07932	11/13/2061
11/1/2001	1102 Sun Valley Way Floham Park, NJ 07932	11/1/2061
11/1/2001	1103 Sun Valley Way Floham Park, NJ 07932	11/1/2061
11/1/2001	1104 Sun Valley Way Floham Park, NJ 07932	11/1/2061
10/27/2001	1105 Sun Valley Way Floham Park, NJ 07932	10/27/2061
11/3/2001	1106 Sun Valley Way Floham Park, NJ 07932	11/3/2061
11/1/2001	1107 Sun Valley Way Floham Park, NJ 07932	11/1/2061
4/1/2002	1108 Sun Valley Way Floham Park, NJ 07932	4/1/2062
11/1/2001	1109 Sun Valley Way Floham Park, NJ 07932	11/1/2061
7/15/2002	1110 Sun Valley Way Floham Park, NJ 07932	7/15/2062
11/1/2001	1111 Sun Valley Way Floham Park, NJ 07932	11/1/2061
11/1/2001	1112 Sun Valley Way Floham Park, NJ 07932	11/1/2061
12/15/2001	1113 Sun Valley Way Floham Park, NJ 07932	12/15/2061
1/1/2002	1114 Sun Valley Way Floham Park, NJ 07932	1/1/2062
2/1/2002	1115 Sun Valley Way Floham Park, NJ 07932	2/1/2062
11/1/2001	1116 Sun Valley Way Floham Park, NJ 07932	11/1/2061
11/1/2001	1117 Sun Valley Way Floham Park, NJ 07932	11/1/2061
1/31/2003	1118 Sun Valley Way Floham Park, NJ 07932	1/31/2063
11/1/2001	1119 Sun Valley Way Floham Park, NJ 07932	11/1/2061

4/18/2003	1120 Sun Valley Way Floham Park, NJ 07932	4/18/2063
11/1/2001	1121 Sun Valley Way Floham Park, NJ 07932	11/1/2061
12/2/2001	1122 Sun Valley Way Floham Park, NJ 07932	12/2/2061
11/1/2001	1123 Sun Valley Way Floham Park, NJ 07932	11/1/2061
12/13/2001	1124 Sun Valley Way Floham Park, NJ 07932	12/13/2061
10/4/2002	1201 Sun Valley Way Floham Park, NJ 07932	10/4/2062
11/1/2002	1202 Sun Valley Way Floham Park, NJ 07932	11/1/2062
9/4/2002	1203 Sun Valley Way Floham Park, NJ 07932	9/4/2062
3/1/2003	1204 Sun Valley Way Floham Park, NJ 07932	3/1/2063
8/26/2002	1205 Sun Valley Way Floham Park, NJ 07932	8/26/2032
11/1/2002	1206 Sun Valley Way Floham Park, NJ 07932	11/1/2062
2/1/2003	1207 Sun Valley Way Floham Park, NJ 07932	2/1/2063
9/15/2002	1208 Sun Valley Way Floham Park, NJ 07932	9/15/2062
9/1/2002	1209 Sun Valley Way Floham Park, NJ 07932	9/1/2062
10/25/2002	1210 Sun Valley Way Floham Park, NJ 07932	10/25/2062
10/1/2002	1211 Sun Valley Way Floham Park, NJ 07932	10/1/2062
7/2/2003	1212 Sun Valley Way Floham Park, NJ 07932	7/2/2063
11/1/2002	1213 Sun Valley Way Floham Park, NJ 07932	11/1/2062
12/1/2002	1214 Sun Valley Way Floham Park, NJ 07932	12/1/2062
12/1/2002	1215 Sun Valley Way Floham Park, NJ 07932	12/1/2062
12/2/2002	1216 Sun Valley Way Floham Park, NJ 07932	12/2/2062

11/15/2002	1217 Sun Valley Way Floham Park, NJ 07932	11/15/2062
2/18/1976	1218 Sun Valley Way Floham Park, NJ 07932	2/18/2062
8/28/2002	1219 Sun Valley Way Floham Park, NJ 07932	8/28/2062
8/21/2002	1220 Sun Valley Way Floham Park, NJ 07932	8/21/2062
8/8/2002	1221 Sun Valley Way Floham Park, NJ 07932	8/8/2062
8/9/2002	1222 Sun Valley Way Floham Park, NJ 07932	8/9/2062
2/1/2004	1223 Sun Valley Way Floham Park, NJ 07932	2/1/2064
1/17/2003	1224 Sun Valley Way Floham Park, NJ 07932	1/17/2063
4/5/2003	1225 Sun Valley Way Floham Park, NJ 07932	4/5/2063
8/8/2002	1226 Sun Valley Way Floham Park, NJ 07932	8/8/2062
9/28/2002	1227 Sun Valley Way Floham Park, NJ 07932	9/28/2062

Section 2.

Authority. The Mayor and Borough Clerk be and hereby are authorized to execute and attest, respectively, any agreement, document or instrument in connection with the extension of affordability controls authorized by this Ordinance.

Section 3.

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

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

Section 4.

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

Section 5.

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

INTRODUCED the _____ day of _____, 2025.

ADOPTED the _____ day of _____, 2025.

APPENDIX G.
CREDITING DOCUMENTATION



Morris County Recording Cover Sheet  Honorable Ann F. Goetz, Esq. Morris County Clerk		MORRIS COUNTY - NEW JERSEY ASS. F. GOETZ - COUNTY CLERK REG-OR BOOK 24784 PG 567 RECORDED 07/26/2024 154:4434 FILE ALP885 2024082705 PDF 31 1841:097 REC'd 07/26/2024 RECORDING FEE \$80.00
Office Use Only - Realty Transfer Fee		Office Use Only - Annuals
Date of Document: 06/20/24	Type of Document: Deed Restriction	
First Party Name: GSP&H LLC	Second Party Name: Borough of Florham Park	
Additional Parties:		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Book: 1903	Lot: 5
Municipality: Borough of Florham Park	
Consideration: \$ 0	
Mailing Address of Grantee: 1249 South River Road, Suite 301, Cranbury, NJ 08512	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE INFORMATION FOR AN ASS (PARENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR CRENCHEMENT RESPECTING A MORTGAGE)	
Original Book:	Original Page:

MORRIS COUNTY RECORDING COVER SHEET Please do not detach this page from the original document as it contains important recording information and is part of the document's record. WARNING: Information provided on this Recording Cover Sheet must exactly match the information within the attached documents or the documents will be rejected and returned.
--

After Recording, Send To:
Megan York
CGP&H
1249 South River Road, Suite 301
Cranbury, NJ 08512-3535

Prepared By: Megan York

Deed Restriction

THIS DEED RESTRICTION, entered into as of this the 23 day of April, 2024 by and between CGP&H, LLC, with offices at 1249 South River Road, Suite 301, Cranbury, New Jersey 08512 ("Administrative Agent"), or its successor, acting on behalf of the Borough of Florham Park, whose mailing address is 111 Ridgedale Avenue, Florham Park, New Jersey 07932, and 147 Columbia LLC, whose mailing address is 820 Morris Turnpike, Short Hills, New Jersey 07078, the developer/sponsor (the "Owner") of a residential low- or moderate-income rental project (the "Project"):

WITNESSETH

Article 1. Consideration

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

Article 2. Description of Property

The Property consists of the land, and a portion of the improvements thereon, that is located in the municipality of the Borough of Florham Park, County of Morris, State of New Jersey, and described more specifically as Block: 1803, Lot: 5 and known by the street address:

147 Columbia Turnpike
Florham Park, New Jersey 07932

There shall be 25 affordable housing units, of which four (4) shall be very low income units (affordable to households making 30 percent or less of median income in the housing region, as defined in the New Jersey Fair Housing Act), ten (10) low income units, and eleven (11) moderate income units. Of the 25 affordable housing units, five (5) shall be 1-bedroom units, fifteen (15) shall be 2-bedroom units, and five (5) shall be 3-bedroom units.

More specifically, the 25 units designated by address, unit number, bedroom size, and income restriction are listed below:

147 Columbia Turnpike, Apt. # 1-261, 3-Bedroom, Very Low
147 Columbia Turnpike, Apt. # 1-263, 1-Bedroom, Very Low

147 Columbia Turnpike, Apt # 1-210, 2-Bedroom, Very Low
147 Columbia Turnpike, Apt # 1-219, 2-Bedroom, Very Low
147 Columbia Turnpike, Apt # 1-223, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-225, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-301, 1-Bedroom, Low
147 Columbia Turnpike, Apt # 1-310, 1-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-319, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-323, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-329, 1-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-401, 1-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-410, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 1-419, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-423, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 1-429, 1-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-201, 1-Bedroom, low
147 Columbia Turnpike, Apt # 2-202, 1-Bedroom, low
147 Columbia Turnpike, Apt # 2-212, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 2-291, 1-Bedroom, Low
147 Columbia Turnpike, Apt # 2-312, 2-Bedroom, Low
147 Columbia Turnpike, Apt # 2-311, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-401, 1-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-402, 2-Bedroom, Moderate
147 Columbia Turnpike, Apt # 2-411, 2-Bedroom, Moderate

Article 3. Affordable Housing Covenants

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

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

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, et seq., the "Uniform Controls").
- B. The Property shall be used solely for the purpose of providing dwelling units for very low, low, or moderate income households, and no commitment for any such very low, low, or moderate income dwelling unit shall be given or implied, without

exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any very low, low, or moderate income dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent and municipality.

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

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-25, and the obligation for the provision of low and moderate-income housing.

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

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

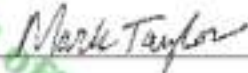
CGPSH, LLC

By: 
Megan York
Administrative Agent
For the Borough of
Florenham Park

147 Columbia LLC

By: 
Scott Loventhal
Member/Partner

Approved by the Borough of Florenham Park

By: 
Mark Taylor
Mayor

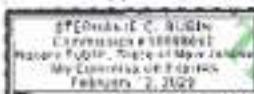
This is not an official document

ACKNOWLEDGEMENTS

STATE OF NEW JERSEY }
COUNTY OF Middlesex } ss.

I CERTIFY that on this the 6th day of May, 2024, Megan York personally came before me and stated to my satisfaction that this person:

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

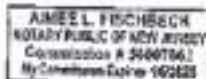


Stephanie C. Rubin
NOTARY PUBLIC STEPHANIE C. RUBIN

STATE OF NEW JERSEY }
COUNTY OF ESSEX } ss.

I CERTIFY that on this the 15th day of May, 2024, Scott Loventhal came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Member/Partner of 147 Columbia LLC the entity named in this instrument; and
- (c) executed this instrument as the act of the entity named in this instrument.



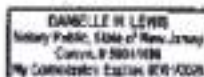
Amieel L. Fischbach
NOTARY PUBLIC Amieel Fischbach

STATE OF NEW JERSEY }
COUNTY OF MORRIS } ss.

I CERTIFY that on this the 23rd day of May, 2024, Mark Taylor personally came before me and stated to my satisfaction that this person:

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

Danielle M. Lewis
NOTARY PUBLIC



North County Recording Cover Sheet  Reservable Ann F. Green, Sec. North County Clerk		NORTH COUNTY, NC Ann F. Green 7873-OR BOOK 2488 PG 1461 RECORDED 06/12/2025 14:30:40 FILE NUMBER 250187888 RCPT'S RECEIVED BY ASSOCIATED RECORDEE RECORDING FEE \$ 110.00 TOTAL TAX \$40.00 TOTAL FEE	
Office Use Only - Agent Transfer Fee 2500		Office Use Only - Service	
Date of Document 06/12/2025		Type of Document EEQUALITY REALTY INTERESTS	
First Party Name HOUSING HOLDINGS LLC NEW BRUNSWICK COUNTY, NEW JERSEY		Second Party Name HOUSING HOLDINGS LLC NEW BRUNSWICK COUNTY, NEW JERSEY	
Additional Parties			

This document contains a recording fee code only	
Block 200	Lot 2000
Remarks FLORIANE HIGH SCHOOL	
Consideration 10000.00	
Mailing Address of Owner 171 N. 1st Street, Suite 100 Durham, NC 27601	

THIS FOLLOWING SECTION IS FOR ORIGINAL, MORTGAGE BOOK & FEE INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RELATING TO A MORTGAGE	
Original Book	Original Page

SURRY COUNTY RECORDING COVER SHEET Reservable Ann F. Green, Sec. North County Clerk
RECORDING INFORMATION CONTAINED ON THE RECORDING COVER SHEET MUST BE CORRECTLY MATCHED TO THE INFORMATION WITHIN THE RECORDING DOCUMENT OF THE DOCUMENT WITHIN 10 DAYS OF RECORDING.

updated June 2007

Prepared by
Glenn Michael Gloran, Esq.

Reynolds & Reynolds, Inc.
COPART, LLC
11770 Wade Avenue
1200 South River Suite 401
Crosstons, NJ 08817

APPENDIX D

MANDATORY DEED FORM FOR OWNERSHIP UNITS SUBJECT TO
RESTRICTIVE COVENANTS REQUIRED BY SECTION 5:89-26.5(a)

Deed

NEW CONSTRUCTION

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

To State Regulated Property
Subject To Restrictive Covenant Limiting Conveyance
And Mortgage Debt

THIS DEED is made on the 7 day of January, 2021 and was delivered on the 8 day of
January, 2021 by and between Hanover Road Capital 21, LLC ("New Series Limited Liability Company"
("Grantor"), whose principal address is 1125 Princeton Plank Road, Somerset, New Jersey
07093 and Michael L. Gloran ("Grantee"), whose address is about to be 4 Hanover Place, Unit A5,
North Park, NJ 07912

The words Grantor and Grantee shall mean all Grantors and Grantees listed above.

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of ONE HUNDRED THIRTY FOUR THOUSAND,
NINE HUNDRED ELEVEN (00134,911.00), the receipt of which is hereby
acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and
improvements thereon as is more specifically described in Article 2. hereof (the Property).

updated June 2007.

Article 2. Description of Property (Attached "Schedule A")

The Property consists of all of the land, and improvements thereon, that is located in the municipality of Florham Park, County of Morris, State of New Jersey, and described more specifically as lot(s) No. 885 Lot No. 3002.35 and known by the street address: 4 Hanover Road, Unit A5, Florham Park, NJ 07932, as more particularly described in Schedule A attached hereto (attach notes and provide description - "Schedule A.")

Being the same premises decided to the Grantor, Hanover Road Capital 2 LLC, by Deed from 2 Hanover Road LLC, dated January 23, 2015, effective January 21, 2015, and recorded March 1, 2015, at the Clerk's Office of the County of Morris, New Jersey, in Deed Book 23001, page 153 (copy property in question and more).

Being the same premises previously conveyed by 2 Hanover Road, LLC, by deed from the Grantee, as Florham Park, LLC, dated January 18, 2006 and recorded February 27, 2006 in Deed Book 21070, page 1340 (copy property in question and more).

Article 3. Grantor's Covenant

The Grantor promises that Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's act" (N.J.S.A. 46:4-4). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property such as by making a mortgage or allowing a judgment to be collected against the Grantor.)

Article 4. Affordable Housing Covenants and Remedies

Use and use of the Property is governed by the *Declaration Of Covenants, Conditions And Restrictions Imposed on 1 Affordable Housing Units in the State Regulated Program* that was filed against the Property and recorded on January 11, 2018 in Deed Book 27493 on pages 1896. In the offices of the Clerk, County of Morris at 414 "Reverend" Ave. an amendment was file on January 07, 2021 in Deed Book 018 23008 on pages 523-526 in the offices of the Clerk, County of Morris and is subject to all covenants set forth in the Restrictions.

updated June 2017

**SCHEDULE A
LEGAL DESCRIPTION**

ALL that certain condominium unit, situate, lying and being in the Borough of Florham Park, in the County of Morris, State of New Jersey.

Being known as and designated as Unit A5 situated in "Athen of Morris Condominium," a condominium, established in accordance with the New Jersey Condominiums Act (N.J.S.A. 46:8B-1, et seq.), together with an undivided 2.05% interest in the General Common Elements of said condominium appurtenant thereto as set forth in the said Master Deed of Athen of Morris Condominium, dated December 5, 2019, recorded January 23, 2020, in the Office of the Major Clerk/Register in NTRDEED-OR Book 23008 Page 110", as same may now or hereafter be lawfully amended.

FOR INFORMATION PURPOSES ONLY. BEING shown as Tax Lot 30.02A5 in Tax Block 906 on the Official Tax Map of the Borough of Florham Park, Morris County, State of NJ.

FOR INFORMATION PURPOSES ONLY. The mailing address is: 4 Hanover Rd A-5, Florham Park, NJ 07932.

updated June 2007

EXECUTION BY GRANTEE

signed by the Grantor on the date hereof. If the Grantor is a corporation, this deed is signed by a corporate officer who has authority to (a) execute all instruments of the corporation that are conveyed by this Deed, and (b) to bind the corporation with respect to all matters dealt with herein.

Witnessed at Grand Bay:

HANNOCK ROAD CAPITAL LLC
A New Jersey limited liability company

By [Signature]
Res. Managing Director of HANCOCK ROAD MANAGER LLC,
Managing Director of Hancock Road Capital LLC

1548

ACKNOWLEDGEMENT

STATE OF NEW JERSEY
COUNTY OF ESSEX

I, CLERK of said County, on 11/7/11, REY GRABATO personally came before me and stated to my satisfaction that this person

(a) was the maker of the attached instrument;

(b) was authorized to and did execute this instrument as President of HANCOCK ROAD MANAGER LLC, Managing Director of Hancock Road Capital LLC;

(c) executed this instrument as the act of the entity named in the instrument.

Witnessed at Grand Bay:

[Signature]
Clerk,
Essex

[Signature]
Notary
Public

CERTIFICATION OF ACKNOWLEDGEMENT BY INDIVIDUAL

STATE OF NEW JERSEY

COUNTY OF Sussex

BE IT REMEMBERED, that on the 6th day of Jan, 2021, before me personally came

Michael Lu

known to me to be the individual(s) described in and who acknowledged the foregoing instrument and swore and acknowledged that he/she/they signed, sealed and delivered the New Construction Deed as his/her/their act and deed for the uses and purposes expressed in this New Construction Deed



Notary Public:

SUSAN A. WANIAMAKER
Notary Public
New Jersey
My Commission Expires 1-27-2024
No. 2961467

Maricopa County Recording Cover Sheet  Reverend Ron P. Groves, Esq. Maricopa County Clerk		MORRIS COUNTY, NJ AM F. 5100 DEED OR BOOK 5100 PG 517 RECORDED 08/10/2021 10:34:11 ALIEN NUMBER 202105000 W/PT # 140250 RECD BY ASSIGNED H/H REPORT RECORDED FEES \$12.00 * LOCAL TAX 177.00 RECORD FEE
(Revised Date: 10/20/2019)	(Revised Date: 10/20/2019)	
Date of Document 06/25/2025	Type of Document DEED AND REALTY TAX FEES	
This Party Name HENRY HOLD COMPANY LLC	Grantor Party Name George E. Pinner	
Addressee Name		

THIS FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY		
Book 517	Page 517	Lot 517
Remarks: PLAT 1000000000		
Consideration: \$100,000.00		
Being Taken as Security: A Henrich Trust And Certain Pops, Inc. 7/2/21		

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE LENDER & PAID INFORMATION FOR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN ASSIGNMENT RESPECTIVELY & MORTGAGE	
Original Lender	Original Payee

MORRIS COUNTY RECORDER'S COVER SHEET Please do not detach this page from the original document as it contains important recording information and is part of the permanent record. We warrant information contained on this Recording Cover Sheet will exactly match the information shown on the original document or the document will be re-recorded and re-indexed.
--

updated June 2007

9320-700P

ENTERED & INDEXED BY
COPY4U, LLC

ATTN: Fitch Young
1219 South River Suite 301
Camden, NJ 08512

PREPARED BY: FITCH YOUNG

APPENDIX D

MANDATORY DEED FORM FOR OWNERSHIP UNITS SUBJECT TO RESTRICTIVE COVENANT REQUIRED BY SECTION 5:10-20.5(a)

Deed

NEW CONSTRUCTION

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

To State Regulated Property
Subject To Restrictive Covenant Limiting Conveyance
And Mortgage Right

THIS DEED is made on the 26th day of January, 2021 and was delivered on the 29th day of January, 2021 by and between Haworth Road Capital 2 LLC, Limited Partnership, a Michigan limited partnership (Grantor), whose principal address is 1335 Pinetree Park Road, Second Floor, Secaucus, New Jersey 07094 and Sandra E. Parker, grantee, (Grantee), whose address shall be 4 Haworth Road, A4, Hickory Park, NJ 07932.

The words Grantor and Grantee shall mean all Grantors and Grantees listed above.

Article 1. Consideration and Conveyance

In return for payment to the Grantor by the Grantee of ONE HUNDRED SIXTY THOUSAND SEVEN HUNDRED SIXTY THREE 00/100 DOLLARS, (\$160,763.00), the receipt of which is hereby acknowledged by the Grantee, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (the Property).

updated June 2007

Article 2. Description of Property (Attached "Schedule A")

The Property consists of all in the land, and improvements thereon, that is located in the municipality of Florham Park, County of Morris, State of New Jersey, and described more specifically as Block No. 002, Lot No. 30.2A6 and known by the street address: 4 Hanover Road, A/E, Florham Park, NJ 07932, as more particularly described in Schedule A attached hereto (attach notes and bounds description - "Schedule A.")

Being the same premises located in the Union, Hanover Road Capital 2 LLC, by Deed Book 2 Hanover Road LLC, dated January 23, 2018, effective January 31, 2018 and recorded March 1, 2018 in the Clerk's Office of the County of Morris, New Jersey, in Deed Book 2204, page 133 (current property in question and more).

Being the same premises previously conveyed by 2 Hanover Road - LLC by deed from the Clerk's Office of the County of Morris, New Jersey, in Deed Book 2204, page 133 (current property in question and more).

Article 3. Grantor's Covenant

The Grantor promises that Grantor has done or act to encumber the property. This promise is called a "covenant as to grantor's act" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property such as by making a mortgage or allowing a judgment to be entered against the Grantor.)

Article 4. Affordable Housing Covenants and Restrictions

Sale and use of the Property is governed by the Declaration of Covenants, Conditions And Restrictions Implementing Affordable Housing Controls On State-Regulated Property that was filed against the Property and recorded on January 22, 2008 in Deed Book 2308 at pages 1095, in the offices of the Clerk, County of Morris (the "Restrictions"). An amendment was filed on January 07, 2021 in Deed Book 001-21988 at pages 523- 526 in the offices of the Clerk, County of Morris and is subject to all remedies set forth in the Restrictions.

SCHEDULE A

ALL that certain lot, parcel, or tract of land, situate and lying in the Borough of Fleetside Park, County of Morris, State of New Jersey, and being more particularly described as follows:

BEING LAND Unit 2 in that certain Master Deed and Declaration of Restrictive and Protective Covenants for the Affinity Condominium, dated August 29, 2005 and recorded in the Morris County Clerk's Office on October 30, 2006 as OR Book 20654 Page 688, as amended by First Amendment to Master Deed and Declaration of Restrictive and Protective Covenants being recorded simultaneously herewith in OR Book 21020 Page 1842, together with an undivided 97.2222% interest in the Common Elements of the Condominium as defined in the Master Deed together with all improvements, rights, appurtenances, privileges, rights of way, easements, and appurtenances.

FOR INFORMATIONAL PURPOSES ONLY Also known as Lot 3012M on Book 005 on the Borough of Fleetside Park Tax Map

This is not an official document

GITREP-3
(2-21)

State of New Jersey Seller's Residency Certification/Exemption

(Print or Type)

Seller's Information

Name: **Hanover Road Capital 2, LLC**

Client's Address:

4 Hanover Drive, Unit A4

City, State, and Zip Code:

Florham Park

State:

NJ

ZIP Code:

07932

Property Information

Address: **905** Apt.: **30,0244**

Legal Description:

4 Hanover Road #A4

City, State, and Zip Code:

Florham Park

State:

New Jersey

ZIP Code:

07932

County, Percentage of Ownership:

100

Total Consideration:

160,763.00

Owner's Share of Proceeds, or:

160,763.00

Closing Date:

1/29/21

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 15 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, and the real property sold or transferred is sold exclusively as a principal residence as defined in 26 U.S.C. section 121.
2. ☐ The real property sold or transferred is sold exclusively as a principal residence as defined in 26 U.S.C. section 121.
3. ☐ Seller is a mortgagee conveying the mortgaged property to a mortgagee or a mortgagee or a member of the family of the mortgagee with no additional consideration.
4. ☐ Seller is a transferee of the property from an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual estate or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less and the seller is not required to make an estimated Gross Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S.C. section 721, 1031, or 1223 (IRC REG 1.1031-1(b)(1)). If the taxpayer does not voluntarily elect to be a taxpayer for sales acknowledgment, the taxpayer is not a New Jersey income tax return for the year of the sale and report the sale as a capital gain or loss on the federal income tax return.
8. ☐ The real property is being transferred by an executor or administrator of a decedent's estate or by a fiduciary of the decedent's estate in accordance with the provisions of the decedent's will of the decedent, or by a fiduciary of the decedent's estate.
9. ☐ The real property being sold is subject to a mortgage which is being sold by the mortgagee, who agrees to pay off the mortgage proceeds from the sale and the mortgagee is to receive all proceeds from an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2001, and was not previously registered.
11. ☐ The real property is being transferred under a real estate company transaction where a broker of the real estate company pays the property from the seller and then pays the house to a third party buyer for the sales price.
12. ☐ The real property is being transferred between spouses or between a divorcee and a property with respect to a divorce under 26 U.S.C. section 121(c).
13. ☐ The property transferred is a secondary place.
14. ☐ The seller is not receiving any proceeds from the sale. All proceeds from the sale remain in the escrow account in the name of the seller's estate.
15. ☐ The seller is a transferee of the property from an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
16. ☐ The seller (or his or her estate or trust) is not required to make an estimated Gross Income Tax payment.
17. ☐ The seller (or his or her estate or trust) is not required to make an estimated Gross Income Tax payment.
18. ☐ The seller (or his or her estate or trust) is not required to make an estimated Gross Income Tax payment.

Seller's Declaration

The undersigned declares that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any data contained herein may be provided to the Department of the Treasury or any other government agency that I have authorized this declaration and, to the best of my knowledge and belief, it is true, correct and complete. I declare this is a ☒ I certify that a Power of Attorney is required for the seller to have been previously recorded or in being recorded in the public records with the county where this form is submitted.

January 29, 2021

Date:

Signature (Seller):

Indicate if Power of Attorney is Attorney in Fact

Date:

Signature (Seller):

Indicate if Power of Attorney is Attorney in Fact

Morris County Recording Cover Sheet  Honorable Ann F. Grassi, Esq. Morris County Clerk		MORRIS COUNTY, N.J. Ann F. Grassi DOB OR BOOK 20851 PG 278 RECORDED 06/25/2025 11:02 AM FILE NUMBER 2020000188 ACPT # 1064505 RECD BY: TCCLL eRecord RECORDING FEES 142.00 INDEX FEE
Official Use Only - <i>Record / Register Fee</i>		Official Use Only - <i>Search</i>
Date of Document: 2025-05-11	Type of Document: DECLARATION/RESTRICTION	
First Party Name: BOUWMEESTER HOLDINGS PARTNERS LLC A NEW JERSEY LIMITED LIABILITY COMPANY	Second Party Name: BOUWMEESTER HOLDINGS PARTNERS LLC A NEW JERSEY LIMITED LIABILITY COMPANY	
Additional Parties		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Room:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

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

MORRIS COUNTY RECORDING COVER SHEET Please do not detach this page from the original document as it contains important recording information and is part of the permanent record. WARNING: Information contained on this Recording Cover Sheet must exactly match the information within the attached document or the document will be rejected and returned.

Chicago Title Company, LLC
2446 Church Road
3rd floor
Totter River, N.J. 08753

RECORD & RETURN TO:
Brenda J. Stewart, Esq.
Brenda Padavano, LLC
50 Chestnut Ridge Road
Suite 200
Morristown, New Jersey 07945

Brenda J. Stewart, Esq.

DEED RESTRICTION

This Deed Restriction made this 11th day of September, 2019

FROM: BCU/WMADELINE HOUSING PARTNERS LLC, a New Jersey limited liability company, having an office at 6 Forest Avenue, Suite 220, Paramus, New Jersey, referred to as Grantor,

TO: BCU/WMADELINE HOUSING PARTNERS LLC, a New Jersey limited liability company, having an office at 6 Forest Avenue, Suite 220, Paramus, New Jersey, referred to as Grantee,

hereby imposes the following deed restriction on this subject parcel, known as 88 Park Avenue, Florham Park, New Jersey, and more specifically identified in Book 1401, Lot 1.09 on the tax map of the Borough of Florham Park, being further described in the Legal Description attached herein as Exhibit "A", recorded with the Morris County Clerk on June 11, 2019 in Book 23351, Page 615, as follows:

This Deed is being filed to conform to affordable housing regulations restricting affordable housing units. Grantee acknowledges and/or agrees that these restrictions cannot be altered or waived by either the Grantor, Grantee or any lender. Anything to the contrary notwithstanding, it is agreed that the Grantee and any others with a beneficial interest in the affordable housing units are advised that the units on the subject property will remain affordable units and that such restrictions are to be included in this and future deeds transferring title to future grantees. Grantee acknowledges that the property being conveyed consists of affordable housing units subject to all applicable laws, regulations and rules of the State of New Jersey, as well as the Uniform Housing Controls, N.J.A.C. 5:80-26.1 et seq ("UHAC"), as may be amended. These affordability controls shall remain in effect, for a period of thirty (30) years.

Attached as Exhibit "B" is a copy of the Resolution Granting Amended Preliminary and Final Site Plan Approval and Variance Relief for Supportive and Special Needs Housing at the Green at Florham Park Adopted February 11, 2019 by the Planning Board of the Borough of Florham Park.

BT000001 / 000000

IN WITNESS WHEREOF, I hereby set my hand this 14th day of September, 2020.

BCUW/MADELINE HOUSING PARTNERS, LLC,
Grantee

By: [Signature]
Thomas Toronto, Co-Manager

By: [Signature]
Shari DePalma, Co-Manager

BCUW/MADELINE HOUSING PARTNERS, LLC,
Grantee

By: [Signature]
Thomas Toronto, Co-Manager

By: [Signature]
Shari DePalma, Co-Manager

STATE OF NEW JERSEY)
COUNTY OF BERGEN) SS:

I CERTIFY that on September 11, 2020, Thomas Toronto, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Co-Manager of BCUW/Madeline Housing Partners LLC, the entity named in this instrument; and
- (c) executed this instrument as the act of BCUW/Madeline Housing Partners LLC, its entity named in the instrument.

[Signature]
Notary Public

NOTARY PUBLIC
STATE OF NEW JERSEY
ID NUMBER
MY COMMISSION EXPIRES 8/8/2021

STATE OF NEW JERSEY)
COUNTY OF BERGEN) SS:

I CERTIFY that on September 11, 2020, Shari DePalma, personally came before me and stated to my satisfaction that this person:

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument as Co-Manager of BCUW/Madeline Housing Partners LLC, the entity named in this instrument; and
- (c) executed this instrument as the act of BCUW/Madeline Housing Partners, the entity named in the instrument.

[Signature]
Notary Public

NOTARY PUBLIC
STATE OF NEW JERSEY
ID NUMBER
MY COMMISSION EXPIRES 8/8/2021

3794287_1001255

EXHIBIT "A"

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE BOROUGH OF FLORHAM PARK, COUNTY OF MORRIS, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a concrete monument to be set on the westerly side of Park Avenue (A.K.A. Morris County Route 621) (variable width Right-of-Way), said point being South 32 degrees - 49 minutes - 15 seconds West a distance of 11.34 feet from a concrete monument fixed on the said westerly line of the aforementioned Park Avenue at a point formed by the intersection of the dividing line between Lot 2, Block 431, in the Borough of Madison and Lot 1.06, Block 1401 (NPF Rock-GW, LLC), thence:

1. Along the East side of Park Avenue, North 33 degrees - 20 minutes - 30 seconds West, a distance of 577.51 feet to a concrete monument at the dividing line between Lot 1.06, Block 1401 and Lot 1.07 (NPF Rock-GW, LLC), Block 1401, thence;
2. Along said dividing line, North 55 degrees - 39 minutes - 36 seconds East, a distance of 358.68 feet, to a point, thence, by a new line through the lands of existing Lot 1.06, Block 1401 the following six (6) courses:
3. South 33 degrees - 58 minutes - 38 seconds East, a distance of 477.24 feet to a point, thence;
4. South 72 degrees - 54 minutes - 45 seconds East, a distance of 227.48 feet to a point, thence;
5. North 82 degrees - 48 minutes - 15 seconds East, a distance of 461.13 feet to a point, thence;
6. South 07 degrees - 19 minutes - 43 seconds East, a distance of 55.93 feet to a point, thence;
7. North 83 degrees - 48 minutes - 15 seconds East, a distance of 104.47 feet to a point, thence;
8. South 07 degrees - 19 minutes - 45 seconds East, a distance of 101.59 feet to a point on the dividing line between Lot 1.06, Block 1401 and Lot 2, Block 401 (Madison Borough), thence;
9. Along said line, South 82 degrees - 49 minutes - 15 seconds West, a distance of 1948.57 feet to a point and point of BEGINNING.

BEING in accordance with a Map entitled "Preliminary and Final Major Subdivision Plan, Rock-GW, LLC, The Green at Florham Park, Part of Lot 1.06, Block 1401 (Proposed Lot 1.00 Subdivision), Borough of Florham Park, Morris County, State of New Jersey", prepared by Control Point Associates, Inc., recorded April 24, 2018 in Map OR Book 9, Page 30.

adjacent lot on Block 40, Lot 2 in the Borough of Madison; and (c) an amendment to the circulation plan to permit a residential street within the age-restricted housing community on the Site to be connected to the Park Avenue Connector Road for general traffic purposes (all of which was codified in Borough Ordinance #16-17); and

WHEREAS, by resolution adopted February 27, 2017 (17MSD-1), the Board approved a subdivision which included approval to divide Lot 1.06, Block 1401 into two (2) lots, to create the subject Property, namely Lot 1.05, Block 1401, and the remainder of Lot 1.06, Block 1401; and

WHEREAS, the subject Property, Lot 1.05, Block 1401, having an address of 85 Park Avenue, contains eight (8) acres and is compliant in all respects with the Borough Code; and

WHEREAS, in Resolution No. 17SP-4, adopted by the Board on April 24, 2017, the Applicant received:

(a) preliminary and final site plan approval and variance relief to construct a supportive and special needs housing development on the Property consisting of one (1) group home consisting of four (4) beds, and eleven (11) buildings containing sixty-three (63) supportive housing units consisting of ninety-eight (98) beds together with parking spaces, driveways, lighting, and related improvement to service the proposed development; and

(b) bulk variance from Section 250-19A of the Florsham Park Zoning Ordinance (the "Borough Code"), which permits walls to be located in the yards of all zones provided that they are not higher than four feet (4'), where the Applicant is proposing a wall height of greater than four feet (8') (collectively, the "Prior Approval"); and

WHEREAS, in the instant application, the Applicant is seeking to amend the Prior Approval so as to reduce the number of buildings from twelve (12) total buildings to eight (8) total buildings (consisting of one (1) group home and seven (7) buildings containing supportive housing units) thereby reducing the impervious coverage on the approximately eight (8) acre lot, while the total bedroom count of one hundred two (102) units/beds remains unchanged from the Prior Approval; and

WHEREAS, the Applicant is also seeking in the instant application bulk variance relief from Section 250-123F of the Borough Code relating maximum permitted building height, under the Borough Code in that a maximum building height of 33' is permitted under the Borough Code, where the Applicant is proposing a maximum building height of up to 37.58' for four (4) of the proposed buildings; and

WHEREAS, the Applicant presented its application at a public hearing held on January 7, 2019 and February 11, 2019; and

WHEREAS, the applicant submitted with the application the following documents for consideration by the Board in its review:

1. Application for amended preliminary and final site plan approval, received on December 21, 2018;

2. Updated Boundary and Partial Topography Survey, entitled "The Green at Flaham Park", prepared by Control Point Associates, Inc., date January 14, 2016 (containing four (4) sheets);
3. Amended Preliminary and Final Site Plans, prepared by Bohler Engineering, dated November 5, 2014 and revised through December 18, 2018 (containing eighteen (18) sheets);
4. Architectural Floor Plans and Elevations, prepared by Z+ Architects, LLC, dated January 7, 2019 (containing twelve (12) sheets);
5. Stormwater Management Report, prepared by Bohler Engineering, dated December 2018; and

WHEREAS, the Applicant submitted the following exhibits for consideration by the Board:

- A-1 Aerial of Property;
- A-2 Color Rendered Sheet 5 of Engineering Plans;
- A-3 Color Rendered Site Plan of Prior Approval;
- A-4 Color Rendered Overlay showing changes to Prior Approval;
- A-5 Color Rendered view of Property from Park Avenue;
- A-6 Color Rendered view of Property from Park Avenue;
- A-7 Color Rendered Single Story Building;
- A-8 Color Rendered Building Type A;
- A-9 Color Rendered Building Type B;
- A-10 Color Rendered Building Type C;
- A-11 Building Type A Floor Plans; and

WHEREAS, the Applicant was represented by Craig Giamet, Esq. and sworn testimony was given by: Robert Straker, P.E. of Bohler Engineering, the project engineer; Michael Scro, the project architect; and Richard Preiss, the project professional planner; and

WHEREAS, Board professionals and/or Borough agencies submitted the following reports concerning their review of the application which are made a part of the hearing record:

1. Engineering Report of Michael Sparsella, P.E., Borough Engineer, dated January 4, 2019;
2. Planning Report of Harbor Consultants, dated January 3, 2019;
3. Borough Fire Chief's Report, dated December 27, 2018; and

WHEREAS, reports and comments were received by the Board from its professionals, various Borough Departments and outside reviewing agencies, and the said reports and comments were carefully reviewed and considered by the Board; and

WHEREAS, the applicant has been heard upon proper notice to the public, and upon the opportunity of the public to be heard as permitted by law; and

WHEREAS all jurisdictional requirements of the applicable State statutes and local ordinances have been met; and

WHEREAS, the Board makes the following factual findings and conclusions based upon the evidence submitted:

1. The property which is the subject of this application is Block 1401, Lot 1.09 (the "Property")
2. The Property is located in the Borough's POD-S zoning district.
3. The Applicant is seeking amended preliminary and final site plan approval and variance relief to construct a supportive and special needs housing development on the Property consisting of eight (8) buildings, which is a reduction from the number of buildings approved under the Prior Approval.
4. The total number of proposed beds is one hundred two (102), which is the same number of beds approved under the Prior Approval, all to be affordable housing compliant in perpetuity and the Applicant has agreed to take any and all reasonable actions required by the Board and/or the Borough of Fairham Park to effectuate same.
5. The first witness to testify was Robert Straker, the Applicant's professional engineer, who stated with respect to Exhibit A-1, A-2 (a color rendered master plan of the Property) and A-3 that the Property consists of eight (8) acres, which was subdivided from existing Block 1401, Lot 1.06 pursuant to a separate application approved by the Board.
6. Mr. Straker testified with respect to topography that the Property mainly slopes from west to east starting at the southwest corner of the development. The Ecology site is immediately next door, to the south. Also, the overall grade change from Park Avenue to the Property is approximately 30 feet.
7. There is a small wetlands area on the site which requires a GP-2 permit from the NJDEP to fill same, and the application for that permit has been approved by the NJDEP.
8. Mr. Straker further stated with respect to the wetlands permit, that there would be no negative impact to the Madison Commons property as the approximately 2,700 square feet of wetlands was a man-made condition resulting from the old ring road, and that the permit was reviewed and approved by NJDEP as part of Applicant's wetlands application.
9. With reference to Exhibit A-4 (a colored overlay showing the changes from the Prior Approval), Mr. Straker described the proposed project as consisting of eight (8) buildings, and that the project fully complies with RSIS.

10. With respect to impervious coverage, Mr. Straker stated that 27.7% coverage is proposed, which is a significant reduction from the Prior Approval, while 45% coverage is permitted under the Borough Code.
11. Regarding grading, Mr. Straker testified that two (2) retaining walls are required due to the existing topography of the Property. There is approximately 360 linear feet of retaining walls proposed, which are needed to keep each tier's elevation as flat as possible and also assists with ADA compliance.
12. Mr. Straker stated that the proposed retaining wall scenario is preferable from an engineering perspective, and he highlighted that the retaining walls face towards the Property, so as to not impact the properties across the street.
13. Utilities on the Property, such as sewer, water (which will connect to the American Water main/loop within Puke Homes development) and stormwater management (which will not change from the Prior Approval), will all be coordinated with the Puke Homes development.
14. There will be no tree removal and all existing trees on the Property will remain. Mr. Straker stated that this project exceeds the landscaping requirements and includes fernus grasses. He also estimated that within 5 to 7 years, the proposed landscaping will provide a full screening at the perimeter of the project.
15. In response to a comment of the Borough Engineer, Mr. Straker confirmed that the sidewalk along the frontage of the Property at the Park Avenue right of way shall be concrete and 6' wide.
16. The Applicant stated that three (3) dumpsters will be provided for the project.
17. The Applicant further agreed that it will address the comments in the reports issued by the Borough Engineer, Borough Planner and Borough Fire Chief referenced herein to the satisfaction of the reviewing professional/agency.
18. The next witness to testify was Michael Soro, the architect of the project, who described the views to the proposed project from Park Avenue with reference to Exhibits A-5 and A-6.
19. With reference to Exhibits A-7 through A-11, Mr. Soro described the living spaces in the buildings and stated that the new building design creates the best scale for the Property and its topography.
20. Mr. Soro then highlighting that the dormers on the elevations will be visible from Park Avenue, not just the roofs.
21. The next witness to testify was Richard Preist, the Applicant's professional planner, who stated with respect to the requested height variance (relating to four (4) of the eight

(B) proposed buildings), that the variance relief could be granted under N.J.S.A. 40:55D-70(c)(1) and (c)(2) criteria of the Municipal Land Use Law, particularly with respect to "(c)(1)" given the hardship created by the topography of the Property.

22. Mr. Preiss further stated that variance relief requested for the building height can be granted pursuant to "(c)(2)" because the proposed height of the buildings, which is approximately 8.5% higher than the permitted height, enables the significant reduction in the impervious coverage on the Property while allowing the buildings maintain the appearance of single family homes, and the granting of the proposed variance relief will cause no substantial detriment to the public good or impairment to the intent and purpose of the Borough's zone plan and zoning ordinance.
23. Mr. Preiss summarized his variance testimony by stating that the benefits of granting the requested variance relief outweigh any perceived detriments, and in fact, that no detriment would arise from the requested variance relief.
24. Mr. Preiss further stated that the substantial landscaping, topography and distance of the building from Mackinac Commons will mitigate any negative impacts.

WHEREAS, the Board finds that the Applicant, with the imposition of the conditions proposed as part of the subject application, has satisfied the burden of proof required for the granting of amended preliminary and final site plan approval, and variance relief for the supportive and special needs housing at The Green at Florsheim Park as submitted and amended throughout the course of the public hearings; and

WHEREAS, the Board adopts as findings and conclusions all testimony summarized above in this Resolution.

NOW, THEREFORE, BE IT RESOLVED, on this 11th day of February, 2019, that the subject application for amended preliminary and final site plan approval, and variance relief as noted in detail above in this Resolution be and hereby is granted by the Planning Board of the Borough of Florsheim Park, subject to the following conditions:

1. The Applicant shall comply with all applicable Borough, County, State and Federal laws, ordinances, regulations and directives, including without limitations the requirements of the Morris County Planning Board, the Morris County Soil Conservation District, the Morris County Engineering Department, Borough Fire Chief, Borough Construction Code Official, the Borough Board of Health, and the Florsheim Park Sewerage Utility.
2. All construction, use and development of the property shall be in conformity to the plans approved herein, as modified throughout the course of the public hearings and as modified by the additional conditions hereinafter listed, all representations of the Applicant and its witnesses during the public hearings and all terms and conditions of this Resolution. Any deviation from the terms and conditions of the approved plans or the terms or conditions of this Resolution shall be deemed a violation of the terms and conditions of the amended preliminary and final site plan approvals and variance relief previously granted.

3. Prior to the commencement of any construction pursuant to such amended preliminary and final site plan approval:

(a) The Applicant shall obtain the approval of and comply with all applicable requirements of all governmental authorities with jurisdiction over the proposed development, including without limitation, and to the extent applicable, the County of Morris, the Borough Engineer, the Borough Fire Chief, the Borough Construction Official, the Board of Health, and the Flaherty Park Sewerage Utility. The Applicant shall submit proof to the Board and to the Borough Engineer that they have obtained approvals from all such governmental authorities with jurisdiction.

(b) The Applicant shall have paid all required application fees, escrow deposits and technical review fees.

(c) The Applicant pay any and all inspection fees as required by the Borough Code.

(d) The Applicant shall arrange for and attend a pre-construction meeting with the Borough Engineer and other Borough Officials as the Borough Engineer shall designate prior to the commencement of construction.

(e) The Applicant shall submit six (6) complete sets of site plans and architectural plans reflecting the non-substantial amendments approved herein, all of which shall be submitted to and approved by the Borough Engineer and signed by the appropriate parties. The Applicant shall revise their respective site plans and architectural plans consistent with this Resolution and submit its final revised site plans and architectural plans within ninety (90) days of the date of this Resolution.

4. All site improvements and landscaping required by the approved final plans and/or the terms and conditions of this Resolution shall be maintained in good condition for as long as any building, structure or use approved herein shall remain on the property.

5. The Applicant's construction activity shall be limited to those uses permitted by Borough Code except as may be approved by the Borough.

6. The Applicant shall address any and all comments contained within the above cited reports of the Borough Engineer, Borough Planner and Borough Fire Chief to the satisfaction of the reviewing professional agency.

7. The Applicant shall apply for and procure the issuance of all permits necessary for the development.

8. The Applicant shall apply for and procure the issuance of a Certificate of Occupancy in connection with the development.

9. All signage shall comply with the requirements of the Borough Code.

16. The proposed sidewalk along the frontage of the Property at the Park Avenue right of way shall be concrete and 6' wide.

11. The Applicant shall comply with all of the conditions set forth in Resolution No. 17SP-4, adopted by the Board on April 24, 2017.

12. All units/beds in the project shall comply with Uniform Housing Affordability Controls, and the Applicant shall take any and all reasonable actions required by the Board and/or the Borough of Florham Park to effectuate same, including but not limited to the filing of a deed restriction in a form approved by the Board Attorney.

13. The Applicant shall be bound to comply with the representations made before this Board by the Applicant at the public hearing and the same are incorporated herein and are representations upon which this Board has relied in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval.

14. The affordability controls on all units shall remain in effect, which shall be memorialized in a deed restriction in a form approved by the Board Attorney to be recorded by the Applicant in the land records of the Property.

15. The Applicant shall enter into a Developer's Agreement between the Applicant and the Borough in a form acceptable to the Board Attorney.

16. The Applicant shall pay a development fee if and only as may be required by the provision of P.L. 2008, c. 46, as amended by The New Jersey Economic Stimulus Act of 2009 or the Borough Code, if applicable. If applicable, this obligation shall be incorporated into the Developer's Agreement between the Applicant and the Borough in a manner acceptable to the Board Attorney.

17. The Board hereby adopts and incorporates herein by reference all findings and conclusions contained in the WHEREAS clauses contained hereinabove as if set forth fully at length herein.

18. The foregoing resolution is a memorializing resolution adopted pursuant to N.J.S.A. 40:55D-10(a)(2), memorializing the action taken by the Planning Board at their meeting held on January 7, 2019.

I hereby certify this document to be a true copy of the Resolution adopted by the Planning Board of the Borough of Florham Park at a public meeting duly held on the 11th day of February, 2019.



Marlene Rawson, Secretary
of the Planning Board of
the Borough of Florham Park

Monroe County Recording Cover Sheet  Honorable Ann F. Gross, Esq. Monroe County Clerk		MONROE COUNTY, LA Ann F. Gross DOB-GR BOOK 24196 PG 268 RECORDED 06/17/2025 11:24:02 FILE NUMBER 2024-0669 HOME & TOWN/MS; FILED BY: JAMADISON-afgross RECORDING FEES: 75.00 INDEX FEE
Offshore City - Adam Gracie Ave	Onshore City - Barrow	
Date of Document: 2023-04-01	Type of Document: UNCLARIFICATION OF DEED	
First Party Name: Paul North, Jr.	Second Party Name: State Of New Jersey	
Additional Parties:		

THE FOLLOWING SECTIONS REQUIRED FOR DEEDS ONLY	
Block	Lot
Municipality	
County/Parish	
Mailing Address of Owner	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE DEED & PAGE INFORMATION - OR AN ASSIGNMENT, RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESTRICTING A MORTGAGE	
Original Book	Original Page

MONROE COUNTY RECORDING COVER SHEET Please do not detach this page from the original document as it contains important recording information and is part of the permanent record. WARNING: Information provided on this Recording Cover Sheet does not verify the truthfulness of the information within the attached document or the occurrence of the required and required fee.
--

PLRT
Area Land Title
PO BOX 769
Millburn, NJ 07041

RESTRICTIVE COVENANT REQUIRED BY SECTION 5-60-26.5(1)

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

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

For New Units

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

THIS DECLARATION is made this 1st day of May, 2023, by Pine North, LLC, a limited partnership, having its principal address at 420 Morris Turnpike, Shaw Hills, NJ 07076, (hereinafter referred to as "Developer").

WHEREAS, Developer is the owner of ten (10) units, more fully described on Schedule A attached hereto and made a part hereof (hereinafter referred to as the "Affordable Units") which are situated within Pine North, a Townhome Development consisting of a total of 49 dwelling units located in the Municipality of Gladwin Park Borough, County of Morris, State of New Jersey; and

WHEREAS, municipalities within the State of New Jersey are required by the Fair Housing Act (P.L. 1983, c. 222) (hereinafter the "Act") to provide for such this share of housing that is affordable to households with low or moderate incomes in accordance with the provisions of the Act; and

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

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

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

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

Article I. Affordable Housing Covenants

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

- A. The Affordable Unit may be conveyed only to a household who has been approved in advance and in writing by Community Grants, Planning & Housing, an administrative agent appointed under the Regulations (hereinafter, collectively, the "Administrative Agent").
- B. No sale of the Affordable Unit shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than maximum permitted price ("Maximum Resale Price" or "MRP") as determined by the Administrative Agent.
- C. No refinancing, equity loan, second lien of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Affordable Unit, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Affordable Unit shall at all times maintain the Affordable Unit as his or her principal place of residence.
- E. Except as set forth in F, below, at no time shall the owner of the Affordable Unit lease or rent the Affordable Unit to any person or persons, except on a short-term basis as approved in advance and in writing by the Administrative Agent.
- F. If the Affordable Unit is a two-family home, the owner shall lease the rental unit only to income-qualified low-income households approved in writing by the Administrative Agent, shall charge rent no greater than the maximum permitted rent as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent copies of all proposed leases prior to having them signed by any proposed tenant.
- G. No improvements may be made to the Affordable Unit that would affect its bedroom configuration, and in any event, no improvement made to the Affordable Unit will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent.
- H. The affordable housing covenants, declaration and restrictions implemented by this Declaration and by interpretation, N.J.A.C. 5:93-26.1 et seq., shall remain in effect despite the entry and enforcement of any judgments or decrees with respect to the Affordable Unit so long as the Affordable Unit remains subject to the affordability controls being implemented by this Declaration.

1. In accordance with N.J.A.C. 5:80-24.5, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to remove the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 35 years; provided, however, that units located in high-poverty census tracts shall remain subject to these affordability requirements for a period of at least 16 years;

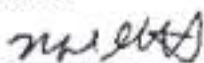
Article 2. Remedies for Breach of Affordable Housing Covenants

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

- A. In the event of a threatened breach of any of the Covenants by the Grantor, or any successor in interest or other owner of the Affordable Unit, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantor, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, divesting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 86, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed by its duly authorized partners and proper officers, respectively, this 1 day of May, 2023.

ATTEST:


Michael Gortenberg

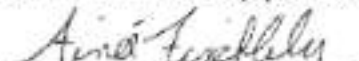
Pac North, LLC

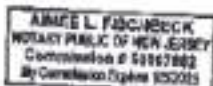
By: 
Scott T. Louchthal
Managing Member

STATE OF NEW JERSEY

COUNTY OF Essex

Be It Remembered, that on this 27 day of May, 2023, before me the subscriber, a Notary Public, personally appeared Scott T. Louchthal, who, I am satisfied, is the person who signed the within instrument as a managing member of Pac North, LLC, and before me acknowledged that he/she signed, sealed, and delivered the same as his act and deed, for the uses and purposes therein expressed.


NOTARY PUBLIC



Schedule "A"

Affordable Units

Address	Bedrooms	Income
19A Dorian Drive	2	Very Low
19B Dorian Drive	3	Low
20A Dorian Drive	2	Moderate
20B Dorian Drive	2	Moderate
3A McNamoy Lane	2	Low
3B McNamoy Lane	2	Low
3C McNamoy Lane	1	Low
4A McNamoy Lane	2	Moderate
4B McNamoy Lane	2	Moderate
4C McNamoy Lane	0	Moderate

Morris County Recording Cover Sheet  Honorable Ann F. Gressl, Esq. Morris County Clerk		MORRIS COUNTY, NJ Ann F. Gressl AMMO-CR BOOK 24424 PG 87 RECORDED 06/16/2025 11:49:08 FILE NUMBER 202200439 ROPFA # 1747556; RSCD BY 1 (202004) whereof RECORDING FEE: 160.00 INDEX FEE
Officewide City - North Essex Ave		Officewide City - Barclay
Date of Document: 2023-05-09	Type of Document: Writed/Mortg. TO MNS (Mortg.)	
First Party Name: Putnam County of NJ Limited Partnership a Michigan limited partnership	Second Party Name: Putnam County of NJ Limited Partnership a Michigan limited partnership	
Additional Parties		

THE FOLLOWING SECTIONS REQUIRED FOR DEEDS ONLY	
Book:	1-1
Municipality:	
Subdivisions:	
Mailing Address of Clerk:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE DEED & PAGE INFORMATION - OR AN ASSIGNMENT RELEASE, OR SATISFACTION OF A MORTGAGE OR AN AGREEMENT RESTRICTING A MORTGAGE	
Original Book:	Original Page:

MORRIS COUNTY RECORDING COVER SHEET Please do not detach this page from the original document as it contains important recording information and is part of the permanent record. WARNING: Information posted on the e-Recording Cover Sheet does not replace the full original within the attached document or the documents it will be required and returned.

TWENTY-FOURTH AMENDMENT AND SUPPLEMENT TO THE
MASTER DEED FOR
DEL WEBB AT FLORHAM PARK CONDOMINIUM

Prepared by: Christine F. Li, Esq.

RECORD AND RETURN TO:

GREENBAUM, ROWE, SMITH & DAVIS LLP
P.O. Box 5000
Woodbridge, New Jersey 07095
Attention: Christine F. Li, Esq.

**TWENTY-FOURTH AMENDMENT AND SUPPLEMENT TO THE
MASTER DEED FOR THE DEL WEBB AT FLORHAM PARK CONDOMINIUM**

THIS TWENTY-FOURTH AMENDMENT AND SUPPLEMENT made this 5th day of September, 2022, by Julie Holmes of NJ Limited Partnership, a New Jersey Limited Partnership, having an address at 150 Allen Road, Suite 503, Basking Ridge, New Jersey 07920 (hereinafter the "Developer")

WITNESSETH:

WHEREAS, Developer is the owner of the fee simple title to certain real property situated, lying and being in the Borough of Florham Park, County of Morris, and State of New Jersey, as more fully described hereinafter; and

WHEREAS, Developer is creating thereon a residential condominium development pursuant to the Master Deed for the Del Webb at Florham Park Condominium (hereinafter the "Master Deed"), which is presently intended to consist of up to three hundred and twenty-one (321) residential condominium dwelling Units, together with certain Common Elements; and

WHEREAS, the Developer has reserved the right to incorporate into the Del Webb at Florham Park Condominium (hereinafter the "Condominium") additional Units and related improvements as Common Elements located in the Borough of Florham Park, County of Morris (the "Additional Units"), for up to three hundred and eleven (311) additional residential condominium dwelling Units, together with certain Common Elements; and

WHEREAS, Developer has caused to be incorporated under the laws of the State of New Jersey, a non-profit corporation known and designated on the Del Webb at Florham Park Condominium Association, Inc. as the entity to perform the aforesaid functions; and which are hereinafter more fully set forth in the Master Deed; and

WHEREAS, the Developer has heretofore subjected to the provisions of the Master Deed all of the lands described in Exhibit "A" and depicted on Exhibit "B" of the Master Deed, together with the five (5) Units within Phase 1-A of the Condominium, as depicted on Exhibit "B-1-A" (the "Phase 1-A Plan") as filed in the Master Deed for the Del Webb at Florham Park Condominium dated November 6, 2019 and recorded November 7, 2019, in the Morris County Clerk's office in Deed Book 23651 at Page 8, et seq., and the Exhibits thereto, as same has been or may be amended; and

WHEREAS, the First Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated January 30, 2020 and recorded January 31, 2020, in the Morris County Clerk's office in Book OB-23705 at Page 343, et seq., and the Exhibits thereto, as same may be amended (the "First Amendment to the Master Deed"); and

WHEREAS, the First Amendment and Supplement to the Master Deed created the second phase of the Condominium (hereinafter "Phase 1-B"), as depicted in Exhibit "B-1-B" to the First Amendment to the Master Deed, and those improvements consisting of Building 1 (in which are situated five (5) Units); and

WHEREAS, the Second Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 17, 2020 and recorded March 18, 2020, in the Morris County Clerk's office in Book OR-23736 at Page 706, et seq., and the Exhibits thereto, as same may be amended (the "Second Amendment to the Master Deed"); and

WHEREAS, the Second Amendment and Supplement to the Master Deed created the third phase of the Condominium (hereinafter "Phase 1-C"), as depicted in Exhibit "B-1-C" to the Second Amendment to the Master Deed, and those improvements consisting of Building 5 (in which are situated five (5) Units), for a total of fifteen (15) Units; and

WHEREAS, the Third Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated May 12, 2020 and recorded May 22, 2020, in the Morris County Clerk's office in Book OR-23779 at Page 272, et seq., and the Exhibits thereto, as same may be amended (the "Third Amendment to the Master Deed"); and

WHEREAS, the Third Amendment and Supplement to the Master Deed created the fourth phase of the Condominium (hereinafter "Phase 1-D"), as depicted in Exhibit "B-1-D" to the Third Amendment to the Master Deed, and those improvements consisting of Building 6 (in which are situated five (5) Units), for a total of twenty (20) Units; and

WHEREAS, the Fourth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 22, 2020 and recorded July 2, 2020, in the Morris County Clerk's office in Book OR-23807 at Page 490, et seq., and the Exhibits thereto, as same may be amended (the "Fourth Amendment to the Master Deed"); and

WHEREAS, the Fourth Amendment and Supplement to the Master Deed created the fifth phase of the Condominium (hereinafter "Phase 1-E"), as depicted in Exhibit "B-1-E" to the Fourth Amendment to the Master Deed, and those improvements consisting of Building 7 (in which are situated five (5) Units), for a total of twenty-five (25) Units; and

WHEREAS, the Fifth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 10, 2020 and recorded August 12, 2020, in the Morris County Clerk's office in Book OR-23842 at Page 416, et seq., and the Exhibits thereto, as same may be amended (the "Fifth Amendment to the Master Deed"); and

WHEREAS, the Fifth Amendment and Supplement to the Master Deed created the sixth phase of the Condominium (hereinafter "Phase 1-F"), as depicted in Exhibit "B-1-F" to the Fifth Amendment to the Master Deed, and those improvements consisting of Building 12 (in which are situated six (6) Units), for a total of thirty-one (31) Units; and

WHEREAS, the Sixth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 31, 2020 and recorded September 2, 2020, in the Morris County Clerk's office in Book OR-23864 at Page 230, et seq., and the Exhibits thereto, as same may be amended (the "Sixth Amendment to the Master Deed"); and

WHEREAS, the Sixth Amendment and Supplement to the Master Deed created the seventh phase of the Condominium (hereinafter "Phase 1-G"), as depicted in Exhibit "B-1-G" to the Sixth Amendment to the Master Deed, and those improvements consisting of Building 26 (in which are situated thirty-six (36) Units), for a total of sixty-seven (67) Units; and

WHEREAS, the Seventh Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated October 15, 2020 and recorded October 29, 2020, in the Morris County Clerk's office in Book OR-23913 at Page 1937, et seq., and the Exhibits thereto, as same may be amended (the "Seventh Amendment to the Master Deed"); and

WHEREAS, the Seventh Amendment and Supplement to the Master Deed created the eighth phase of the Condominium (hereinafter "Phase 1-H"), as depicted in Exhibit "B-1-H" to the Seventh Amendment to the Master Deed, and those improvements consisting of Building 11 (in which are situated seven (7) Units), for a total of seventy-four (74) Units; and

WHEREAS, the Eighth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated December 10, 2020 and recorded December 15, 2020, in the Morris County Clerk's office in Book OR-23971 at Page 552, et seq., and the Exhibits thereto, as same may be amended (the "Eighth Amendment to the Master Deed"); and

WHEREAS, the Eighth Amendment and Supplement to the Master Deed amended the plan attached to the Sixth Amendment to the Master Deed for Del Webb at Florham Park Condominium, referred to as Exhibit B-1-G, by deleting Exhibit B-1-G in its entirety and replacing it with the corrected plans for Building 26 captioned, "Del Webb at Florham Park Condominium, Phase 1, Building 26", prepared by Kottler Surveying Services, Inc. dated November 6, 2020, (the "Amended Phase B-1-G Plan" attached to the Eighth Amendment to the Master Deed as "Amended Exhibit B-1-G"); and

WHEREAS, the Eighth Amendment and Supplement to the Master Deed further amended Exhibit B-1-G, by supplementing the Amended Phase B-1-G Plan with the plan, captioned "Garage Plan - Building 26" prepared by USA Architects, dated July 24, 2018, attached to the Eighth Amendment as part of the "Amended Phase B-1-G Plan"; and

WHEREAS, the Ninth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated January 12, 2021 and recorded January 29, 2021, in the Morris County Clerk's office in Book OR-24008 at Page 1544, et seq., and the Exhibits thereto, as same may be amended (the "Ninth Amendment to the Master Deed"); and

WHEREAS, the Ninth Amendment and Supplement to the Master Deed created the ninth phase of the Condominium (hereinafter "Phase 1-I"), as depicted in Exhibit "B-1-I" to the Ninth Amendment to the Master Deed, and those improvements consisting of Building 10 (in which are situated six (6) Units), for a total of eighty (80) Units; and

WHEREAS, the Tenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated March 18, 2021 and recorded March 26, 2021, in the Morris County Clerk's office in Book OR-24081 at Page 103, et seq., and the Exhibits thereto, as same may be amended (the "Tenth Amendment to the Master Deed"); and

WHEREAS, the Tenth Amendment and Supplement to the Master Deed created the tenth phase of the Condominium (hereinafter "Phase 2A and 2B"), as depicted in Exhibit "B-2-A" and Exhibit "B-2-B" to the Tenth Amendment to the Master Deed, and those improvements consisting of Building 30 (in which are situated thirty-six (36) Units) and Building 16 (in which are situated five (5) Units), for a total of one hundred and twenty-one (121) Units; and

WHEREAS, the Eleventh Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 4, 2021 and recorded June 28, 2021, in the Morris County Clerk's office in Book GR-24161 at Page 502, et seq., and the Exhibits thereto, as same may be amended (the "Eleventh Amendment to the Master Deed"); and

WHEREAS, the Eleventh Amendment and Supplement to the Master Deed created the eleventh phase of the Condominium (hereinafter "Phase 2C"), as depicted in Exhibit "B-2-C" to the Eleventh Amendment to the Master Deed, and those improvements consisting of Building 13 (in which are situated six (6) Units), for a total of one hundred and twenty-seven (127) Units; and

WHEREAS, the Twelfth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 12, 2021 and recorded November 2, 2021, in the Morris County Clerk's Office in Book GR-24260 at Page 1314, et seq., and the Exhibits thereto, as same may be amended (the "Twelfth Amendment to the Master Deed"); and

WHEREAS, the Twelfth Amendment and Supplement to the Master Deed created the twelfth phase of the Condominium (hereinafter "Phase 2D"), as depicted in Exhibit "B-2-D" to the Twelfth Amendment to the Master Deed, and those improvements consisting of Building 29 (in which are situated six (6) Units), for a total of one hundred and thirty-three (133) Units; and

WHEREAS, the Thirteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated September 14, 2021 and recorded December 8, 2021, in the Morris County Clerk's office in Book GR-24282 at Page 982, et seq., and the Exhibits thereto, as same may be amended (the "Thirteenth Amendment to the Master Deed"); and

WHEREAS, the Thirteenth Amendment and Supplement to the Master Deed created the thirteenth phase of the Condominium (hereinafter "Phase 2E"), as depicted in Exhibit "B-2-E" to the Thirteenth Amendment to the Master Deed, and those improvements consisting of Building 19 (in which are situated seven (7) Units), for a total of one hundred and forty (140) Units; and

WHEREAS, the Fourteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated October 26, 2021 and recorded December 8, 2021, in the Morris County Clerk's office in Book GR-24253 at Page 1879, et seq., and the Exhibits thereto, as same may be amended (the "Fourteenth Amendment to the Master Deed"); and

WHEREAS, the Fourteenth Amendment and Supplement to the Master Deed created the fourteenth phase of the Condominium (hereinafter "Phase 2F"), as depicted in Exhibit "B-2-F"

to the Fourteenth Amendment to the Master Deed, and those improvements consisting of Building 29 (in which are situated thirty-six (36) Units) and the fifteenth phase of the Condominium (hereinafter "Phase 3A"), as depicted in Exhibit "B-3-A" to the Fourteenth Amendment to the Master Deed, and those improvements consisting of Building 14 (in which are situated six (6) Units), for a total of one hundred and eighty-two (182) Units; and

WHEREAS, the Fifteenth Amendment and Supplement to the Master Deed for Del Webb at Flaming Park Condominium was dated November 11, 2021 and recorded December 27, 2021, in the Morris County Clerk's office in Deed Book 24381 at Page 1469, et seq., and the Exhibits thereto, as same may be amended (the "Fifteenth Amendment to the Master Deed"); and

WHEREAS, the Fifteenth Amendment and Supplement to the Master Deed created the sixteenth phase of the Condominium (hereinafter "Phase 3B"), as depicted in Exhibit "B-3-B" to the Fifteenth Amendment to the Master Deed, and those improvements consisting of Building 13 (in which are situated five (5) Units), for a total of one hundred and eighty-seven (187) Units; and

WHEREAS, the Sixteenth Amendment and Supplement to the Master Deed for Del Webb at Flaming Park Condominium was dated December 3, 2021 and recorded December 29, 2021, in the Morris County Clerk's office in Deed Book 24383 at Page 1762, et seq., and the Exhibits thereto, as same may be amended (the "Sixteenth Amendment to the Master Deed"); and

WHEREAS, the Sixteenth Amendment and Supplement to the Master Deed created the seventeenth phase of the Condominium (hereinafter "Phase 3C"), as depicted in Exhibit "B-3-C" to the Sixteenth Amendment to the Master Deed, and those improvements consisting of Building 18 (in which are situated seven (7) Units), for a total of one hundred and ninety-four (194) Units; and

WHEREAS, the Seventeenth Amendment and Supplement to the Master Deed for Del Webb at Flaming Park Condominium was dated February 14, 2022 and recorded March 23, 2022, in the Morris County Clerk's office in Deed Book 24372 at Page 1777, and the Exhibits thereto, as same may be amended (the "Seventeenth Amendment to the Master Deed"); and

WHEREAS, the Seventeenth Amendment and Supplement to the Master Deed created the eighteenth phase of the Condominium (hereinafter "Phase 3D"), as depicted in Exhibit "B-3-D" to the Seventeenth Amendment to the Master Deed, and those improvements consisting of Building 17 (in which are situated six (6) Units), for a total of two hundred (200) Units; and

WHEREAS, the Eighteenth Amendment and Supplement to the Master Deed for Del Webb at Flaming Park Condominium was dated March 16, 2022 and recorded April 22, 2022, in the Morris County Clerk's office in Deed Book 24393 at Page 1417, and the Exhibits thereto, as same may be amended (the "Eighteenth Amendment to the Master Deed"); and

WHEREAS, the Eighteenth Amendment and Supplement to the Master Deed created the nineteenth phase of the Condominium (hereinafter "Phase 3E"), as depicted in Exhibit "B-3-E" to the Eighteenth Amendment to the Master Deed, and those improvements consisting of

Building 25 (in which are situated seven (7) Units), for a total of two hundred and seven (207) Units; and

WHEREAS, the Nineteenth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated April 30, 2022 and recorded May 26, 2022, in the Morris County Clerk's office in Deed Book 24417 at Page 1940, and the Exhibits thereto, as same may be amended (the "Nineteenth Amendment to the Master Deed"); and

WHEREAS, the Nineteenth Amendment and Supplement to the Master Deed created the twentieth phase of the Condominium hereinafter "Phase 2-F", as depicted in Exhibit "D-3-F" to the Nineteenth Amendment to the Master Deed, and those improvements consisting of Building 24 (in which are situated seven (7) Units) and Building 28 (in which are situated thirty-six (36) Units), for a total of two hundred and fifty (250) Units; and

WHEREAS, the Twentieth Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated May 26, 2022 and recorded June 19, 2022, in the Morris County Clerk's office in Deed Book 24432 at Page 1041, and the Exhibits thereto, as same may be amended (the "Twentieth Amendment to the Master Deed"); and

WHEREAS, the Twentieth Amendment and Supplement to the Master Deed created the twenty-first phase of the Condominium hereinafter "Phase 3-G", as depicted in Exhibit "B-3-G" to the Twentieth Amendment to the Master Deed, and those improvements consisting of Building 23 (in which are situated six (6) Units), for a total of two hundred and fifty-six (256) Units; and

WHEREAS, the Twenty-first Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated June 29, 2022 and recorded July 14, 2022, in the Morris County Clerk's office in Deed Book 24452 at Page 119, and the Exhibits thereto, as same may be amended (the "Twenty-first Amendment to the Master Deed"); and

WHEREAS, the Twenty-first Amendment and Supplement to the Master Deed created the twenty-second phase of the Condominium hereinafter "Phase 3-I" and "Phase 3-H", as depicted in Exhibit "B-3-I" and "B-3-H", respectively, to the Twenty-first Amendment to the Master Deed, and those improvements consisting of Building 3 (in which are situated three (3) Units) and Building 22 (in which are situated seven (7) Units) for a total of two hundred and sixty-six (266) Units; and

WHEREAS, the Twenty-second Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated July 26, 2022 and recorded August 8, 2022, in the Morris County Clerk's office in Deed Book 24470 at Page 687, and the Exhibits thereto, as same may be amended (the "Twenty-second Amendment to the Master Deed"); and

WHEREAS, the Twenty-second Amendment and Supplement to the Master Deed created the twenty-third phase of the Condominium hereinafter "Phase 3-J", as depicted in Exhibit "B-3-J" to the Twenty-second Amendment to the Master Deed, and those improvements consisting of Building 4 (in which are situated five (5) Units) for a total of two hundred and seventy-one (271) Units; and

WHEREAS, the Twenty-third Amendment and Supplement to the Master Deed for Del Webb at Florham Park Condominium was dated August 19, 2022 and recorded August 31, 2022, in the Morris County Clerk's office in Deed Book 24494 at Page 708, and the Exhibits thereto, as unto may be amended (the "Twenty-third Amendment to the Master Deed"), and

WHEREAS, the Twenty-third Amendment and Supplement to the Master Deed created the twenty-fourth phase of the Condominium (hereinafter "Phase 1-L"), as depicted in Exhibit "B-1-L", to the Twenty-third Amendment to the Master Deed, and these improvements consisting of Building 2 (in which are situated five (4) Units) for a total of two hundred and seventy-five (275) Units; and

WHEREAS, the Developer desires to subject to the provisions of the Master Deed and to incorporate into the Condominium additional Units described in Exhibit "B-1-M" and

WHEREAS, the Developer desires to subject to the provisions of the Master Deed and to incorporate into the Condominium the additional Units and other improvements depicted on said certain plan entitled: "Phase 1-M Plan, Del Webb at Florham Park Condominium, prepared by Korman Surveying Services, Inc., dated September 9, 2022, (the "Phase 1-M Plan"), which plan is appended as Exhibit "B-1-M" to this Twenty-fourth Amendment to the Master Deed, and

WHEREAS, the Developer desires to amend and supplement the Survey/Site Plan with those plans attached hereto and incorporated as Exhibit "B-1-M", and

WHEREAS, upon the recordation of this Twenty-fourth Amendment, the Developer will have incorporated the additional four (4) Units, situated within Building 1, in Phase 1-M into the Condominium for a total of two hundred and seventy-nine (279) Units in Phases 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M, 2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G and 3-H combined; and

WHEREAS, upon the recordation of this Twenty-fourth Amendment, the percentage interest appurtenant to each of the Units shall be as set forth on the Schedule of Proprietary (Percentage) Interest in the Common Elements, attached hereto and incorporated as Exhibit "F-1-M."

NOW THEREFORE, the Developer hereby amends and supplements the Master Deed as follows:

1. The Developer hereby incorporates into the Del Webb at Florham Park Condominium the additional Units and improvements shown in Exhibit "B-1-M", whereina;

2. The Developer declares that such Units and related improvements are and shall be held, transferred, sold, leased, conveyed, occupied and used subject to the covenants, restrictions, conditions, easements, charges, liens and provisions set forth in the Master Deed, as now or hereinafter amended, all of which are hereby incorporated by reference as though fully set forth herein;

3. The Developer hereby amends and supplements the Survey Site Plan appearing as Exhibit "B-1" to the Plat, with the Site Plans appearing as Exhibit "B-1-M" and;

4. The Developer hereby replaces the Schedule of Percentage Interest in the Common Elements, with the Schedule of Percentage Interest in the Common Elements which appears as Exhibit "C-1-M"; and

5. Except as expressly modified herein, all other terms and conditions of the Master Deed shall remain in full force and effect and in the case of any conflict, the provisions hereof shall be deemed controlling.

IN WITNESS WHEREOF, the Developer has caused this Twenty-fourth Amendment and Supplement to the Master Deed to be executed on the date first mentioned above:

PULTE HOMES OF NJ, LIMITED PARTNERSHIP,
Michigan Limited Partnership, Developer

By: **PULTE HOME CORPORATION OF THE**
DELAWARE VALLEY, General Partner

By: *James P. Muller*
Name: James P. Muller
Title: Vice President

STATE OF NEW JERSEY

COUNTY OF SOMERSET

I, EMILY, that on September 5, 2021, James P. Muller, personally appeared before me and this person acknowledged under oath, to my satisfaction, that this person:

- (a) signed this instrument as the Vice President of Pulte Home Corporation of the Delaware Valley, the General Partner of Pulte Homes of NJ, Limited Partnership (the "Developer") named in this instrument; and
- (b) was authorized to execute this agreement on behalf of such Developer; and
- (c) executed this agreement as the act of such Developer.

Asst. Marie Marano
ASST. MARIE MARANO
NOTARY PUBLIC OF NEW JERSEY
Commission # 50066134
My Commission Expires 07/01/2026

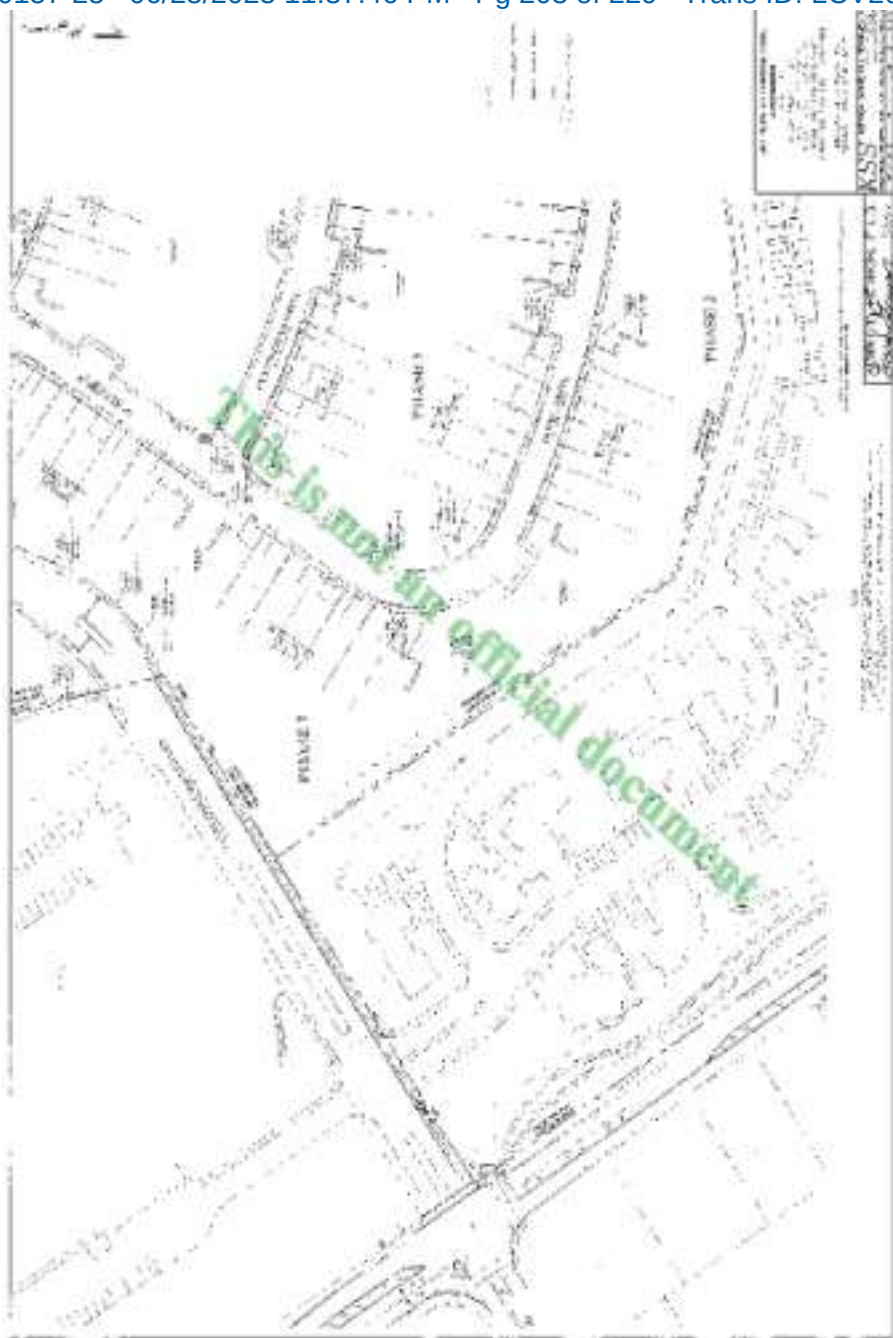
This is not an official document

EXHIBIT "D-I-M"

Phone D-I-M Map

PET-2025-1















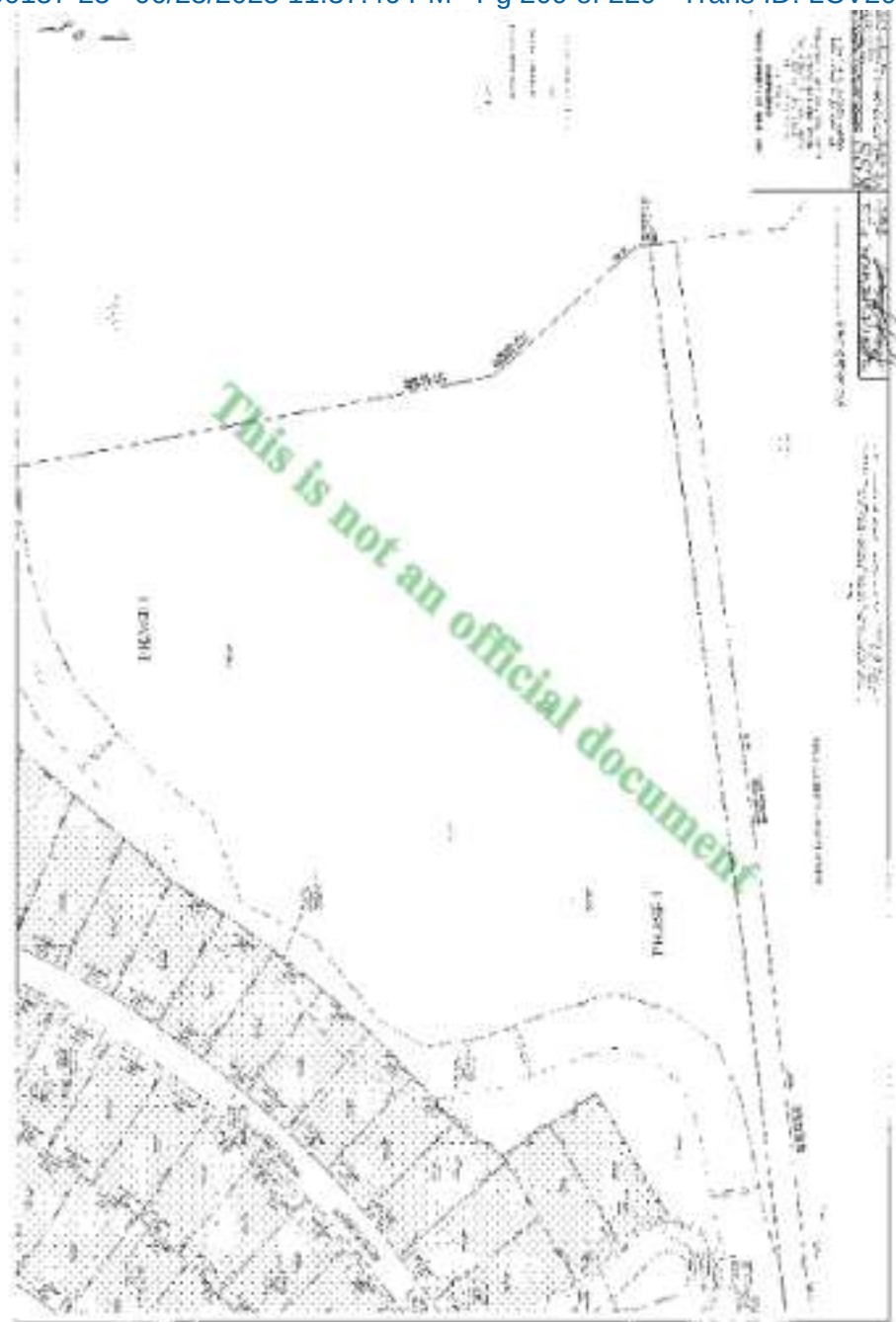


EXHIBIT "F-1-M"

Percentage Interest Schedule Phases

1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M,
2-A, 2-B, 2-C, 2-D, 2-E, 2-F, 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G and 3-H

Del Webb Florham Park - Percentage Interest Schedule

Phase 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 3D, 3E, 3F, 3G and 3H

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1A				
1401.1.20	12	21 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	13	23 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	14	25 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	15	27 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	16	29 Broom Drive	Townhouse Unit	0.3584%
Phase 1B				
1401.1.19	5	22 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	6	24 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	7	26 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	8	28 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	1	30 Broom Drive	Townhouse Unit	0.3584%
Phase 1C				
1401.1.20	17	31 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	18	33 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	19	35 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	20	37 Broom Drive	Townhouse Unit	0.3584%
1401.1.20	21	39 Broom Drive	Townhouse Unit	0.3584%
Phase 1D				
1401.1.19	10	42 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	9	44 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	8	46 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	7	48 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	5	50 Broom Drive	Townhouse Unit	0.3584%
Phase 1E				
1401.1.19	13	2 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	14	4 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	15	6 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	12	8 Broom Drive	Townhouse Unit	0.3584%
1401.1.19	11	10 Broom Drive	Townhouse Unit	0.3584%
Phase 1F				
1401.1.19	29	27 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	30	29 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	31	31 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	32	33 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	33	35 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	34	37 Cunningham Drive	Townhouse Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 10:				
1401.1.13	1,CS101	1 Hadley Drive, Unit 101	Condo Unit	0.3584%
1401.1.13	1,CS102	1 Hadley Drive, Unit 102	Condo Unit	0.3584%
1401.1.13	1,CS103	1 Hadley Drive, Unit 103	Condo Unit	0.3584%
1401.1.13	1,CS104	1 Hadley Drive, Unit 104	Condo Unit	0.3584%
1401.1.13	1,CS105	1 Hadley Drive, Unit 105	Condo Unit	0.3584%
1401.1.13	1,CS106	1 Hadley Drive, Unit 106	Condo Unit	0.3584%
1401.1.13	1,CS107	1 Hadley Drive, Unit 107	Condo Unit	0.3584%
1401.1.13	1,CS108	1 Hadley Drive, Unit 108	Condo Unit	0.3584%
1401.1.13	1,CS109	1 Hadley Drive, Unit 109	Condo Unit	0.3584%
1401.1.13	1,CS201	1 Hadley Drive, Unit 201	Condo Unit	0.3584%
1401.1.13	1,CS202	1 Hadley Drive, Unit 202	Condo Unit	0.3584%
1401.1.13	1,CS203	1 Hadley Drive, Unit 203	Condo Unit	0.3584%
1401.1.13	1,CS204	1 Hadley Drive, Unit 204	Condo Unit	0.3584%
1401.1.13	1,CS205	1 Hadley Drive, Unit 205	Condo Unit	0.3584%
1401.1.13	1,CS206	1 Hadley Drive, Unit 206	Condo Unit	0.3584%
1401.1.13	1,CS207	1 Hadley Drive, Unit 207	Condo Unit	0.3584%
1401.1.13	1,CS208	1 Hadley Drive, Unit 208	Condo Unit	0.3584%
1401.1.13	1,CS209	1 Hadley Drive, Unit 209	Condo Unit	0.3584%
1401.1.13	1,CS301	1 Hadley Drive, Unit 301	Condo Unit	0.3584%
1401.1.13	1,CS302	1 Hadley Drive, Unit 302	Condo Unit	0.3584%
1401.1.13	1,CS303	1 Hadley Drive, Unit 303	Condo Unit	0.3584%
1401.1.13	1,CS304	1 Hadley Drive, Unit 304	Condo Unit	0.3584%
1401.1.13	1,CS305	1 Hadley Drive, Unit 305	Condo Unit	0.3584%
1401.1.13	1,CS306	1 Hadley Drive, Unit 306	Condo Unit	0.3584%
1401.1.13	1,CS307	1 Hadley Drive, Unit 307	Condo Unit	0.3584%
1401.1.13	1,CS308	1 Hadley Drive, Unit 308	Condo Unit	0.3584%
1401.1.13	1,CS309	1 Hadley Drive, Unit 309	Condo Unit	0.3584%
1401.1.13	1,CS401	1 Hadley Drive, Unit 401	Condo Unit	0.3584%
1401.1.13	1,CS402	1 Hadley Drive, Unit 402	Condo Unit	0.3584%
1401.1.13	1,CS403	1 Hadley Drive, Unit 403	Condo Unit	0.3584%
1401.1.13	1,CS404	1 Hadley Drive, Unit 404	Condo Unit	0.3584%
1401.1.13	1,CS405	1 Hadley Drive, Unit 405	Condo Unit	0.3584%
1401.1.13	1,CS406	1 Hadley Drive, Unit 406	Condo Unit	0.3584%
1401.1.13	1,CS407	1 Hadley Drive, Unit 407	Condo Unit	0.3584%
1401.1.13	1,CS408	1 Hadley Drive, Unit 408	Condo Unit	0.3584%
1401.1.13	1,CS409	1 Hadley Drive, Unit 409	Condo Unit	0.3584%
Phase 11:				
1401.1.19	22	12 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	23	15 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	24	17 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	25	19 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	26	21 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	27	23 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	28	25 Cunningham Drive	Townhouse Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 1J				
1401.1.19	16	1 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	17	3 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	18	5 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	19	7 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	20	9 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.19	21	11 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2A				
1401.1.21	1 C1101	1 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	2 C1102	1 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	2 C1103	1 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	2 C1104	1 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	2 C1105	1 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	2 C1106	1 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	2 C1107	1 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	2 C1108	1 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	2 C1109	1 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	2 C1101	1 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	2 C1202	1 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	2 C1203	1 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%
1401.1.21	2 C1204	1 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	2 C1205	1 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	2 C1206	1 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	2 C1207	1 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	2 C1208	1 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%
1401.1.21	2 C1209	1 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	2 C1301	1 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	2 C1302	1 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	2 C1303	1 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	2 C1304	1 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	2 C1305	1 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	2 C1306	1 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	2 C1307	1 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	2 C1308	1 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	2 C1309	1 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	2 C1401	1 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	2 C1402	1 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	2 C1403	1 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	2 C1404	1 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	2 C1405	1 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	2 C1406	1 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	2 C1407	1 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	2 C1408	1 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	2 C1409	1 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
Phase 2B				
1401.1.17	5	36 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	4	38 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	3	40 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	2	42 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	1	44 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2C				
1401.1.17	11	24 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	10	26 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	9	28 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	8	30 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	7	32 Cunningham Drive	Townhouse Unit	0.3584%
1401.1.17	6	34 Cunningham Drive	Townhouse Unit	0.3584%
Phase 2D				
1401.1.17	19	42 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	18	43 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	21	45 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	22	47 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	24	49 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	20	51 Doyle Drive	Townhouse Unit	0.3584%
Phase 2E				
1401.1.17	12	27 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	13	29 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	14	31 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	15	33 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	16	35 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	17	37 Doyle Drive	Townhouse Unit	0.3584%
1401.1.17	18	39 Doyle Drive	Townhouse Unit	0.3584%
Phase 2F				
1401.1.21	2.C2101	2 Vanderbilt Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	2.C2102	2 Vanderbilt Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	2.C2103	2 Vanderbilt Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	2.C2104	2 Vanderbilt Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	2.C2105	2 Vanderbilt Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	2.C2106	2 Vanderbilt Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	2.C2107	2 Vanderbilt Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	2.C2108	2 Vanderbilt Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	2.C2109	2 Vanderbilt Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	2.C2201	2 Vanderbilt Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	2.C2202	2 Vanderbilt Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	2.C2203	2 Vanderbilt Blvd., Unit 203	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.21	2.C2204	2 Vanderbilt Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	2.C2205	2 Vanderbilt Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	2.C2206	2 Vanderbilt Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	2.C2207	2 Vanderbilt Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	2.C2208	2 Vanderbilt Blvd., Unit 208	Condo Unit	0.3584%
1401.1.21	2.C2209	2 Vanderbilt Blvd., Unit 209	Condo Unit	0.3584%
1401.1.21	2.C2301	2 Vanderbilt Blvd., Unit 301	Condo Unit	0.3584%
1401.1.21	2.C2302	2 Vanderbilt Blvd., Unit 302	Condo Unit	0.3584%
1401.1.21	2.C2303	2 Vanderbilt Blvd., Unit 303	Condo Unit	0.3584%
1401.1.21	2.C2304	2 Vanderbilt Blvd., Unit 304	Condo Unit	0.3584%
1401.1.21	2.C2305	2 Vanderbilt Blvd., Unit 305	Condo Unit	0.3584%
1401.1.21	2.C2306	2 Vanderbilt Blvd., Unit 306	Condo Unit	0.3584%
1401.1.21	2.C2307	2 Vanderbilt Blvd., Unit 307	Condo Unit	0.3584%
1401.1.21	2.C2308	2 Vanderbilt Blvd., Unit 308	Condo Unit	0.3584%
1401.1.21	2.C2309	2 Vanderbilt Blvd., Unit 309	Condo Unit	0.3584%
1401.1.21	2.C2301	2 Vanderbilt Blvd., Unit 401	Condo Unit	0.3584%
1401.1.21	2.C2302	2 Vanderbilt Blvd., Unit 402	Condo Unit	0.3584%
1401.1.21	2.C2403	2 Vanderbilt Blvd., Unit 403	Condo Unit	0.3584%
1401.1.21	2.C2404	2 Vanderbilt Blvd., Unit 404	Condo Unit	0.3584%
1401.1.21	2.C2405	2 Vanderbilt Blvd., Unit 405	Condo Unit	0.3584%
1401.1.21	2.C2406	2 Vanderbilt Blvd., Unit 406	Condo Unit	0.3584%
1401.1.21	2.C2407	2 Vanderbilt Blvd., Unit 407	Condo Unit	0.3584%
1401.1.21	2.C2408	2 Vanderbilt Blvd., Unit 408	Condo Unit	0.3584%
1401.1.21	2.C2409	2 Vanderbilt Blvd., Unit 409	Condo Unit	0.3584%
Phase 3A:				
1401.1.18	6	12 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	5	14 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	4	16 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	8	18 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	2	20 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	3	22 Cunningham Drive	Townhouse Unit	0.3585%
Phase 3B:				
1401.1.18	11	2 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	10	4 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	9	6 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	8	8 Cunningham Drive	Townhouse Unit	0.3585%
1401.1.18	7	10 Cunningham Drive	Townhouse Unit	0.3585%
Phase 3C:				
1401.1.18	19	13 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	19	15 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	20	17 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	21	19 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	21	21 Doyle Drive	Townhouse Unit	0.3585%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.18	23	23 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	24	25 Doyle Drive	Townhouse Unit	0.3585%
Phase 3D				
1401.1.18	12	3 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	13	3 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	14	5 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	15	7 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	16	9 Doyle Drive	Townhouse Unit	0.3585%
1401.1.18	17	11 Doyle Drive	Townhouse Unit	0.3585%
Phase 3E				
1401.1.22	28	2 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	27	4 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	26	6 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	25	8 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	24	10 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	23	12 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	22	14 Doyle Drive	Townhouse Unit	0.3585%
Phase 4				
1401.1.22	21	16 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	20	18 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	19	20 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	18	22 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	17	24 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	16	26 Doyle Drive	Townhouse Unit	0.3585%
1401.1.22	15	28 Doyle Drive	Townhouse Unit	0.3585%
Phase 5				
1401.1.21	1.C3101	3 Vandercirk Blvd., Unit 101	Condo Unit	0.3584%
1401.1.21	1.C3102	3 Vandercirk Blvd., Unit 102	Condo Unit	0.3584%
1401.1.21	1.C3103	3 Vandercirk Blvd., Unit 103	Condo Unit	0.3584%
1401.1.21	1.C3104	3 Vandercirk Blvd., Unit 104	Condo Unit	0.3584%
1401.1.21	1.C3105	3 Vandercirk Blvd., Unit 105	Condo Unit	0.3584%
1401.1.21	1.C3106	3 Vandercirk Blvd., Unit 106	Condo Unit	0.3584%
1401.1.21	1.C3107	3 Vandercirk Blvd., Unit 107	Condo Unit	0.3584%
1401.1.21	1.C3108	3 Vandercirk Blvd., Unit 108	Condo Unit	0.3584%
1401.1.21	1.C3109	3 Vandercirk Blvd., Unit 109	Condo Unit	0.3584%
1401.1.21	1.C3201	3 Vandercirk Blvd., Unit 201	Condo Unit	0.3584%
1401.1.21	1.C3202	3 Vandercirk Blvd., Unit 202	Condo Unit	0.3584%
1401.1.21	1.C3203	3 Vandercirk Blvd., Unit 203	Condo Unit	0.3584%
1401.1.21	1.C3204	3 Vandercirk Blvd., Unit 204	Condo Unit	0.3584%
1401.1.21	1.C3205	3 Vandercirk Blvd., Unit 205	Condo Unit	0.3584%
1401.1.21	1.C3206	3 Vandercirk Blvd., Unit 206	Condo Unit	0.3584%
1401.1.21	1.C3207	3 Vandercirk Blvd., Unit 207	Condo Unit	0.3584%
1401.1.21	1.C3208	3 Vandercirk Blvd., Unit 208	Condo Unit	0.3584%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.21	1.C3309	3 Vanderbilt Blvd., Unit 339	Condo Unit	0.3589%
1401.1.21	1.C3307	3 Vanderbilt Blvd., Unit 337	Condo Unit	0.3589%
1401.1.21	1.C3302	3 Vanderbilt Blvd., Unit 332	Condo Unit	0.3589%
1401.1.21	1.C3303	3 Vanderbilt Blvd., Unit 333	Condo Unit	0.3589%
1401.1.21	1.C3304	3 Vanderbilt Blvd., Unit 334	Condo Unit	0.3589%
1401.1.21	1.C3305	3 Vanderbilt Blvd., Unit 335	Condo Unit	0.3589%
1401.1.21	1.C3306	3 Vanderbilt Blvd., Unit 336	Condo Unit	0.3589%
1401.1.21	1.C3307	3 Vanderbilt Blvd., Unit 337	Condo Unit	0.3589%
1401.1.21	1.C3308	3 Vanderbilt Blvd., Unit 338	Condo Unit	0.3589%
1401.1.21	1.C3309	3 Vanderbilt Blvd., Unit 339	Condo Unit	0.3589%
1401.1.21	1.C3401	3 Vanderbilt Blvd., Unit 401	Condo Unit	0.3589%
1401.1.21	1.C3402	3 Vanderbilt Blvd., Unit 402	Condo Unit	0.3589%
1401.1.21	1.C3403	3 Vanderbilt Blvd., Unit 403	Condo Unit	0.3589%
1401.1.21	1.C3404	3 Vanderbilt Blvd., Unit 404	Condo Unit	0.3589%
1401.1.21	1.C3405	3 Vanderbilt Blvd., Unit 405	Condo Unit	0.3589%
1401.1.21	1.C3406	3 Vanderbilt Blvd., Unit 406	Condo Unit	0.3589%
1401.1.21	1.C3407	3 Vanderbilt Blvd., Unit 407	Condo Unit	0.3589%
1401.1.21	1.C3408	3 Vanderbilt Blvd., Unit 408	Condo Unit	0.3589%
1401.1.21	1.C3409	3 Vanderbilt Blvd., Unit 409	Condo Unit	0.3589%
Phase 5G				
1401.1.22	14	30 Doyle Drive	Townhouse	0.3589%
1401.1.22	13	32 Doyle Drive	Townhouse	0.3589%
1401.1.22	12	34 Doyle Drive	Townhouse	0.3589%
1401.1.22	11	36 Doyle Drive	Townhouse	0.3589%
1401.1.22	10	38 Doyle Drive	Townhouse	0.3589%
1401.1.22	9	40 Doyle Drive	Townhouse	0.3589%
Phase 1J				
1401.1.20	3	18 Applegate Drive	Townhouse	0.3589%
1401.1.20	2	20 Applegate Drive	Townhouse	0.3589%
1401.1.20	1	22 Applegate Drive	Townhouse	0.3589%
Phase 2H				
1401.1.22	6	42 Doyle Drive	Townhouse	0.3589%
1401.1.22	7	44 Doyle Drive	Townhouse	0.3589%
1401.1.22	6	46 Doyle Drive	Townhouse	0.3589%
1401.1.22	5	48 Doyle Drive	Townhouse	0.3589%
1401.1.22	4	50 Doyle Drive	Townhouse	0.3589%
1401.1.22	3	52 Doyle Drive	Townhouse	0.3589%
1401.1.22	2	54 Doyle Drive	Townhouse	0.3589%
Phase 1K				
1401.1.20	17	1 Briern Drive	Townhouse	0.3589%
1401.1.20	13	3 Briern Drive	Townhouse	0.3589%
1401.1.20	14	5 Briern Drive	Townhouse	0.3589%

BLOCK NUMBER	LOT NUMBER	STREET ADDRESS	BUILDING TYPE	Percentage Interest
1401.1.20	15	7 Brook Drive	Townhouse	0.3585%
1401.1.20	15	9 Brook Drive	Townhouse	0.3585%
Phase 1L				
1401.1.20	7	10 Applegate Drive	Townhouse	0.3585%
1401.1.20	6	12 Applegate Drive	Townhouse	0.3585%
1401.1.20	5	14 Applegate Drive	Townhouse	0.3585%
1401.1.20	4	16 Applegate Drive	Townhouse	0.3585%
Phase 1M				
1401.1.20	11	2 Applegate Drive	Townhouse	0.3585%
1401.1.20	10	4 Applegate Drive	Townhouse	0.3585%
1401.1.20	9	6 Applegate Drive	Townhouse	0.3585%
1401.1.20	8	8 Applegate Drive	Townhouse	0.3585%
Total				100.0000%

000000

Maricopa County Recording Cover Sheet  Honorable Ann F. Green, Esq. Maricopa County Clerk		MOHAWK COUNTY, AL Ann F. Green DEED OR BOOK: 2453 PG 957 RECORDED: 11/06/2025 12:58:46 FILE NUMBER: 2023705095 BOOK & PAGE: 2453 PG 957 RECORDING FEE: \$114.50 TOTAL TAX: \$114.50 INSTR. FEE
Official Use Only - Please Do Not Fill \$ 114.50		Official Use Only - Return
Date of Document: 2024-11-01	Instrument: DEED AND REALTY TAX FEE	
Full Party Name: Shawn Thomas McDaniel Edgar Jr. and Jenny Gail McDaniel	Record Party Name: Shawn John Day	
Additional Parties:		

THE FOLLOWING SECTION IS PROVIDED FOR DEEDS ONLY	
Book: 2453	Page: 957
Municipality: FLORHAM PARK, DEED	
County: FLORHAM	
Address: 105 Palomares Avenue Unit L Palomares Park, FL 32750	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOK & PAGE NOTATION FOR AN ASSIGNMENT, RELEASE, OR EXTENSION OF A MORTGAGE OR AN AGREEMENT RESPECTING A MORTGAGE	
Original Book:	Original Page:

MARICOPA COUNTY RECORDED COVER SHEET	
Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.	
WARNING: Information available on the Recording Cover Sheet must exactly match the information within the original document or the document will not be recorded and returned.	

updated June 2017

Record & Return to:
COPREC LLC
ATTN: Closing Assistant
1700 North River Street
Camden, NJ 08102

DEEDBOOK Affected Page

ALPENDING

NEW CONSTRUCTION
MANDATORY DEED FORM FOR OWNERSHIP UNITS

Deed

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

For State Regulated Property
With Covenants Restricting Conveyance
And Mortgage Debt

"THIS DEED is made on 11/28/2023 by and between Fluorine Homes at Pleasant Ridge, Inc., a New Jersey Corporation (Grantor) having its principal address at 1100 Avenue P, Henderson, NJ 07569 and Devin Jade Riley (Grantee), whose address is about to be 265 Ridgeway Avenue, Florham Park, NJ 07932

Article 1 Consideration and Conveyance

in return for payment to the Grantor by the Grantee of ONE HUNDRED FOURTEEN THOUSAND, TWO HUNDRED AND NINETY FOUR, 00/100 DOLLARS (\$14,294.00), the receipt of which is hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee all of the land and improvements thereon as is more specifically described in Article 2, hereof (the Property).

Article 2 Description of Property

The Property consists of all of the land and improvements thereon, that is located in the municipality of Cliffside Township, County of Ocean, State of New Jersey, and described more specifically as Block No. 1806 Lot No. 2204 and known by the street address 265 Ridgeway Avenue, Florham Park, NJ 07932, as more particularly described in Schedule A attached hereto (which exhibits and drawings bear upon -

"Schedule A

updated June 2007)

Being the said Purchaser of said lot in the Unit in the at Parcel A, Inc., a New Jersey Corporation, in good faith with Associates, LLC a New Jersey Limited Liability Company, dated June 30, 2020, entered April 30, 2021, in the Clerk's Office of the County of Morris, New Jersey, a deed Book 04-24027 Page 1238.

Article 3. Director's Covenant

The Director hereby covenants and affirms that Quaker has taken no action to encumber the Property.

Article 4. Affordable Housing Covenants

Set forth in the Property is contained the regulations known as the Uniform Housing Affordability Ordinance, which are found in New Jersey Administrative Code at Title 17, Chapter 26, Subchapter 26.10 (N.J.A.C. 17:26-10) of the "Regulations". Consistent with the Regulations, the following covenants shall govern the use and occupancy of the unit for the period of time commencing upon the start of the lease term, or in the case of the commencement of the "Control Period", as that term is defined in the Regulations, and terminating upon the expiration of the Control Period as provided in the Regulations.

In accordance with N.J.A.C. 17:26-10, the unit shall remain subject to the requirements of this subchapter, the "Control Period", until the month and day in which the unit is located a sold, including the unit, to a new owner. Prior to such date, the unit shall remain subject to the requirements of this subchapter for a period of at least 40 years that commences on the date of first conveyance of the unit, which is 11/21/2022. Notwithstanding, that unit shall remain subject to the requirements of this subchapter for a period of at least 40 years.

- The Property may be conveyed only to a buyer, held with that person, or their heirs, devisees, or assigns, as a first mortgagee, and associated under the mortgage instrument, not later than the date of 4/30/21.
- No fee of the Property shall be made, unless approved in advance and in writing by the Administrative Agent, and the fee shall be for a non-refundable period of time ("Admission Fee Period", or "AFP") as determined by the Administrative Agent.
- No refinancing, equity loan, second lien or other, or any other mortgage or other debt (collectively, "Debt") secured by the Property, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt if securing the Debt would cause the debt to lack Debt covered already a percentage (15%) of the applicable MFR.
- The owner of the Property shall cause to be maintained the structure in accordance with the code.

- E. Debris is not taken off the site. Within 10 days after the issue of the Property Order, the owner has the right to any portion of the debris, except as a short-term storage basis at approval. A separate agreement by the Administrative Agent.
- F. If the Property is a residential house, the owner shall issue the "final and only" to increase certified fee. Home households approved in writing by the Administrative Agent, that change is at least 10% than the maximum price set out as determined by the Administrative Agent, and shall submit for written approval of the Administrative Agent, copies of all changed, except prior to having them given to the separate agent.
- G. For a contract not made up made to the Property that was, it shall be between - building, and in any situation improvement made to the Property and be taken into consideration to inform the MR (except for improvements approved in advance) and in writing by the Administrative Agent.

Article 5: Remedies for Breach of Affordable Housing Covenants

[illegible]

4. If the interest of a licensed broker or salesperson in the Government of the Province, in any way, is or is stated to be, in the interest of the Province, the Dominion or Agent will not, at interest, proceed at law or equity, including the right to seek injunctive relief or specific performance.
5. Upon the agreement of a licensed broker or salesperson by the Province, or any successor in interest or other owner of the Province, the Government of the Province shall not, at interest, proceed at law or equity including but not limited to, to foreclose, force sale, force redemption of all lands due under any mortgage, including of any land, from a sale or sale of the Province, including of any proceeds from a legal remedy, injunctive relief or specific performance, against all of said Government, acting in the Province, those operating under Title 5, Chapter 60, Subchapter 29 of the New Jersey Administrative Code and specific performance.

GTRFP-3
(7-21)
(Printed Type)State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Elbaum Homes at Pleasant Ridge, Inc., a New Jersey Corporation

17 Pineapple Point			
Randolph		07033	07869

Property Information

1896	12.54	
------	-------	--

185 Ridgedale Avenue, Unit 4

Florham Park	New Jersey	07932
--------------	------------	-------

100	114,294.93	114,294.00	114,294.00
-----	------------	------------	------------

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 1 ☐ Seller is not a resident of the State of New Jersey and is not a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller does not have a business office or any other place of business in the State of New Jersey.
- 2 ☐ The last principal place of residence of the Seller is located in the State of New Jersey.
- 3 ☐ Seller is a mortgage company, the mortgage company has a branch office in the State of New Jersey and is a resident of the State of New Jersey.
- 4 ☐ Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 5 ☒ Seller is not a resident of the State of New Jersey and is not a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is not a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 6 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 7 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 8 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 9 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 10 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 11 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 12 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 13 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 14 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 15 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.
- 16 ☐ The Seller is a resident of the State of New Jersey and is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act, and the Seller is a resident of the State of New Jersey for purposes of the New Jersey Gross Receipt Tax Act.

Seller's Declaration

I, the undersigned, declare that the information provided in this document is true and correct to the best of my knowledge and belief, and I am not aware of any information that would cause me to believe that the information provided in this document is false or misleading. I understand that providing false or misleading information is a criminal offense under the laws of the State of New Jersey and the United States of America.

[Signature] *[Signature]* *[Signature]*
 Date Signature (Seller) Notarized Public or Attorney at Law

[Signature]
 Date Signature (Notary) Notarized Public or Attorney at Law

APPENDIX H.
MAP OF AFFORDABLE HOUSING SITES

PLANNING BOARD OF THE BOROUGH OF FLOHAM PARK

RESOLUTION R25PB-01

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF FLOHAM PARK ADOPTING
THE 2025 MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Floham Park (the "Board"), held a public hearing on the proposed 2025 Fourth Round Housing Element and Fair Share Plan (the "2025 HEFSP") on June 23, 2025;

WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed 2025 HEFSP will guide the use of lands in the Borough in a manner that protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-26, and is designed to achieve access to affordable housing to meet the Borough's Fourth Round constitutional affordable housing obligations and considers the lands that are most appropriate for construction of low and moderate-income housing in accordance with the Fair Housing Act, as amended;

NOW THEREFORE BE IT RESOLVED, by motion duly made and seconded on June 23, 2025, that the Board hereby adopts the 2025 Fourth Round Housing Element and Fair Share Plan.

I HEREBY CERTIFY that this is a true copy of a Resolution of the Borough of Floham Park Planning Board duly adopted at the public meeting held on June 23, 2025.

Pursuant to N.J.S.A. 40:55D-10(g)(2), this Resolution memorializes the action taken by the Board at the public meeting held on June 23, 2025.


Michael DeAngelis, Chairman

On motion of: Joseph Guerin

Seconded by: Michael DeAngelis

The vote on the Resolution was as follows:

AYES: 6

NAYS: 0

ABSTAINING:

ABSENT: 3

DATE: June 23, 2025


Malene Runyon, Secretary of
the Planning Board of the Borough of Floham Park