

2025



Parsippany Troy Hills

Master Plan Element

Housing Element & Fair Share Plan

June 12, 2025

Township of Parsippany-Troy Hills | Morris County, New Jersey





Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
A S S O C I A T E S , I N C .

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Housing Element and Fair Share Plan Master Plan

Township of Parsippany-Troy Hills
Morris County, New Jersey

Prepared for the Township of Parsippany-Troy Hills
Planning Board

BA# 4158.04

The original document was appropriately signed and sealed on June 12, 2025 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

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Table of Acronyms

Acronym	Meaning
BOCA	Building Officials and Code Administrators
CHAS	Comprehensive Housing Affordability Strategy
CO	Certificate of Occupancy
COAH	Council on Affordable Housing
DCA	Department of Community Affairs
FHA	Fair Housing Act
FHA-2	Fair Housing Act- As Amended
FSHC	Fair Share Housing Center
GDP	General Development Plan
HE&FSP	Housing Element and Fair Share Plan
HUD	Department of Housing and Urban Development
MLUL	Municipal Land Use Law
NJAC	New Jersey Administrative Code
NJSA	New Jersey Statutes Annotated
PTS	Princeton Theological Seminar
RCA	Regional Contribution Agreement

Executive Summary

The following executive summary is offered for the 2025 Township of Parsippany-Troy Hills Housing Element and Fair Share Plan (HE&FSP).

Executive Summary

The following 2025 Housing Element and Fair Share Plan (HE&FSP) of the Master Plan outlines the manner in which the Township of Parsippany-Troy Hills will address its affordable housing obligation. The plan is organized into four sections:

❖ Section 1: Introduction and Overview

Section 1 offers an introduction to the plan, as well as background information regarding affordable housing and its history in both the State of New Jersey and the Township of Parsippany-Troy Hills. It also identifies the requirements of a master plan as well as a HE&FSP.

❖ Section 2: Housing Element

Next, Section 2 contains the Housing Element. This section provides background data regarding the Township's physical, demographic, and housing characteristics. It also provides a projection of the Township's housing stock as well as its capacity to accommodate its overall fair share.

❖ Section 3: Fair Share Obligations

Section 3 summarizes the past and present affordable housing obligations of the Township.

❖ Section 4: Fair Share Plan

Finally, Section 4 contains the Fair Share Plan which details how the Township will address its Present Need, Prior Round, Third Round, and Prospective Need Obligations.

The Township's obligations were derived from a variety of different sources, including the former Council on Affordable Housing (COAH), a prior settlement agreement with Fair Share Housing Center (FSHC), and most recently a methodology provided by the Department of Community Affairs (DCA). These obligations are summarized in the table below and on the following pages.

Table 1: Affordable Housing Obligations Summary

Category	Obligation
Prior Round Obligation (1987-1999)	664
Third Round Obligation (1999-2025)	1,314
-Third Round RDP	845
-Third Round Unmet Need	469
Fourth Round Obligation (2025-2035)	496*
Present Need (Rehabilitation) Obligation	138

* The Township received an adjusted allocation of 496 based upon a Superior Court Order Fixing Municipal Obligation dated May 13, 2025.

Prior Round Obligation

The Prior Round Obligation encompasses the years 1987 through 1999. The Township was assigned a Prior Round Obligation of **664 affordable units** which was entirely addressed through a variety of components. These components are summarized in the following table and are discussed in greater detail in Section 4.3.

Table 2: Prior Round Obligation Summary: 664.

Prior Round Compliance Mechanisms	Credits	Bonus	Total	Status
Prior Cycle Credits: 100% Affordable Developments - Completed				
<u>Baldwin Oaks</u> (B 712, L 39) (Rental)-Age Restricted: 250 units	166	N/A*	166	Complete
Alternative Living Arrangements- Completed/Proposed				
<u>ARC</u> (B 202, L 9.06) (Rental) Entin Rd.	6	6	12	Complete
<u>ARC</u> (B 202, L 9.07) (Rental) Entin Rd	6	6	12	Complete
<u>Dept. of Special Ed-Roman Catholic</u> -B 208, L 5 (Rental) Littleton Rd.	5	5	10	Complete
<u>CBH to Homeless Solutions</u> (B 10, L 1.03) (Rental) Ruth Davis Drive	32	32	64	Complete
<u>JSDD of Metrowest</u> (B 446, L 10) (Rental) Pleasant Terrace	5	5	10	Complete
<u>Advancing Opportunities, Inc.</u> (B 518, L 25) (Rental) Hiawatha Blvd.	4	4	8	Complete
<u>Advancing Opportunities, Inc.</u> (B 709, L 27) (Rental) 66 N. Beverwyck Rd.	4	4	8	Complete
<u>Community Hope Inc.</u> (B 174, L 12) (Rental) 639 Tabor Road	6	6	12	Complete
<u>New Bridge & The Rose House</u> (B 168, L 119) (Rental) Moraine Road	4	4	8	Complete
<u>Special Homes NJ & Monarch Associates</u> (B 204, L 1) Littleton Rd.	4	4	8	Complete
<u>The Rose House Corp.</u> -B 497, L 10 (Rental) Knoll Rd.	4	4	8	Complete
<u>Carmela Lunt Corp. Community Hope</u> (B 756, L 5) (Rental) Deauville Dr.	4	4	8	Complete
Regional Contribution Agreement: Newark (294 committed, 269 creditable)	269	N/A	269	
Inclusionary Developments- Completed or Proposed				
Mill Run Apartment (B 15, L 5&6) (Rental)-Route 10	16	16	32	Complete
Palmar Assoc. LLC. (B 450, L 14, 15, 16 & 17) (For sale)-Interval Road (2 available, 1 applied)	1	0	1	Complete
Weichert- Johnston Road- B 200, L 8 (Rental) (19 total available, 14 applied)	14	14	28	Approved
Total- (Prior Round Credit Summary and Surplus (Age Restricted) (250-166=84)	550	114	664	

Third Round Obligation

The Third Round Obligation encompasses the years 1999 through 2025. Pursuant to a Settlement Agreement between Parsippany-Troy Hills and FSHC and approved by the Court, the Township's Third Round need allocation was 1,314 units although the Township sought and was granted a vacant land adjustment resulting in a Third Round Realistic Development Potential (RDP) obligation of 845 units and a total Unmet Need of 469 units.

This RDP obligation is largely satisfied through a variety of components both existing, proposed and as modified herein to address a few programs that have not been effectuated. As shown, these components comprise a total of 634 units and 211 bonus credits applied. These components are summarized in the following table and are discussed in greater detail in Section 4.4.

Table 3: Third Round Components RDP 845 Obligation

Plan Component	Credits	Bonus	Total	Status
Prior Cycle Surplus Credits from Prior Round				
Baldwin Oaks- B 712, L 39 (Rental)	84	N/A	84	Complete
Brookside- B 412, L 15 (Rental)	127	N/A	127	Complete
Prior Cycle Credits: Alternative Living Arrangements- Completed				
Cheshire (B 484, L 8.01) (Rental)- North Beverwyck Road	6	N/A*	6	Complete
<u>ARC</u> (B 601, L 1) (Rental)- Hiawatha Blvd.-Prior Cycle	4	N/A*	4	Complete
Applicable Units Built and/or Approved in Third Round				
700 Mountain Way- B 14, L 9, 9.1&10 (Rental)	15	15	30	Complete
Palmar Assoc. LLC. (B 450, L 14, 15, 16 & 17) (For sale)-Interval Road (2 total, 1 available from Prior Round)	1	0	1	Complete
Special Homes of New Jersey- B 129, L 6 (Rental) Glenwood Place	4	4	8	Complete
Market to Affordable- Completed				
Habitat for Humanity. (B 528, L 1.1) (Ownership) (2002)	1	0	1	Complete
Inclusionary Developments- Zoned and Under Construction				
Stanberry Parsippany LLC. - B 200, L 1.02 (Rental)	67	34	101	Construction
Mack Cali-aka Avalon Residential B 202, L 3.12 & 3.20 (Rental)	82	82	164	Construction
Westmount Plaza- B 698, L 15.2 (Rental)	63	63	126	Zoned
PARQ aka Lanidex- Block 392 Lots 1 and 2, (Rental) 120 total AH units approved, 74 applied +12 rental bonus**	74	12*	76	Zoned, Approved,

Plan Component	Credits	Bonus	Total	Status
				under Construction
Weichert- Johnston Road- B 200, L 8 (Rental) (19 total, 5 available from Prior Round)	5	-	5	Approved
Lexica-aka SJP MC VI- Cherry Hill Road- B 136, L 44 & 76 (Rental)	65	-	65	Constructed
Proposed-Alternative Living Arrangements				
Community Options: B 741, L 58 (Rental) Normandy Drive	4	-	4	Complete
Community Options: 4 sites: (Rental) Ferncliff Rd, Maplewood Dr, Norman Ave & N Beverwyck Rd	16	-	16	Completed
Allies and Mental Health Assoc to replace planned Advancing Opportunities, Inc.: 2 sites (Rental)	8	-	8	Completed
Avidd Community Services of NJ: B 598, L 12 (Rental) Minnehaha Blvd.	4	-	4	Complete
Avidd Community Services of NJ: B 30, L 3.02 (Rental) Circle Drive.	4	-	4	Complete
Totals:	634	211	845	Required 845

*Bonus cap of 25% of 845 reached.

**This development was formerly an overlay zone to address unmet need, it is being reallocated to the Third Round RDP to replace developments and programs that are no longer viable since it has received preliminary and final site plan approval and has been partially constructed in the Third Round.

The 2019 HE&FSP also identified numerous plan components to address Parsippany Troy Hills Third Round Unmet Need of 469 units. These plan components are summarized in Section 4.4

Fourth Round Obligation

Governor Murphy signed the A-40/S-50 Bill into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (FHA-2) amended the Fair Housing Act (FHA or the Act) by abolishing COAH and created a new process that involved the creation of a new entity known as the Affordable Housing Dispute Resolution Program (the Program), as well as the DCA and the Administrative Office of the Courts (AOC).

FHA-2 directed the DCA to calculate the Present Need (also referred to as the Rehabilitation obligation) and the Prospective Need (also known as the new construction obligation) for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024, and, in accordance with the Act, made clear that the obligations generated by the report were advisory only and non-binding. For Parsippany Troy Hills, the DCA Report identified a Present Need of 138 and a Prospective Round Four Need of 553.

Since the DCA report is non-binding, each municipality had the opportunity to study and define why its obligations should be different based on the standards in the Act. The

Township conducted such an analysis and determined that the DCA had made oversights in the Land Capacity Factor calculation, which is part of the formula that determines fair share obligations. The Township adopted a binding resolution on January 11, 2025 which committed to the 138-unit Present Need obligation identified by DCA, but identified a reduced Prospective Need obligation of 496 units due to the Township's assessment of errors in DCA's report pertaining to Parsippany Troy Hills Land Capacity Factor. Ultimately, the Township's Prospective Need obligation was established at **496 affordable units** by a trial court order issued on May 13, 2025.

The January 11, 2025 resolution further noted that the Township reserved the right to seek an adjustment of its Fourth Round Prospective Need number based upon a lack of vacant, developable and suitable land. Since the time of the Third Round HE&FSP, the Township entered into compliance with the Highlands Council-Planning Area. Accordingly, the Township undertook a detailed Vacant Land Analysis using the Highlands Build Out Analysis and an analysis of numerous redevelopment proposals to determine if there were any changed circumstances since the 2019 HE&FSP that would warrant a recalibration of Parsippany Troy Hills RDP. At this time, the Township concludes the Highlands Build Out analysis did not identify any additional parcels that were not included in the Third Round Vacant Land Analysis. Although the Township has 7 properties representing a changed circumstance requiring a Fourth Round RDP obligation. Together, these 7 properties generate a total Fourth Round RDP obligation of the full 496 units.

The Township proposes to address its **496 Fourth Round RDP** obligation via new contemplated redevelopment areas and infill development, plus eligible bonus credits, as summarized in Table 5 below totaling 496 credits. The components to address this obligation are summarized on the following table and are discussed in greater detail in Section 3.3.

Table 4: Fourth Round Components-496-Unit RDP-Full Obligation

Project Description	Credits	Bonus (25% Max)	Total
Inclusionary Developments - Proposed			
<u>4 Gatehall -Toll Brothers:</u> B 175, L52; 13.66 ac <ul style="list-style-type: none"> Conventional and stacked townhouses 	36	18	54
<u>Parq-Lanidex:</u> B 392, L 1.01, 1.02, 1.03, 1.04; 31.7 ac <ul style="list-style-type: none"> AIN-Mixed Use multifamily development. 	120	60	180
<u>3081 Route 46 Bixmor Redevelopment Mixed Use:</u> B 411 , L 31.1; 18.4 ac <ul style="list-style-type: none"> AIN Mixed Use-multifamily residential development 	78	39	117
<u>909-Parsippany Boulevard-Embassy Suites KRE:</u> B 420, L2 <ul style="list-style-type: none"> Adaptive Re-Use-Multifamily residential development 	42	7 (cap)	49
<u>400 Interpace- P3 Properties:</u> B 136, L43.5; 27.3 ac <ul style="list-style-type: none"> Mixed Use-Office-Multifamily residential development 	40	-	40
<u>1 Upper Pond Road:</u> B 13, L 43.4; 16 ac <ul style="list-style-type: none"> Stacked and conventional townhouses 	31	-	31
<u>1855 US 46- Cerbo Lumber Property 1855 US 46, LLC-Shree</u> <ul style="list-style-type: none"> Multifamily residential development 	25	-	25
Total	372	124	496
Remaining Need in Fourth-Round			0

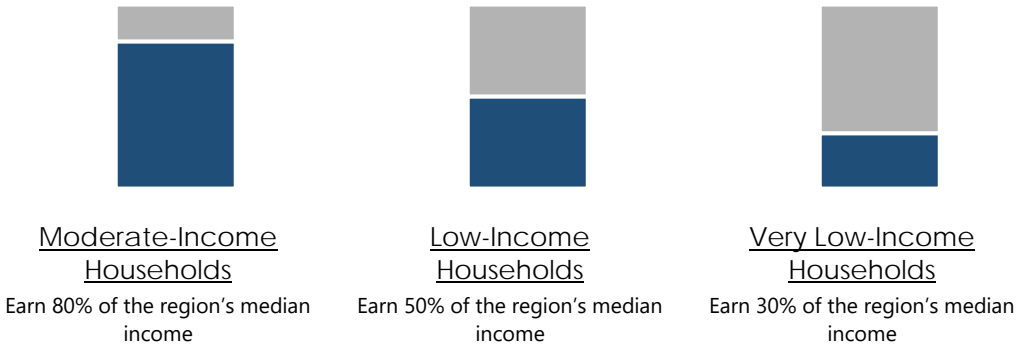
Section 1:

Introduction and Overview

The following section offers an introduction to the Township of Parsippany-Troy Hills 2025 Housing Element and Fair Share Plan. It provides background information regarding affordable housing and its history in both the State of New Jersey and the Township of Parsippany-Troy Hills. It also identifies the requirements of a master plan as well as a Housing Element and Fair Share Plan.

1.1: What is Affordable Housing?

Affordable housing is income-restricted housing that is available for sale or for rent. Typically, affordable housing is restricted to very-low, low-, and moderate-income households. These categories are derived from median regional income limits established for the state. New Jersey is delineated into six different affordable housing regions. Parsippany-Troy Hills is located in Region 4 which includes Morris, Monmouth, and Ocean Counties.



Regional income limitations are updated every year, with different categories established for varying household sizes. The table below identifies the 2024 regional income limits by household size for Region 2. As shown, a three-person family with a total household income of no greater than \$97,440 could qualify for affordable housing in the Township's region.

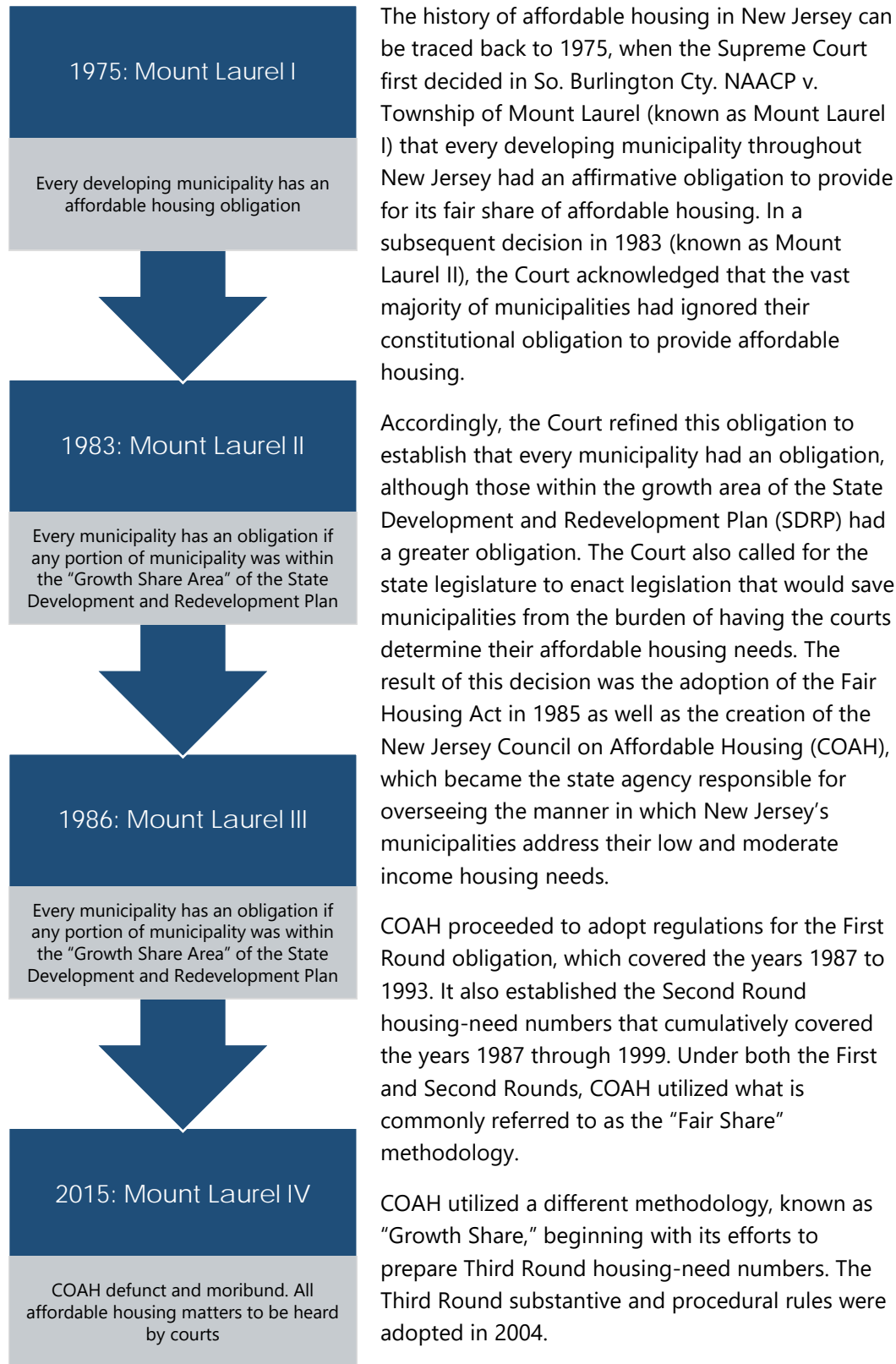
Table 5: 2025 Affordable Housing Region 2 Income Limits by Household Size

Income Level	1 Person	2 Person	3 Person	4 Person
Median	\$94,800	\$108,300	\$121,800	\$135,300
Moderate	\$75,840	\$86,640	\$97,440	\$108,240
Low	\$47,400	\$54,150	\$60,900	\$67,650
Very-Low	\$28,440	\$32,490	\$36,540	\$40,590

Source: UHAC 2025 April 29,2025 NJHMFA

One of the most common forms of affordable housing is inclusionary development, in which a certain percentage of units within a multifamily development are reserved for affordable housing. Affordable housing can be found in a variety of other forms, including but not limited to: one hundred percent affordable housing developments, deed-restricted accessory apartments, assisted living facilities, alternating arrangements such as supportive housing or group homes, and age restricted housing.

1.2: History of Affordable Housing

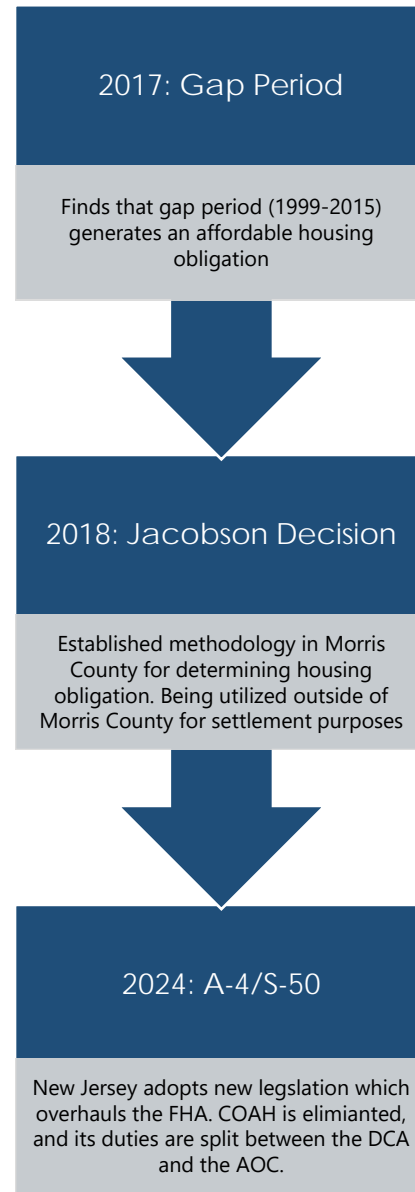


However, these regulations were challenged and in January 2007, the Appellate Division invalidated various aspects of them and remanded considerable portions of the rules to COAH with the directive to adopt revised regulations.

In May 2008, COAH adopted revised Third Round regulations which were published and became effective on June 2, 2008. Coincident to this adoption, COAH proposed amendments to the rules they had just adopted, which subsequently went into effect in October 2008. These 2008 rules and regulations were subsequently challenged again, and in an October 2010 decision the Appellate Division invalidated the Growth Share methodology and also indicated that COAH should adopt regulations pursuant to the Fair Share methodology utilized in Rounds One and Two. The Supreme Court affirmed this decision in September 2013, which invalidated much of the third iteration of the Third Round regulations and sustained the invalidation of Growth Share. As a result, the Court directed COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

Deadlocked with a 3-3 vote, COAH failed to adopt revised Third Round regulations in October 2014. Fair Share Housing Center (FSHC), who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and issued its ruling on March 20, 2015. The Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts where it had originally been prior to the creation of COAH in 1985.

This 2015 Court decision created a process in which municipalities may file a declaratory judgment action seeking a declaration that their HE&FSP is constitutionally compliant and receive temporary immunity from affordable housing builders' remedy lawsuits while preparing a new or revised HE&FSP to ensure their plan continues to affirmatively address their local housing need as may be adjusted by new housing-need numbers promulgated by the court or COAH.



Subsequently, the Supreme Court ruled on January 18, 2017 that municipalities are also responsible for obligations accruing during the so-called "gap period," the period of time between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need, which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

On March 20, 2024, the State of New Jersey adopted a package of affordable housing bills which overhauled the Fair Housing Act. This legislation ultimately eliminated COAH and split its duties and functions between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA was designated by the legislation as the entity responsible for calculating the state's regional needs as well as each municipality's present and prospective fair share obligations pursuant to the Jacobson Decision. However, the legislation makes clear that these numbers are advisory and that each municipality must set its own obligation number utilizing the same methodology. Meanwhile, the Affordable Housing Dispute Resolution Program (the "Program") within the AOC is tasked to handle any disputes regarding affordable housing obligations and plans.

1.3: The Township's Historic Responses

Parsippany-Troy Hills has a long history of substantial voluntary compliance with the Mount Laurel doctrine. The Township's initial effort to address its Mount Laurel obligation was set forth in the 1991 Housing Plan, whereby Parsippany-Troy Hills addressed its low- and moderate-income housing obligation of 1,028 dwelling units through a mix of inclusionary development, credits for previously constructed lower-income housing, rehabilitation, and participation in a Regional Contribution Agreement (RCA) with the City of Newark.

Following the 1991 Plan, the Council on Affordable Housing (COAH) adopted adjusted first and second round housing need numbers requiring the Township to provide for 727 affordable housing units, including 664 new construction units and 63 rehabilitation units. The Township prepared and submitted for certification a Housing Element and Fair Share Housing Plan dated March 7, 1995. By COAH resolution dated August 7, 1996, the Township received second round substantive certification of its Housing Element and Fair Share Plan.

To address the Township's Third Round obligation, COAH adopted new substantive (N.J.A.C. 5:94) and procedural rules (N.J.A.C. 5:95) for the period beginning December 20, 2004, changing its methodology from a "fair share" formula to a "growth share" formula. At the same time, COAH readjusted all municipal first and second round housing-need new-construction numbers. Parsippany-Troy Hills' previous 664 unit first and second round new construction obligation was reduced to 439 units. A 48-unit rehabilitation share was also assigned to the Township at that time.

As detailed in the Third Round Housing Plan adopted on November 29, 2005, the Township's third round "growth share" affordable housing obligation was projected to be 315 units, consisting of a 267-unit growth share obligation for the period between 2004 and 2014 and 48 rehabilitation units. At that time, Parsippany-Troy Hills had addressed 41 of its 48-unit rehabilitation obligation and identified that they would continue to participate in the rehabilitation of units to meet its obligation.

Parsippany-Troy Hills received extended substantive certification for their second-round plan from COAH on July 27, 2005. On December 16, 2005, the Township petitioned COAH for Third Round substantive certification with its plan dated November 29, 2005. This plan was never certified by COAH as in 2007 the Appellate Division issued an opinion on challenges to COAH's Third Round rules, and affirmed in part, reversed in part, and remanded the matter to COAH for adoption of revised rules in conformance with its decision. In re N.J.A.C. 5:94 & 5:95, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 71-72 (2007).

In 2008, COAH adopted revised Third Round rules to address the 2007 court decision. On June 7, 2010, the Township filed a petition for substantive certification with COAH in accordance with its revised Third Round obligations. Later in 2010, the Appellate Division again invalidated COAH's revised Third Round rules, including the "growth share"

methodology that COAH had promulgated in 2007 to determine municipalities' fair share affordable housing obligations. In re N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010), aff'd as modified, 215 N.J. 578 (2013). On September 26, 2013, the Court affirmed the Appellate Division's decision striking down COAH's Third Round rules and ordered COAH to promulgate new regulations in accordance with its first and second round regulations. In re N.J.A.C. 5:96 & 5:97, 416 N.J. Super. 462 (App. Div. 2010), aff'd as modified, 215 N.J. 578 (2013).

Parsippany-Troy Hills Township updated its previous 2008 Housing Plan in accordance with the New Jersey Supreme Court's March 10, 2015 decision. Ultimately, a Settlement Agreement was signed between the Township and the Fair Share Housing Center (FSHC) on April 11, 2019. On June 21, 2019, Superior Court Judge Honorable Michael C. Gaus J.S.C. entered an Order on July 24, 2019, approving the FSHC Settlement Agreement. The Settlement Agreement identified an adjustment to the Township's Third round Prospective Need to a Realistic Development Potential (RDP) of 857 units, later revised to 845 units. Leaving a balance of 469 units as what is termed "Unmet Need".

In response to the new legislation adopted by the State of New Jersey in March of 2024, the Township initially adopted Resolution #R2025-049 on January 21, 2025 which established its affordable housing obligations for the Fourth Round. While the Township accepted the methodology utilized by the DCA in determining its Prospective Need Obligation, it offered several adjustment to ensure the data utilized by the DCA was correct in determining this need. These corrections initially altered the Township's Prospective Need Obligation from 553 to 496 affordable units.

The Township received an objection regarding its calculated Prospective Need from The Builders Association. Following the settlement conferences conducted by the Program, the Township received a Superior Court Order of Hon. Janine M Allen, J.S.C. on May 13, 2025 establishing a Prospective Need Obligation of **496**. See Appendix A for a copy of this Order.

1.4: Overview of a Master Plan

The Municipal Land Use Law (MLUL), which serves as the guiding legal document for planning and zoning throughout the State of New Jersey, identifies a master plan as "...a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 of P.L. 1975, c.291 (C.40:55D-28)."

In other words, a master plan is a comprehensive, long-term strategic document which is intended to guide the growth and development of a community. It is a roadmap, one which identifies where a municipality presently is and where it wishes to be in the future. A master plan develops the general parameters around which development is to occur and, specifically, where different types of development should occur. By doing so, a master plan links a municipality's land use vision to its existing and proposed zoning regulations.

Master plans therefore provide municipalities with the legal basis to control development through the adoption of land use ordinances which are designed to implement its goals, policies, and recommendations. As per the MLUL, a Planning Board must reexamine its master plan at least once every ten years in order to ensure it is timely and effective.

As established by NJSA 40:55D-28 of the MLUL, the planning board is the designated entity responsible for the preparation and adoption of a master plan. A master plan must be adopted at a public hearing after proper public notice, thus ensuring that the community has an opportunity to contribute, ask questions, and offer recommendations.

The MLUL further identifies the mandatory contents of a master plan, which include:

- ❖ A statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based;
- ❖ A land use plan, and;
- ❖ A recycling plan, and;
- ❖ A housing plan.

The Township's last reexamination report and the subject of this reexamination was prepared by Burgis Associates, Inc., adopted by the Planning Board on July 25, 2019. It included a reexamination of the Township's 1979 and 1985 Master Plans and the 2002 and 2008 Master Plan and Development Regulations Periodic Reexamination Report. The 2019 reexamination report revised some of the goals and objectives in the previous plans and report.

The Township of Parsippany-Troy Hills adopted Master Plans in 1979 and 1985 to meet the requirements of New Jersey's new MLUL legislation adopted by the State in 1975. Since then, the Township has prepared and adopted several Master Plan Reexamination Reports including 2002, 2008, 2019 and the most recent in 2022.

1.5: Overview of a HE&FSP

A Housing Element and Fair Share Plan (HE&FSP) serves as the blueprint for how a municipality will address its fair share of affordable housing. It is designed to help a community broaden the accessibility of affordable housing.

While technically a discretionary component of a municipal master plan, a HE&FSP is nevertheless an effectively obligatory plan element. As established by NJSA 40:55D-62.a of the Municipal Land Use Law (MLUL), a municipality must have an adopted HE&FSP in order to enact its zoning ordinance. Thus, from a public policy perspective, a HE&FSP is an essential community document. Moreover, without a HE&FSP, a municipality may be susceptible to a builder's remedy lawsuit in which a developer could file a legal action to have a specific piece of property rezoned to permit housing at higher densities than a municipality would otherwise allow or in areas not planned for housing, provided a certain percentage of units are reserved as affordable.

The Fair Housing Act (FHA), which was adopted in 1985 and has been amended multiple times since then, establishes the required components of a HE&FSP. These are summarized as follows:

1. 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;
2. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. 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;
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and 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;
7. 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;
8. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, 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;
9. 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.

Section 2: Housing Element

The following section provides background data regarding the Township's physical, demographic, and housing characteristics. It also offers a projection of the Township's housing stock as well as its capacity to accommodate its overall fair share.

Information Regarding Data Sources

The information contained in Section 2.2 entitled "Demographic Changes," Section 2.3 entitled "Housing Demographics," Section 2.4 entitled "Employment Demographics," and Section 2.5 entitled "Employment Projections" was obtained from a variety of publicly available data sources. These are summarized below:

1. **United States Decennial Census**
The US Census is described in Article I, Section 2 of the Constitution of the United States, which calls for an enumeration of the people every ten years for the apportionment of seats in the House of Representatives. Since the time of the first Census conducted in 1790, it has become the leading source of data about the nation's people and economy. Please note that all incomes reported in the Census are adjusted for inflation.
2. **American Community Survey (ACS)**
The American Community Survey is a nationwide ongoing survey conducted by the US Census Bureau. The ACS gathers information previously contained only in the long form version of the decennial census, such as age, ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. It relies upon random sampling to provide ongoing, monthly data collection. Please note that all incomes reported in the ACS are adjusted for inflation.
3. **New Jersey Department of Health**
The New Jersey Department of Health is a governmental agency of the State of New Jersey. The department contains the Office of Vital Statistics and Registry, which gathers data regarding births, deaths, marriages, domestic partnerships, and civil unions.
4. **New Jersey Department of Community Affairs (DCA)**
The New Jersey Department of Community Affairs is a governmental agency of the State of New Jersey. Its function is to provide administrative guidance, financial support, and technical assistance to local governments, community development organizations, businesses, and individuals to improve the quality of life in New Jersey.
5. **New Jersey Department of Labor and Workforce Development**
The New Jersey Department of Labor and Workforce Development is a governmental agency of the State of New Jersey. One of its roles is to collect labor market information regarding employment and wages throughout the state.

2.1: Community Overview

The Township of Parsippany-Troy Hills is located within the northeasterly portion of Morris County. It is bounded by the Municipality of Township of Plainsboro and Cranbury to the north, the Monroe and Millstone Township to the east and southeast, the Township of Robbinsville to the south, the Township of West Windsor to the west.

Parsippany-Troy Hills has a total area of approximately 26.27 square miles, making it the third largest municipality in Morris County. The landscape of Parsippany-Troy Hills is a diversified one, and consists of well-established single-family and multi-family neighborhoods, concentrations of local business and regional commercial corridors, and large swaths of open space serving the region.

The total land area of the Township, excluding roadways and streets is 12,864 acres. The Township currently contains 16,014 parcels. The majority of the Township is primarily characterized by residential development. In fact, over 4,201.6 acres of the municipality's total land area, (40.4%) consists of residential uses. Single-family residential accounts for the bulk of this majority, accounting for 32.6% of the Township's total land area. Multi-family residential developments are less common, comprising 995.7 acres, or 7.7 %, of the Township's total land use area.

Commercial land uses account for a total of 2300 acres, or approximately 17.8 % of the Township's total land use area. Commercial land use constitutes the largest commercial use with 1,872.7 acres and Golf Course & Country Club making up 427.5 acres.

Land uses under the Public/Semi-Public classification comprise the second largest land use category in the Township, accounting for 3,559.1 acres, or 27.6% of the Township's total land area. Semi-public land uses, including places of worship and other non-profit organizations, account for 216.1 acres of the Township's total land area, while schools comprise an additional 296.5 acres. Municipal property makes up most of this category with more than 3,046.5 acres.

The Township also contains 3,311.3 acres of other land uses, or 25.7% of total acres, with vacant making up 205.4 acres, Industrial equaling 407.7 acres, while Utility's makes up 1,176.3 acres. Additionally, Railroad land use makes up less than 20 acres and 1,503.5 acres. Other Exempt land uses account for 11.7% percent of the total acreage of the Township and include preserved Green Acres Open Space.

The Township of Parsippany-Troy Hills is located in the easterly portion of Morris County. It is bounded by eight municipalities, including: the Borough of Mountain Lakes and the Town of Boonton to the north; the Montville Township to the northeast; East Hanover Township to the southeast, Hanover Township to the south, Borough of Morris Plains and Morris Township to the southwest and the Denville Township to the west. Even with the substantial size of the municipality, the Township has experienced such substantial growth over many years resulting in the it being essentially a fully developed community with very little vacant developable land remaining for new development.

The Township contains one Class I rail line known as the Morristown Line of NJ Transit, which is part of the Morris & Essex Lines that traverses the western portion of the Township from North to South

Table 6: Existing Land Uses

Land Use		Acres	% of Total Acres	Parcels	% of Total Parcels
Residential	Residential 1 & 2 Family	4,201.6	32.66%	12,169	75.99%
	Multifamily	995.7	7.74%	2,395	14.96%
Commercial	Commercial	1,872.7	14.56%	682	4.26%
	Golf Course & Country Club	427.5	3.32%	8	0.05%
Public/Semi-Public	Public Property	3,046.5	23.68%	409	2.55%
	Public School	296.6	2.31%	24	0.15%
	Church & Charitable	216.1	1.68%	73	0.46%
Other	Vacant	205.4	1.60%	63	0.39%
	Industrial	407.7	3.17%	73	0.46%
	Utility	1,176.3	9.14%	22	0.14%
	Railroad	18.5	0.14%	2	0.01%
	Other Exempt	1,503.5	11.69%	94	0.59%

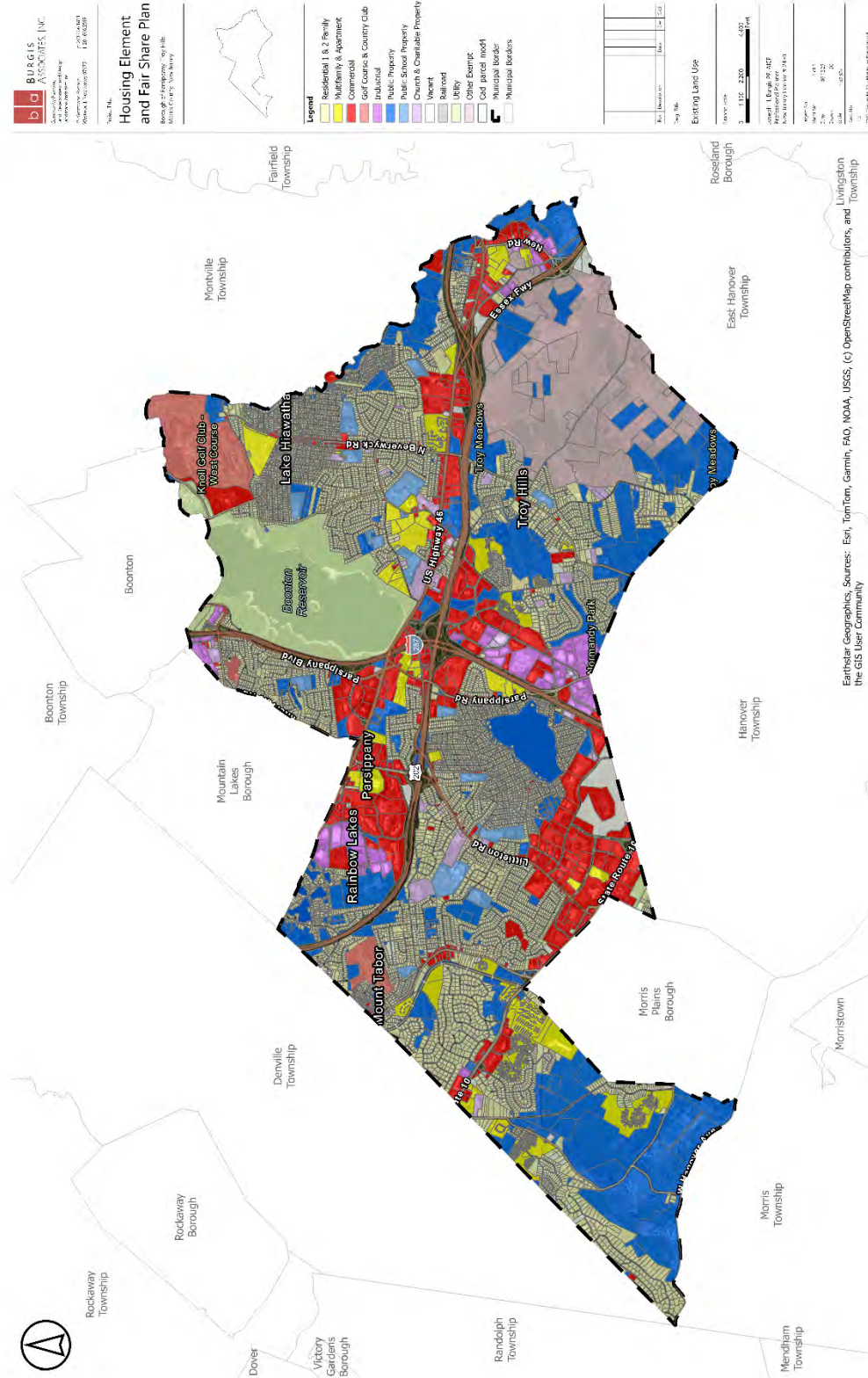
Source: ArcGIS Calculations

Regional access to the Township is provided by access to the interstate highway network provided by three interstate highways: I-287 which runs north-south, I-80 which runs east-west. The interchange of I-80 and I-287 is in the center of the Township. The Township also is served by a number of State, and County arterial roads. The principal arterials include U.S. Route 46, which provides an east-west connection, and U.S. Route 202 (Littleton Road), which provides a north-south connection.

Map 1: Community Overview



Map 2: Existing Land Use



2.2: Demographic Analysis

Analyzing demographic and population data is a necessary and integral step in planning for the future needs of a community. As such, the following section outlines the demographic changes experienced by the Township of Parsippany-Troy Hills over the past several decades.

This section is an analysis of demographic information is obtained from the 2010 Decennial Census as well as the 2010 and 2023 American Community Survey (ACS) 5-year estimates. The ACS data consists of estimates based upon data averages across a five-year span, otherwise known as "period" estimates. They are not actual counts, rather they are representative of data collected over a period of time and thus may not be directly comparable to decennial census figures. For example, the 2023 ACS includes data collected from 2019, 2020, 2021, 2022 and 2023. The following provides an assessment of population size, rate of population growth, age characteristics, as well as household size and income levels. Each of these items is described in detail below. This information is vital for the Township to carefully plan for the current and future needs of its residents and the community.

Population Changes

The Township experienced a substantial increase in population from 1950 to the 1970s. The boom in the population at that time could be attributable to the increase in housing availability. The Township maintained a steady population total, with a dip in 1980, but despite that reduction there has been consistent population growth ever since 2000. The population slightly increased from 2020 then through the year 2023.

Table 7: Population Growth, 1950-2023

Year	Population	Population Change	Percent Change
1950	15,290	X	X
1960	25,557	10267	67.1%
1970	55,112	29555	115.6%
1980	49,868	-5244	-9.5%
1990	48,478	-1390	-2.8%
2000	50,649	2171	4.5%
2010	52,854	2205	4.4%
2020	52,048	-806	-1.5%
2023	56,072	4024	7.7%

Source: US Census Bureau; 2023 American Community Survey Five-Year Estimate

Age Characteristics

As shown in the age distribution table below, the Township's age characteristics show a slight increase in median age from 40.4 years in 2010 to 42.4 according to the 2023 ACS data. The largest age cohort in 2023 represented 15.0% of the population (35-44 age group), and the largest cohort in 2010 accounted for 18.2% (45-54 age group). The age groups showing declines between the 2010 census and the 2023 ACS data appear to be 5 and under, 5-9, 25-44, 35-44, 45-54, 55-59-year-old cohorts.

Table 8: Age Characteristics, 2010-2023

Age Group	2010		2023	
	Pop	%	Pop	%
Under 5	3103	5.9%	2338	4.2%
5 to 9	3319	6.3%	2969	5.3%
10 to 14	2,736	5.2%	2961	5.3%
15 to 19	2,523	4.8%	2841	5.1%
20 to 24	2,605	4.9%	3347	6.0%
25 to 34	7,794	14.7%	7187	12.8%
35 to 44	8,509	16.1%	8404	15.0%
45 to 54	8,707	16.5%	7713	13.8%
55 to 59	3,858	7.3%	3896	6.9%
60 to 64	2,636	5.0%	4123	7.4%
65 to 74	3910	7.4%	5330	9.5%
75 to 84	2150	4.1%	3623	6.5%
85 +	1004	1.9%	1340	2.4%
Total	52,854	100.0%	56,072	100%
Median Age	40.4		42.4	

Sources: 2010 & 2023 American Community Survey 5-Year Estimates.

Household Type and Size

The data shown on the following table indicates that the breakdown between the share of owner occupied and rental occupied units has remained mainly the same since 2010 with the majority of units being owner occupied. There has been some increase in the number of rental units in the Township and housing vacancies have decreased over this time frame from 4.8% in 2010 to 2.4% in 2023.

Table 9: Owner-Occupied and Renter-Occupied Units, 2010-2023

	2010		2023	
Category	# of Units	%	# of Units	%
Owner Occupied	13,120	61.3%	13,538	58.3%
Renter Occupied	7,233	33.8%	9,118	39.3%
Vacant Units	1035	4.8%	559	2.4%
Total	21,388	100.0%	23,215	100.0%

Source: US Census Bureau; 2023 American Community Survey Five-Year Estimate

The census data shown below presents how the Township's average household size decreased from 2.46 in 2010 to 2.34 in 2023 while the Morris County household size also dipped steadily from 2.85 to 2.79 over the same time period. The total population increased from 2010 to 2023, while the number of households slightly increased over the same span of time.

Table 10: Average Household Sizes, 2010-2023

Year	Total Population	Number of Households	Average Household Size Parsippany-Troy Hills	Average Household Size Morris County
2010	52,854	21,388	2.46	2.85
2023	56,072	23,215	2.34	2.79

Sources: 2010 & 2023 American Community Survey 5-Year Estimates.

Income and Poverty

The following data from the 2010 census and the 2023 ACS indicates that the median household income in Parsippany-Troy Hills increased more than 31% from 2010 to 2023 increasing from \$85,760 to \$112,923. The Township household median income in 2023 was higher than both Morris County at \$96,152 and New Jersey as a whole at \$99,781.

Furthermore, household incomes have generally continued to rise throughout the Township since 2010. This is particularly evident in upper-tier incomes. In 2010, an estimated 20.6% of all households had a household income of \$150,000 or more. By

2023, this percentage is estimated to have increased to more than one third (35.7%) of the population.

Overall, the Township's poverty rates as both a percentage of population and as a percentage of families is lower than both the rates reported by Morris County and New Jersey.

Table 11: Household Incomes, 2010-2023

Income Category	2010*		2023*	
	Number	%	Number	%
less than \$10,000	473	2.3%	927	4.1%
\$10,000 to \$14,999	318	1.6%	209	0.9%
\$15,000 to \$24,999	1055	5.2%	552	2.4%
\$25,000 to \$ 34,999	1407	6.9%	825	3.6%
\$35,000 to \$ 49,999	1779	8.7%	1220	5.4%
\$50,000 to \$74,999	3934	19.3%	2439	10.8%
\$75,000 to \$99,999	2812	13.8%	3548	15.7%
\$100,000 to \$149,999	4391	21.6%	4858	21.4%
\$150,000 to \$199,000	2116	10.4%	2847	12.6%
\$200,000 or more	2,068	10.2%	5,231	23.1%
Total households	20,353	100.0%	22,656	100.0%
Median Income (Household)	\$85,760		\$112,923	

Source: US Census Bureau; 2010 & 2023 American Community Survey 5-Year Estimates.

Table 12: Income and Poverty, 2023

Income Type	Parsippany-Troy Hills	Morris County	New Jersey
Median Household Income	\$112,923	\$134,929	\$101,050
Median Family Income	\$148,266	\$168,431	\$123,892
Per Capita Income	\$59,526	\$69,226	\$53,118
Poverty Status (Percent of Population)	7.40%	10.80%	9.70%
Poverty Status (Percent of Families)	2.8%	8.20%	9.70%

Source: 2023 American Community Survey Five-Year Estimate

2.3: Housing Demographics

This section of the analysis provides an inventory of the Township’s housing stock. The inventory details housing characteristics such as age, condition, purchase/rental value and occupancy. It also details the number of affordable units available to low- and moderate-income households and the number of substandard housing units capable of being rehabilitated. As previously noted, the latest information from the American Community Survey consists of five-year estimates by the Census Bureau, not actual counts and may not be directly comparable to census figures.

Number of Housing Units

As illustrated in the table below, the overall number of housing units within the Township has continued to increase from the 1980s through 2023. Understandably, the slowest percentage increase in numbers was between 2000 and 2010 during the Great Recession.

Table 13: Housing Units, 1980-2023

Year	Housing Units	Numerical Change	% Change
1980	17,715	X	X
1990	18,960	1,245	7.0%
2000	20,066	1,106	5.8%
2010	21,388	1,322	6.6%
2023	23,215	1,827	8.5%

Source: US Census Bureau, 2023 ACS Five-Year Estimate

Units in Structure for Occupied Units

Information regarding the number of dwelling units in housing structures provides insights into the types of housing which exist throughout the Township. The following table offers insights into the unit-composition of the Township’s structures since 2010.

The Township’s housing stock has historically been comprised of single-family detached and attached dwellings. The 2023 ACS estimate data provided in the table below shows a total of 11,837 single-family detached dwellings which amounts to 51 percent of all housing units in the Township. This percentage is a decrease from 2010 when single-family dwellings accounted for approximately 56 percent of municipal housing units. There was an increase from 2010 to 2023 in the number of structures containing 20 units or more which represents 19.5 percent of overall units.

Table 14: Units in Structure, 2010-2023

Units in Structure	2010*		2023*	
	No.	%	No.	%
Single Family, Detached	11,978	56.0%	11,837	51.0%
Single Family, Attached	1233	5.8%	2050	8.8%
2	549	2.6%	780	3.4%
3 or 4	402	1.9%	713	3.1%
5 to 9	901	4.2%	993	4.3%
10 to 19	2993	14.0%	2295	9.9%
20+	3252	15.2%	4523	19.5%
Mobile Home	67	0.3%	24	0.1%
Other	13	0.1%	0	0.0%

Source: US Census Bureau; 2010 & 2023 American Community Survey Five-Year Estimates.

Purchase and Rental Value of Housing Units

The following two tables identify purchase values and rental values for the specified owner-occupied and renter-occupied units in Tenaflly.

As shown in the Table below, the purchase values of the Township's owner-occupied housing stock have typically exceeded those of the State of New Jersey and have been somewhat commensurate to those of Bergen County. Over the past thirteen years, the median value of the Township's owner-occupied housing stock is estimated to have increased approximately 17.5%, from \$442,800 in 2010 to \$520,200 in 2023. This represents a lower percentage increase than that of the State (19.8%) and slightly higher than the County (17.3%).

Until recently, the median contract rental value in the Township has typically remained higher than both Bergen County and the State of New Jersey. However, the 2023 ACS estimates that the median contract rent for the County has surpassed that of the Township's. Over the past thirteen years, the median gross rent increased approximately 50.5%. This represents a lower percentage increase than that experienced by the County (52.3%) and the State (51.4%).

Table 15: Value of Owner-Occupied Units, 2010-2023

		2010		2023
Value Range	Number	Percent	Number	Percent
Less than \$50,000	121	0.9%	113	0.8%
\$50,000 to \$99,999	76	0.6%	122	0.9%
\$100,000 to \$149,999	44	0.3%	154	1.1%
\$150,000 to \$199,999	525	4.0%	451	3.3%
\$200,000 to \$299,999	1410	10.7%	1114	8.2%
\$300,000 to \$499,999	6377	48.6%	4335	32.0%
\$500,000 to \$999,999	4461	34.0%	7053	52.1%
\$1,000,000 or more	106	0.8%	196	1.4%
Total	13120	100.0%	13538	100.0%
Township Median Value		\$442,800		\$520,200
Morris County Median Value		\$474,700		\$557,000
New Jersey Median Value		\$357,000		\$427,600

Source: US Census Bureau; 2010 and 2023 American Community Survey Five-Year Estimates.

Table 16: Specified Renter Occupied Housing Units by Rent, 2000-2023

		2010		2023
Value Range	Number	Percent	Number	Percent
Less than \$500	426	6.0%	272	3.0%
\$500 to \$999	1183	16.8%	166	1.8%
\$1,000 to \$1,499	4668	66.1%	2415	26.5%
\$1,500 to \$1,999	784	11.1%	3943	43.2%
\$2,000 to \$2,499			1076	11.8%
\$2,500 to \$2,999			563	6.2%
\$3,000 or more			578	6.3%
No cash rent	172	X	105	X
Total	7,061	100.0%	9,118	100.0%
Township Median Value		\$1,136		\$1,710
Morris County Median Value		\$1,221		\$1,860
New Jersey Median Value		\$1,092		\$1,653

Source: US Census Bureau; 2010 and 2023 American Community Survey Five-Year Estimates.

Deficient Housing Units

Neither the Census nor the ACS classify housing units as deficient. However, the Fair Housing Act defines a “deficient housing unit” as housing which: is over fifty years old and overcrowded; lacks complete plumbing, or; lacks complete kitchen facilities.

Accordingly, the following tables are intended to provide insights into the extent to which the Township has deficient housing units. Table 17 examines the extent to which there is overcrowding in the Township’s housing stock. Overcrowding is typically associated with housing units with more than one occupant per room. As shown, the estimated number of occupied housing units considered to be overcrowded is negligible

Table 17: Occupants Per Room (2023)

Occupants per Room	Owner-Occupied	Renter-Occupied
0.50 or Fewer	10,382	5,455
0.51 to 1.00	3,019	3,326
1.01 to 1.50	102	177
1.51 to 2.00	12	92
2.01 or More	23	68
Total	13,538	9,118

Source: 2023 American Community Survey Five-Year Estimates.

Table 18 below identifies housing units with complete plumbing and kitchen facilities. As shown, all occupied units in the Township were identified as having complete plumbing and kitchen facilities.

Table 18: Plumbing and Kitchen Facilities (2023)

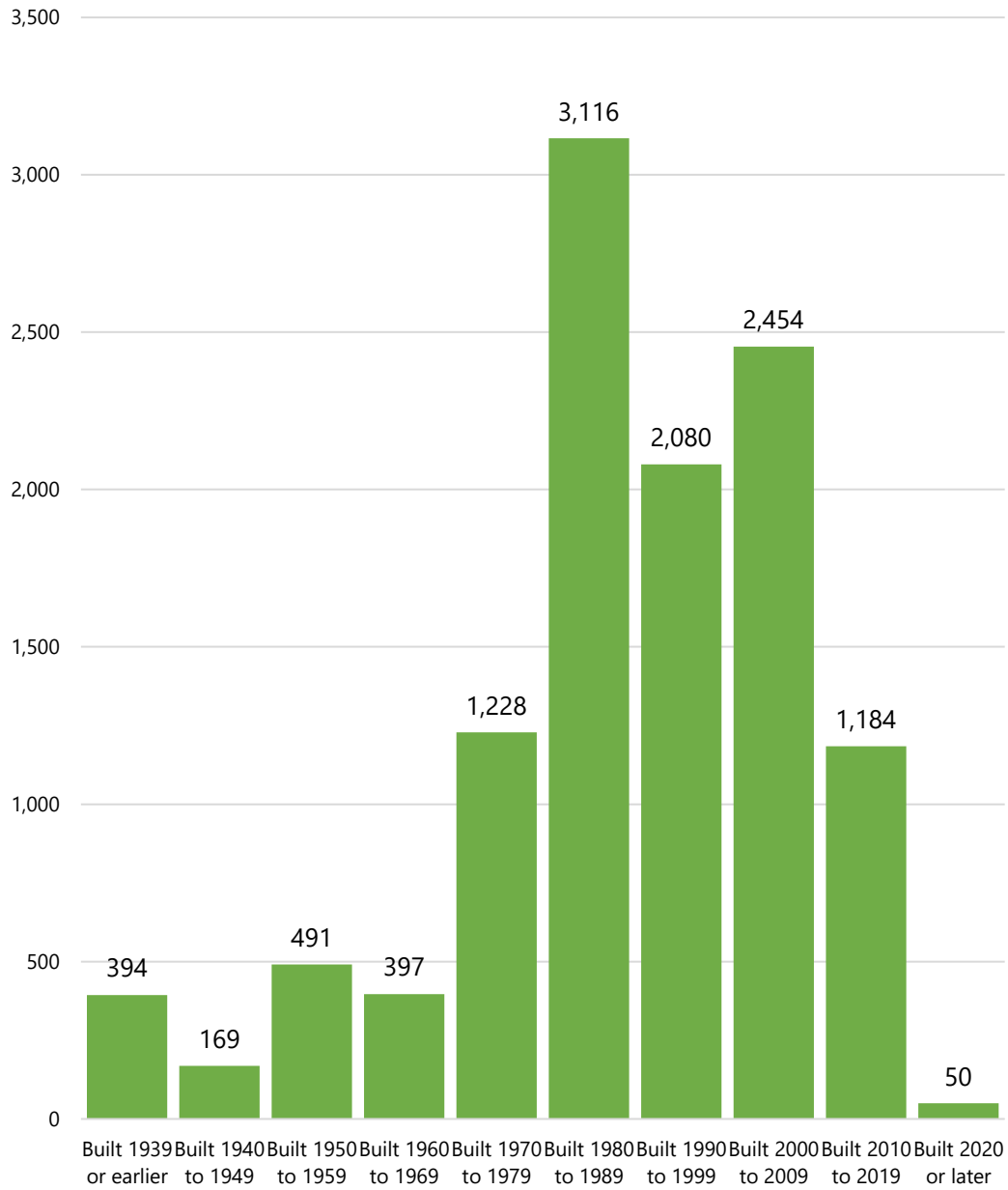
	Units with Complete Facilities	Units without Complete Facilities
Plumbing	22,617	39
Kitchen	22,600	56

Source: 2023 American Community Survey Five-Year Estimates.

Age of Housing Stock

The following figure identifies the years in which the Township's structures were built. The Township's housing stock is relatively new, with an estimated 76.8% having been constructed since 1980. This largely coincides with Table 11, which outlined the Township's significant housing growth over the past several decades.

Figure 1: Year Structure Built



Source: 2023 American Community Survey 5-Year Estimates.

2.4: Housing and Employment Projections

The following section identifies the extent to which redevelopment housing and economic development has occurred in the community, which can assist in the determination of future residential and employment projections.

Recent Residential Development Activity

One way of examining the stability of a community's housing stock is by comparing the number of residential building permits issued for new construction as well as demolition permits issued every year. Since 2013, the Township has annually issued an average of 27.3 and 22 building permits and demolition permits, respectively. This results in an average positive net of 5.3 permits annually. This is reflective of the Township's established development pattern.

Table 19: Residential Building Permits and Demolition Permits

	Building Permits					
Year	1 & 2 Family	Multifamily	Mixed Use	Total	Demos	Net
2013	20	0	0	20	31	-11
2014	17	0	0	17	21	-4
2015	10	0	0	10	23	-13
2016	23	0	0	23	28	-5
2017	47	0	0	47	25	22
2018	38	0	0	38	25	13
2019	15	0	1	16	13	3
2020	27	0	0	27	21	6
2021	36	0	0	36	16	10
2022	45	0	0	45	14	31
2023	21	0	0	21	25	-4
Total	299	0	1	300	242	58

Source: Department of Community Affairs

Covered Employment

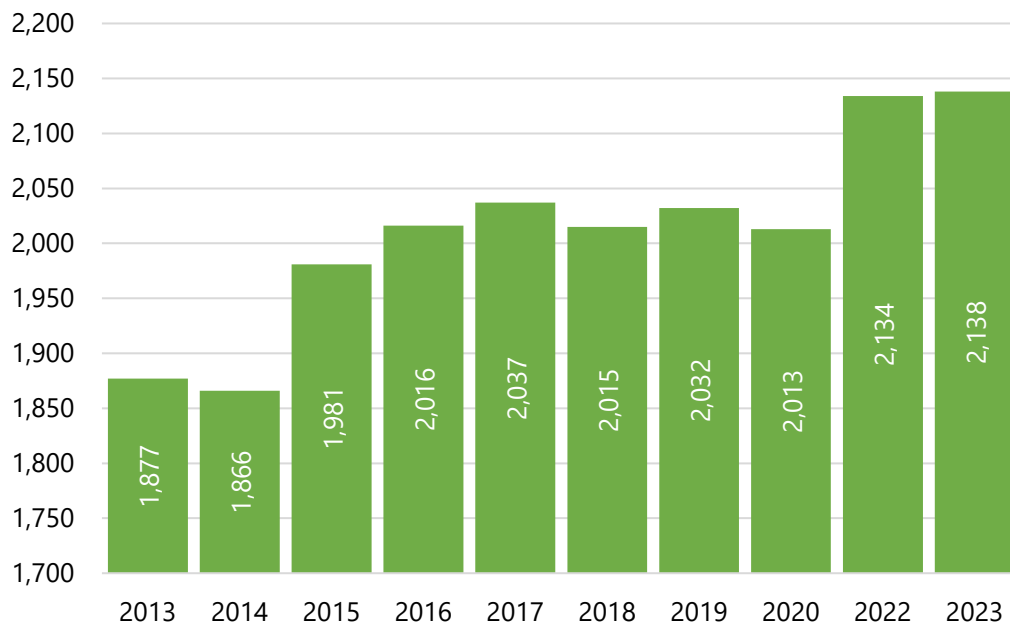
Figure 4 and Figure 5 below provide data on the Township's covered employment trends between 2013 and 2023, as reported by the New Jersey Department of Labor and Workforce Development. "Covered employment" refers to any employment covered under the Unemployment and Temporary Disability Benefits Law. Generally, nearly all employment in the state is considered to be "covered employment."

Figure 4 depicts the number of reported "employment units" within the Township. An "employment unit" is defined as an individual or organization which employs one or more workers. As shown, the Township experienced a fairly consistent loss of employment units between 2013 and 2014. Since that time, however, the number of employment units

rebounded in 2015, and remained relatively stable until growing again in 2022. As of 2023, there were a reported 2,134 employment units in the Township.

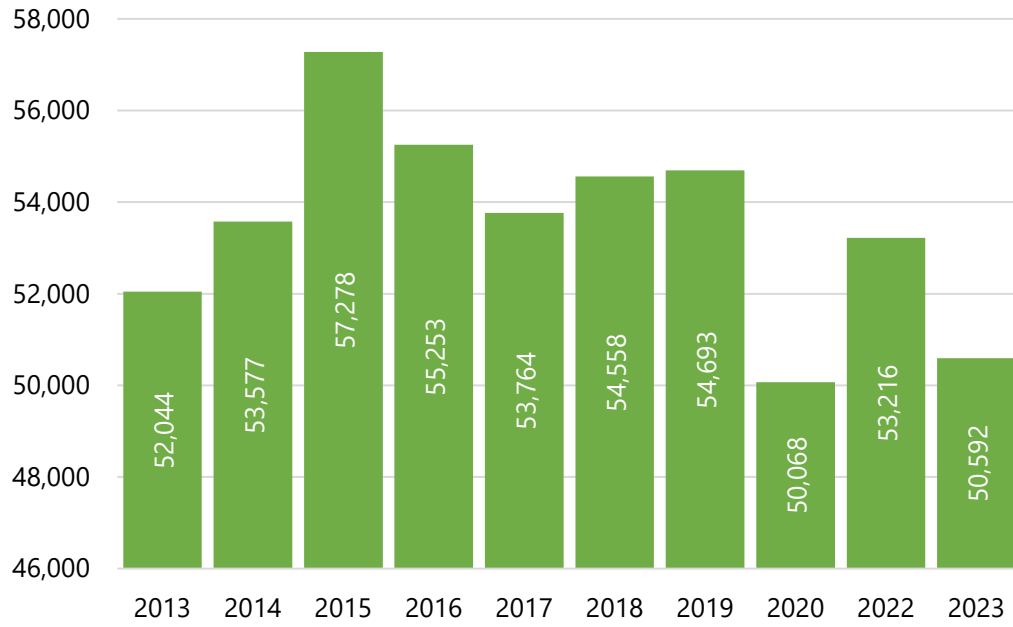
Similarly, employment levels have typically decreased since 2015. The most dramatic decrease occurred between 2019 and 2020, wherein employment in the Township decreased by a reported 8.5%. This may be attributed to COVID-19 pandemic. Since that time, employment in the Township has dropped down to 2020 employment levels. As of 2023, the Township's reported covered employment was 50,592 individuals.

Figure 2: Covered Employment Units, 2013-2023



Source: Department of Labor and Workforce Development * 2021 Not accounted for within State Database

Figure 3: Covered Employment, 2013-2023



Source: Department of Labor and Workforce Development * 2021 Not accounted for within State Database

Section 3:

Fair Share Obligation

The following section provides an overview of the Township's fair share obligation. It includes a brief history of the methodologies utilized to calculate affordable housing obligations throughout the state.

3.1: Fair Share Obligation

On March 20, 2024, the State of New Jersey adopted a package of affordable housing bills which overhauled the Fair Housing Act (FHA). This legislation eliminated the Council on Affordable Housing (COAH) and split its duties and functions between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA has been designated as the entity responsible for calculating the state's regional needs. NJSA 52:27D-304.2 establishes the methodology to be utilized by the DCA to determine the state's regional prospective needs of low- and moderate-income housing for the ten-year period spanning from July 1, 2025 to June 30, 2035. In summary, the projected household change for this period is estimated by establishing the household change experienced in each region between the most recent federal decennial census and the second-most recent decennial census. This household change, if positive, is then to be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region for the next ten years. This methodology resulted in a statewide prospective need of 84,698 low- and moderate-income units.

Furthermore, the DCA was also designated to calculate each municipality's present and prospective fair share obligations. However, the FHA makes clear that these calculations are advisory and that each municipality must set its own obligation number utilizing the same methodology.

On January 27, 2025, the Township adopted Resolution #R2025-049 which established its affordable housing obligations for the Fourth Round. A copy of this resolution is located in the Appendix. While the Township accepted the methodology utilized by the DCA in determining its Prospective Need Obligation, it offered several adjustments to ensure the data utilized by the DCA was correct in determining this need. Many of these corrections related to issues including, not limited to, sites being incorrectly identified as vacant when in fact they were developed, preserved open space properties or sites otherwise encumbered that were mistakenly identified as being available for development, slivers of sites that were the result of geo-spatial layers that were not properly lined up. These corrections altered the Township's Prospective Need Obligation from 553 to 196 affordable units.

The Township received an objection regarding its calculated Prospective Need from The NJ Builders Association. Following the settlement conferences conducted by the Program, the Township was unable to settle with the Builders Association. Ultimately, the Township's Prospective Need obligation was established at 496 affordable units by Superior Court order issued on May 13, 2025.

3.2: Present Need Obligation

The following is noted regarding the Township's Present Need Obligation.

Present Need Obligation

As per the adopted legislation, a municipality's Present Need Obligation is determined "by estimating the deficient housing units occupied by low- and moderate-income households in the region, following a methodology similar to the methodology used to determine third round municipal present need, through the use of most recent datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof."

The "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" workbook released by the DCA (herein referred to as the "DCA Workbook" or the "Workbook") notes that the Present Need calculations utilized three factors to calculate its present need: the number of housing units lacking complete kitchen facilities; the number of units lacking complete plumbing facilities; and the number of overcrowded units.

The analysis employed by the DCA relied upon data from the Department of Housing and Urban Development's (HUD's) Comprehensive Housing Affordability Strategy (CHAS) dataset, which has municipal-level data on the number and percentage of low- and moderate-income households from a special tabulation of the US Census's American Community Survey (ACS) data. Utilizing the methodology outlined in the Workbook, the DCA calculated a Present Need of **138 affordable units** for the Township. The Township has at this time accepted this Present Need and will continue to implement its local rehabilitation program to satisfy this need. The Township reserves its right to monitor this need and depending upon the future interest in this program, to conduct a structural conditions survey as per NJAC 5:93-5.2 rules to confirm the number of affordable units that actually need this rehabilitation by a Township wide Structural Conditions Survey.

3.3: Realistic Development Potential (RDP)

As noted in the Township's Third Round Plan, the Township of Parsippany Troy Hills is practically a fully developed community and is therefore entitled to adjust its Prospective Need obligation in accordance with a procedure set forth in the FHA. Specifically, N.J.S.A. 52:27D-310.1 permits municipalities to perform a realistic development potential (RDP) analysis by seeking a vacant land adjustment (VLA).

An RDP analysis requires an identification of vacant sites and underutilized sites in a municipality. Municipalities are required to consider all privately- and municipally-owned vacant parcels, as well as underutilized sites such as driving ranges, farms in SDRP

Planning Areas 1 and 2, nurseries, golf courses not owned by their members, and non-conforming uses.

However, municipalities are also permitted to eliminate a site or a portion of a site based on a variety of factors, including: lands dedicated for public uses other than housing since 1997; park lands or open space; vacant contiguous parcels in private ownership of a size which would accommodate fewer than five housing units; historic and architecturally important sites listed on the State Register of Historic Places or the National Register of Historic Places; preserved architectural lands; sites designated for active recreation; and environmentally sensitive lands.

The Township conducted such a study in the Third Round as follows:

a. Third Round RDP

The Township's Third Round Prospective Need obligation was adjusted by a Vacant Land Adjustment (VLA), which included an RDP analysis. As set forth in Parsippany Troy Hills 2019 Settlement Agreement with FSHC and 2019 HE&FSP, the Township's VLA determined that it had sufficient vacant land and properties available for redevelopment to address an RDP of 845 units. The Township's Third Round RDP of 845 units was ultimately affirmed and accepted by the Superior Court as part of Parsippany Troy Hills Third Round JOR. A copy of the Township's Third Round VLA is included at Appendix of this plan.

b. Fourth Round RDP

Parsippany Troy Hills continues to lack vacant, developable land and is entitled to rely on its previous Vacant Land Adjustment which established its RDP. This is determined by COAH's rules regarding same at N.J.A.C. 5:97-5.1(c) and (d), which state that:

A vacant land adjustment that was granted as part of a (previous) round certification or judgment of compliance shall continue to be valid provided the municipality has implemented all of the terms of the substantive certification or judgment of compliance. If the municipality failed to implement the terms of the substantive certification or judgment of compliance, the Council may reevaluate the vacant land adjustment.

In addition, since the 2019 Third Round HE&FSP, the Township is in conformance with the Highlands Regional Master Plan (RMP) Therefore the Township is entitled to adjust its obligation in accordance with a procedure set forth in the FHA and by the Highland Council.

The amendments to the FHA discussed in Section 1.2 herein continued to recognize the importance of the Highlands Regional Master Plan as a necessary input for the responsible production of affordable housing in the Highlands Region. Moreover, the FHA was amended to require conforming municipalities to include in their HE&FSP a "consideration of the most recent Highlands Municipal Build Out report." Accordingly, on April 18, 2024, the Highlands Council adopted

an amendment to the RMP which provides standards based upon the RMP and the FHA as to where it is appropriate to locate affordable housing based upon the goals, policies, and objectives of the RMP. Affordable housing developments in conforming municipalities must be consistent with the RMP Land Use Capability Zone (LUCZ) designations while providing for the protection of individual resource protections.

Accordingly, to guide this development, the Highlands Council developed a Build-Out Update. The Highlands Council applied environmental and regulatory constraints to develop a dataset identifying parcels that can support the development of five (5) units or more and have a net developable acreage of 0.83 acres or greater. The dataset also provided information as to whether these properties can be serviced by public wastewater or via on-site septic systems.

Further, a municipal RDP obligation from a prior round is considered "fixed" and shall not be revisited absent a changed circumstance. FSHC vs Twp. of Cherry Hill, 173 NJ 303 (2002) is the leading case that required a possible recalibration of an RDP based upon "changed circumstances."

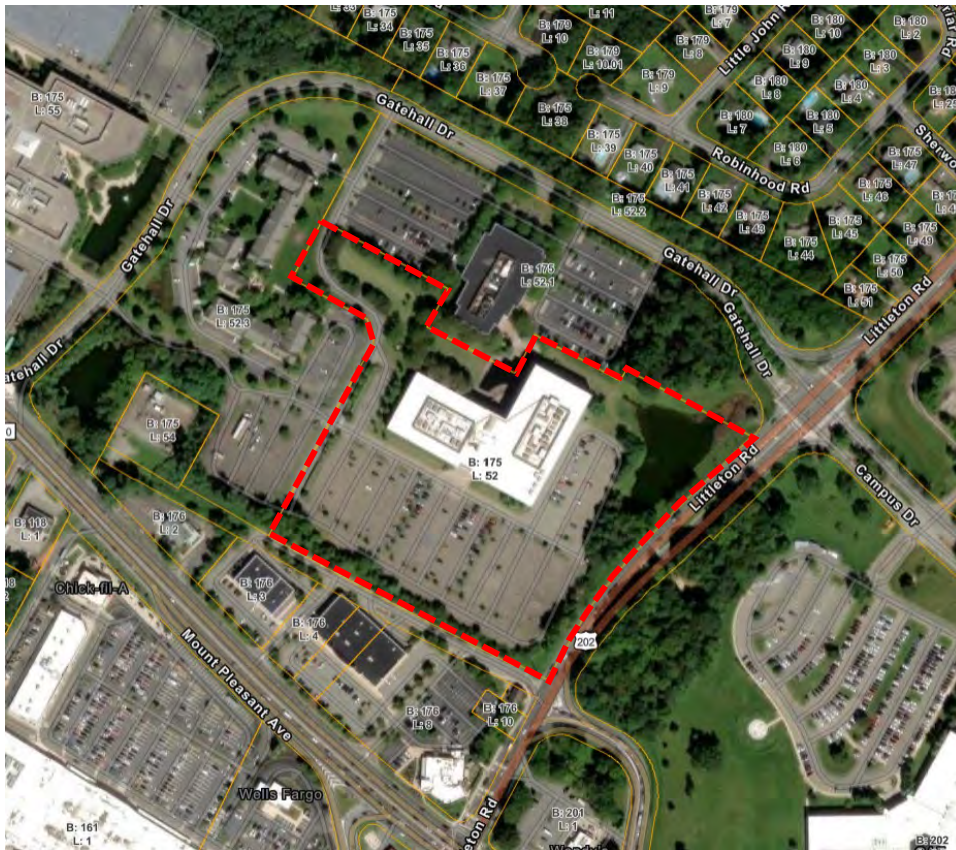
As such, this study undertook a detailed analysis in two parts, first was a review of the Highlands Build Out report. The review noted that the properties with identified buildout potential were properties that were either restricted from further development due to approved developed conditions (such as open space as part of an approved development or other restrictive covenants) or properties that were already accounted for in the Third Round RDP analysis. See the build out table in the Appendix of this report.

Second, this study reviewed potential changed circumstances in the Township in order to evaluate whether any such changed circumstance would warrant a recalibration of the Third Round's RDP. While the NJ Fair Housing Act permits a vacant land adjustment, the act at N.J.S.A. 52:27D-310.f, states a municipal housing element shall contain the review 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."

Therefore, we are required to review certain non-vacant sites where they are determined to be appropriate for inclusionary development by a "willing" property owner taking into account sound planning rationale, goals, and objectives and, thus, not all presented non-vacant sites are appropriate for inclusionary development.

At this time, we have determined that 7 locations containing existing development represent through new development a changed circumstance requiring a Fourth Round RDP obligation. These seven sites are described as follows:

a. 4 Gatehall Holdings LLC

Gatehall Holdings, LLC (Gatehall), is the contract purchaser of property identified as Block 175, Lot 52. The property encompasses approximately 13.67 acres and is currently developed with a 4-story office building. On March 3, 2025, the Planning Board recommended the property be designated as a non-condemnation Area in Need of Redevelopment. The property is bounded by an office building to the north, assorted restaurants and hotels to the west and south, and offices to the east.

While a formal redevelopment plan has not been established for the property, Gatehall has proposed the property be redeveloped for an inclusionary residential development for up to 177 units. The Township nevertheless takes the conservative position that this is a changed circumstance warranting additional RDP obligation in the Fourth Round. The Township assigns this site a Fourth Round RDP of 35.4 units, which is the RDP generated at the proposed 177 units at a 20 percent affordable housing set-aside.

Site suitability requirements are addressed below:

- 1) Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is identified as available, and the property information is as follows:

Property Owners/Developer	Gatehall Holdings, LLC
Acreage	13.67 acres
Block/ Lot	Block 175 Lot 52
Current Zoning	SED-5
SDRP Planning Area	PA- 1
Highlands LUCZ	ECZ Existing Community Zone
Street Access	Gatehall Road

- 2) Suitable: The site is bound by complimentary uses.
- 3) Developable: This site borders a joint stormwater basin along the easterly border of the property. These environmental features do not represent a limitation to future development of the property as contemplated since the development will be in currently developed portion of the property. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate constraints with providing water and sewer to the development.
- 4) Approvability: As noted above, the site will be rezoned to allow to be developed with up to 177-unit inclusionary development with a minimum 20 percent set-aside for affordable housing. It is anticipated that a final ordinance will be perfected by the Parsippany-Troy Hills Township Council upon approval of the Housing Element and Fair Share Plan.

b. PARQ Builders, LLC (aka Lanidex)



PARQ Builders, LLC (PARQ), is the owner of property identified as Block 392, Lots 1.01, 1.02, 1.03, and 1.04 located at 100-900 Lanidex Plaza. The property encompasses approximately 31.7 acres and is currently developed with a 2, 3-story office buildings on a portion of the property and new inclusionary multifamily and townhouse mixed use project under construction for a total of 600 units with a 20 percent affordable housing set aside. On September 17, 2019, the property was designated as a non-condemnation Area in Need of Redevelopment, by the Parsippany Troy Hills Council. The property is bounded by Route 80 to the north, Route 287 to the east, single family residential to the south and non-residential to the west.

While a formal redevelopment plan has not been established for the property, PARQ has proposed the property be further redeveloped to expand upon the inclusionary residential mixed-use development on the areas containing the remaining office buildings. While the property was previously included in the Third Round RDP to recognize the proposed overlay zoning for the property, the Township nevertheless takes the conservative position that this additional area of redevelopment a changed circumstance warranting, adding this proposal to the RDP obligation in the Fourth Round.

The Township identifies that the remaining areas of existing older office buildings on the tract can accommodate additional mixed-use development to complement the redevelopment currently underway. In

addition, in consideration of the sites additional area for redevelopment, the topographic and physical relationship to the surroundings including Route 80 to the north, this area can accommodate additional development. The Township assigns this site a Fourth Round RDP of 184 units, which is the RDP generated by adding an additional 920 units at a 20 percent affordable housing set-aside to the property.

Site suitability requirements are addressed below:

- 1) Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is identified as available, and the property information is as follows:

Property Owners/Developer	PARQ Builders, LLC
Acreage	31.7 acres
Block/ Lot	Block 392 Lots 1.01, 1.02, 1.03, 1.04 and 1.05
Current Zoning	OVL-3
SDRP Planning Area	PA- 1
Highlands LUCZ	ECZ Existing Community Zone
Street Access	Parsippany Road

- 2) Suitable: The site is bound by complimentary uses and will incorporate buffers.
- 3) Developable: This site borders developed conditions and there are no known environmental limitations at this time. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate constraints with providing water and sewer to the development.
- 4) Approvability: As noted above, the sites existing OVL-3 zoning will be adjusted to allow to be developed with up to an additional 920-unit inclusionary development with a minimum 20 percent set-aside for affordable housing. It is anticipated that a final ordinance will be perfected by the Parsippany-Troy Hills Township Council upon approval of the Housing Element and Fair Share Plan.

c. KRE and 909-Parsippany Boulevard



909-Parsippany Boulevard LLC (909 Parsippany Boulevard), is the owner of property identified as Block 420, Lot 2. The property is the current location of the Embassy Suites Hotel. A proposal has been submitted by 909 Parsippany Boulevard and the Kushner Real Estate Group (KRE) to convert the existing hotel into a inclusionary residential building. The property encompasses approximately 8.51 acres and is currently developed with a 5-story, 274 key hotel with surface parking and related site improvements. The property is adjacent to the Parsippany Troy Hills Municipal Building to the southeast, Route 287 to the west, Waterview Boulevard to the north with an entrance to Route 287, Parsippany Boulevard to the west and adjacent office buildings and a vacant lot to the south.

While the property does not have a designation, 909-Parsippany Boulevard LLC and KRE have submitted a proposal to repurpose the building for an inclusionary residential development for up to 210 units. The Township nevertheless takes the conservative position that this will be a changed circumstance in the Fourth Round warranting an RDP

obligation. The Township assigns this site a Fourth Round RDP of 42 units, which is the RDP generated at a proposed 210 units with a 20 percent affordable housing set-aside.

Site suitability requirements are addressed below:

- 1) Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is identified as available, and the property information is as follows:

Property Owners/Developer	909-Parsippany Boulevard LLC
Acreage	8.51 acres
Block/ Lot	Block 420 Lot 2
Current Zoning	POD
SDRP Planning Area	PA- 1
Highlands LUCZ	ECZ and LCZ
Street Access	909-Parsippany Boulevard

- 2) Suitable: The site is bound by complimentary uses.
- 3) Developable: This site has no known environmental features that represent a limitation to future development of the property as contemplated since the development will be in currently developed portion of the property. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate constraints with providing water and sewer to the development.
- 4) Approvability: As noted above, the site will be rezoned to allow to be developed with up to 210-unit inclusionary development with a minimum 20 percent set-aside for affordable housing. It is anticipated that a final ordinance will be perfected by the Parsippany-Troy Hills Township Council upon approval of the Housing Element and Fair Share Plan.

d. Bixmor Property Group

Bixmor Property Group (Bixmor), is the owner of property identified as Block 411, Lot 31.1 commonly known as the Morris Hills Shopping Center located at 3081 Route 46. The property encompasses approximately 18.4 acres and is currently developed with a shopping center and a separate movie theater. The movie theater is not in operation for some time and may need redevelopment. In consideration of this condition, the Township Council by Resolution R2024-207 on December 17, 2024 has formally requested the Planning Board consider if the property meets the statutory criteria for an area in need of redevelopment. The Planning Board has authorized the Board Planner on January 13, 2025 to conduct such a study. The property is bounded by Route 46 and assorted commercial development to the north, Parsippany Boulevard to the east, multifamily in the Tivoli Gardens Apartments development to the south, and the Parsippany Department of Public Works to the west.

While a formal redevelopment designation or plan has not been established for the property, Bixmor has proposed the property be redeveloped for mixed use commercial and inclusionary residential development for up to 390 units. The Township nevertheless takes the conservative position that this is a changed circumstance warranting an RDP obligation in the Fourth Round. The Township assigns this site a

Fourth Round RDP of 78 units, which is the RDP generated at the proposed 390 units at a 20 percent affordable housing set-aside.

Site suitability requirements are addressed below:

- 1) Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is identified as available, and the property information is as follows:

Property Owners/Developer	Bixmor Property Group
Acreage	18.4 acres
Block/ Lot	Block 411, Lot 31.1
Current Zoning	B-1
SDRP Planning Area	PA- 1
Highlands LUCZ	ECZ and LCZ
Street Access	3081 Route 46

- 2) Suitable: The site is bound by complimentary uses with existing buffers.
- 3) Developable: This site has no known environmental features that represent a limitation to future development of the property as contemplated since the development will be in currently developed portion of the property. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate constraints with providing water and sewer to the development.
- 4) Approvability: As noted above, the site will be rezoned to allow to be developed with up to 390-unit inclusionary development with a minimum 20 percent set-aside for affordable housing. It is anticipated that a final ordinance will be perfected by the Parsippany-Troy Hills Township Council upon approval of the Housing Element and Fair Share Plan.

e. 400 Interpace Parkway

400 Interpace, MCC Owner, LLC ("MCC"). MCC is the contract purchaser of that certain property identified as Block 136, Lot 43.5 located at 400 Interpace Parkway. The property encompasses approximately 9.6 acres as a corner lot and is currently developed with several office buildings and parking structures and related surface parking areas. The property is bounded by Walsh Drive to the north, Interpace Parkway to the west and Upper Pond Road to the south. Surrounding properties contain office buildings to the north, east and south and warehouse buildings along the opposite side of Walsh Drive. The site connections to regional roadways of Route 46 via Walsh Drive to the north and to Route 80 to the south via Interpace Parkway.

MCC has proposed the property be redeveloped for a mixed use-office residential with inclusionary residential development. The Township nevertheless takes the conservative position that this is a changed circumstance warranting an RDP obligation in the Fourth Round. The Township assigns this site a Fourth Round RDP of 40 units, which is the RDP generated at the proposed 202 units at a 20 percent affordable housing set-aside.

Site suitability requirements are addressed below:

- 1) Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is identified as available, and the property information is as follows:

Property Owners/Developer	MCC Owner, LLC
Acreage	9.6 acres
Block/ Lot	Block 136, Lot 43.5
Current Zoning	SED-5
SDRP Planning Area	PA- 1
Highlands LUCZ	ECZ
Street Access	400 Interpace Parkway

- 2) Suitable: The site is bound by complimentary uses with existing buffers.
- 3) Developable: This site has no known environmental features that represent a limitation to future development of the property as contemplated since the development will be in currently developed portion of the property. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate constraints with providing water and sewer to the development.
- 4) Approvability: As noted above, the site will be rezoned to allow it to be developed with up to 202-unit inclusionary development with a minimum 20 percent set-aside for affordable housing. It is anticipated that a final ordinance will be perfected by the Parsippany-Troy Hills Township Council upon approval of the Housing Element and Fair Share Plan.

f. 1- Upper Pond Road

Toll Brothers Inc., (Toll"). Toll is the contract purchaser of a portion of a property identified as Block 136, Lot 43.4 located at 1 Upper Pond Road. The property encompasses approximately 16 acres as a corner lot and is currently developed with two office buildings and related surface parking areas. The property is bounded by Upper Pond Road to the north, Interpace Parkway to the west and south. Surrounding properties contain office buildings to the north, east, west and south. The site connections to regional roadways of Route 46 via Interpace Parkway and Walsh Drive to the north and to Route 80 to the south via Interpace Parkway.

Toll has proposed the property be redeveloped for a mixed use-office residential with inclusionary residential development. The Township nevertheless takes the conservative position that this is a changed circumstance warranting an RDP obligation in the Fourth Round. The Township assigns this site a Fourth Round RDP of 31 units, which is the RDP generated at the proposed 152 units at a 20 percent affordable housing set-aside.

Site suitability requirements are addressed below:

- a. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is

identified as available, and the property information is as follows:

Property Owners/Developer	Toll Brothers Inc.
Acreage	16 acres
Block/ Lot	Block 136, Lot 43.4
Current Zoning	SED-5
SDRP Planning Area	PA- 1
Highlands LUCZ	ECZ
Street Access	300 Interpace Parkway

- b. Suitable: The site is bound by complimentary uses with existing buffers.
- c. Developable: This site has a stormwater retention pond on the property with no other known environmental features that represent a limitation to future development of the property as contemplated since the development will be in currently developed portion of the property. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate constraints with providing water and sewer to the development.
- d. Approvability: As noted above, the site will be rezoned to allow it to be developed with up to 152-unit inclusionary development with a minimum 20 percent set-aside for affordable housing. It is anticipated that a final ordinance will be perfected by the Parsippany-Troy Hills Township Council upon approval of the Housing Element and Fair Share Plan.

g. Shree 1855 US 46, LLC-Cerbo Lumber

Shree 1855 US 46, LLC, ("Shree"). Shree is the contract purchaser of a portion of a property identified as Block 725, Lot 1 and 3 located at 1855 US Route 46. The property encompasses approximately 4.1 acres as a corner lot and is currently developed with a commercial lumber yard and related surface parking areas. The property is bounded by Route 46 eastbound to the north, and Smith Road to the west. Surrounding properties contain the Boonton reservoir to the north, Veterans Memorial Park to the east and south, and commercial properties to the west. The site connections to regional roadways of Route 46 and Smith Road to the west and to Route 80 to the south via Littleton Road.

Shree has proposed the property be redeveloped for a inclusionary multifamily residential development. The Township nevertheless takes the conservative position that this is a changed circumstance warranting an RDP obligation in the Fourth Round. The Township assigns this site a Fourth Round RDP of 25 units, which is the RDP generated at the proposed 126 units at a 20 percent affordable housing set-aside.

Site suitability requirements are addressed below:

- d. Available Site: The Township is unaware of any title or easement issues that would preclude the construction of an inclusionary development. The site is identified as available, and the property information is as follows:

Property Owners/Developer	Shree 1855 US 46, LLC
Acreage	4.1 acres
Block/ Lot	Block 725, Lot 1 and 2
Current Zoning	B-2
SDRP Planning Area	PA- 1
Highlands LUCZ	LCZ
Street Access	300 Interpace Parkway

- e. Suitable: The site is bound by complimentary uses with existing buffers.
- f. Developable: This site has no known environmental features that represent a limitation to future development of the property as contemplated since the development will be in currently developed portion of the property. The property is served by the Parsippany-Troy Hills Sewer Service Area. The Township does not anticipate constraints with providing water and sewer to the development.
- d. Approvability: As noted above, the site will be rezoned to allow it to be developed with up to 126-unit inclusionary development with a minimum 20 percent set-aside for affordable housing. It is anticipated that a final ordinance will be perfected by the Parsippany-Troy Hills Township Council upon approval of the Housing Element and Fair Share Plan.

Based on the above changed circumstances, for the purposes of calculating Fourth Round RDP, we find that Montville has a total Fourth Round RDP obligation of 496 units which coincides with the entire Fourth Round need allocation. The Township's proposal to satisfy this obligation is set forth in the following Section 4, Fair Share Plan.

Section 4:

Fair Share Plan

The following section details the manner in which the Township will address its Present Need, Prior Round, Third Round, and Prospective Need Obligations.

4.1: Overview of Obligations

The following Fair Share Plan outlines the components the Township will utilize to address its affordable housing obligations. These obligations, which are summarized below and discussed in greater detail herein, consist of four different parts: the Present Need (Rehabilitation) Obligation; the Prior Round Obligation; the Third Round Obligation; and the Fourth Round Obligation.

Present Need (Rehabilitation) Obligation

The DCA calculations allocated Parsippany-Troy Hills a Present Need (Rehabilitation) Obligation of 138 affordable units. However, pursuant to NJAC 5:93-5.2(a), the Township is permitted to perform a structural conditions survey which can more accurately define its Present Need Obligation. The Township has not performed said survey to date although reserves it right to conduct the survey in accordance with applicable criteria.

Prior Round Obligation

Parsippany-Troy Hills was assigned a Prior Round Obligation of 664 affordable units. As established by the Second Round regulations, there are minimum and maximum requirements regarding the development of rental and age-restricted units for the Prior Round Obligation. These requirements are noted below:

1. Age-Restricted Units. A maximum of 25% of the Township's Prior Round Obligation may be reserved as age-restricted units. Accordingly, Parsippany-Troy Hills was permitted to take credit for a maximum of 166 age-restricted affordable units in the Prior Round.
2. Rental Units. In addition, at least 25% of the Township's Prior Round Obligation must be comprised of rental units. Accordingly, Parsippany-Troy Hills was required to provide at least 86 rental affordable units in the Prior Round. Furthermore, NJAC 5:93-5.15(d)3 limits the number of rental bonuses to the minimum required rental obligation. As such, Parsippany-Troy Hills was permitted to receive a maximum of 166 rental bonuses for the Prior Round.

Third Round Obligation

The Township was assigned a Third Round Obligation of 845 established during a Court-approved Settlement Agreement in 2017. Similarly minimum and maximum unit requirements as described above apply to this obligation:

1. Age-Restricted Units. The Township was permitted to age-restrict a maximum of 25% of the total need of 845 units or 124 affordable units in the Third Round.
2. Rental Units. The Township was required to provide at least 124 rental affordable units.
3. Bonus Credits. Pursuant to NJAC 5:93-5.15(d)3, the Township was permitted to receive a maximum of 211 rental bonuses for the Third Round.

Fourth Round Obligation

In the Fourth Round the Township was initially assigned a Prospective Need Obligation of 553 affordable units by DCA. However, as noted in Section 3.1, the Township conducted an analysis and determined its prospective need to be much lower. Ultimately, the Township's Prospective Need obligation was established at 496 affordable units by a Superior Court order issued on May 13, 2025.

The following minimum and maximum unit requirements are summarized for the Fourth Round Need of 496:

1. Age-Restricted Units. A maximum of 30% of the Township's adjusted Fourth Round Obligation may be reserved as age-restricted units. Accordingly, Parsippany-Troy Hills may age-restrict a maximum of 148 affordable units.
2. Rental Units. At least 25% of the Township's adjusted Fourth Round Obligation must be comprised of rental units. Accordingly, Parsippany-Troy Hills must provide at least 124 affordable rental units. Unlike the Prior Round and Third Round Obligations, the Township may no longer receive rental bonus credits under the Fourth round.
3. Bonus Credits. No more than 25% of the Township's adjusted Fourth Round Obligation may be satisfied with bonus credits. Accordingly, Parsippany-Troy Hills may only apply a maximum of 124 bonus credits.

4.2: Present Need (Rehabilitation) Obligation

The DCA allocated the Township a Present Need (Rehabilitation) Obligation of 138 affordable units. However, pursuant to NJAC 5:93-5.2(a), the Township is permitted to perform a structural conditions survey which can more accurately define its Present Need Obligation. The Township has not performed said survey to date although reserves it right to conduct the survey in accordance with applicable criteria.

The purpose of a rehabilitation program is to rehabilitate substandard housing units occupied by very-low, low-, and moderate-income households. A deficient housing unit is defined as a unit that is over five years old and is overcrowded, lacks complete plumbing, or lacks complete kitchen facilities.

Upon rehabilitation, housing deficiencies must be corrected, and the house must be brought up to code standard. The standard for evaluating rehabilitation activity shall be the local property maintenance code or, if none is available, the Building Officials and Code Administrators (BOCA) Property Maintenance Code in effect at the time of evaluation. The rehabilitation activity shall not include luxury improvements, the purchase of appliances (except for stoves), or improvements that are strictly cosmetic. A rehabilitated unit is considered complete at the date of final inspection.

The Township's current rehabilitation program is available to low- and moderate-income homeowners in Parsippany-Troy Hills and was expanded in the Third Round to include rental units occupied by low- and moderate-income households. The rehabilitation program has and will continue to be administered by the Township's Purchasing Department. CGP&H has prepared a rehabilitation Home Improvement Program-Policies and Procedures Manual that addresses both owner- and renter-occupied units (see Appendix)

Parsippany-Troy Hills has participated in an ongoing rehabilitation program to income qualified households for the rehabilitation of health and safety improvements. The Township's current program has been funded through Community Development Block Grants ("CDBG") from the New Jersey Department of Community Affairs. This program is for Parsippany-Troy Hill's residents funded since 1977. The Township will continue to apply for CDBG grants to fund part of its program although since it has become unclear if future programs will continue to receive the same or similar funding, the Township will institute its own rehabilitation program with funding from the affordable housing trust fund as available.

COAH'S Second Round Substantive Rules outline the funding requirements for rehabilitation programs: "Municipalities shall provide sufficient dollars to fund one-third of the municipal rehabilitation component within one year of substantive certification. In each subsequent year of the substantive certification period, the municipality shall provide sufficient dollars to fund one-sixth of the municipal rehabilitation component." The Township's proposed rehabilitation program funding schedule are included in the Fair Share Plan Appendix.

The Township's rehabilitation program will adhere to COAH's regulations per N.J.A.C. 5:93-5.2. A minimum of \$10,000 will be expended for actual hard costs up to \$20,000. All rehabilitated units will comply with the definition of a substandard unit in N.J.A.C. 5:93-5.2(b), which states, "a [housing] unit with health and safety code violations that require the repair or replacement of a major system." Major systems include roofing, plumbing, heating, electricity, sanitary plumbing, and/or load bearing structural systems. Rehabilitated units shall meet the applicable construction codes as well as any other work that is reasonable and deemed necessary or is related to the necessary repairs. Additionally, rehabilitated units shall be occupied by low- or moderate-income households and upon completion of the rehabilitation, 10-year affordability controls shall be placed on the property in the form of a lien (The Township will continue to follow the COAH's Third Round regulations which require 10-year controls for this program).

See the Township's 2017 Fair Share Plan Appendix for all documentation concerning the Township's means to address its Rehabilitation Share including the rehabilitation program funding schedule, the rehabilitation program manual and an executed contract with CGP&H for the administration of the local rehabilitation program.

It is anticipated that the Township's rehabilitation program will be structured to encourage rehabilitation and continued occupancy with a depreciating lien program. If a housing unit is sold prior to the end of the controls on affordability, at least part of the

loan shall be recaptured and used to rehabilitate another housing unit. If the Township structures a loan program to recapture money, recaptured money shall be used for another very-low, low-, and/or moderate-income housing purpose or to repay a municipal bond issued to finance a very-low, low- and/or moderate-income housing activity.

4.3: Prior Round Components

As previously noted, the Township has a Prior Round Obligation of 664 affordable units. The Township satisfied the entirety of this obligation through the components summarized in the table below. As shown, these components produce 550 credits and 114 bonuses for a total of 664 credits.

Table 20: Prior Round Obligation Summary: 664 Obligation

Prior Round Compliance Mechanisms	Credits	Bonus	Total	Status
Prior Cycle Credits: 100% Affordable Developments - Completed				
<u>Baldwin Oaks</u> (B 712, L 39) (Rental)-Age Restricted: 250 units	166	N/A*	166	Complete
Alternative Living Arrangements- Completed/Proposed				
<u>ARC</u> (B 202, L 9.06) (Rental) Entin Rd.	6	6	12	Complete
<u>ARC</u> (B 202, L 9.07) (Rental) Entin Rd	6	6	12	Complete
<u>Dept. of Special Ed-Roman Catholic</u> -B 208, L 5 (Rental) Littleton Rd.	5	5	10	Complete
<u>CBH to Homeless Solutions</u> (B 10, L 1.03) (Rental) Ruth Davis Drive	32	32	64	Complete
<u>JSDD of Metrowest</u> (B 446, L 10) (Rental) Pleasant Terrace	5	5	10	Complete
<u>Advancing Opportunities, Inc.</u> (B 518, L 25) (Rental) Hiawatha Blvd.	4	4	8	Complete
<u>Advancing Opportunities, Inc.</u> (B 709, L 27) (Rental) 66 N. Beverwyck Rd.	4	4	8	Complete
<u>Community Hope Inc.</u> (B 174, L 12) (Rental) 639 Tabor Road	6	6	12	Complete
<u>New Bridge & The Rose House</u> (B 168, L 119) (Rental) Moraine Road	4	4	8	Complete
<u>Special Homes NJ & Monarch Associates</u> (B 204, L 1) Littleton Rd.	4	4	8	Complete
<u>The Rose House Corp.</u> -B 497, L 10 (Rental) Knoll Rd.	4	4	8	Complete
<u>Carmela Lunt Corp. Community Hope</u> (B 756, L 5) (Rental) Deauville Dr.	4	4	8	Complete
Regional Contribution Agreement: Newark (294 committed, 269 creditable)	269	N/A	269	
Inclusionary Developments- Completed or Proposed				
Mill Run Apartment (B 15, L 5&6) (Rental)-Route 10	16	16	32	Complete

Prior Round Compliance Mechanisms	Credits	Bonus	Total	Status
Palmar Assoc. LLC. (B 450, L 14, 15, 16 & 17) (For sale)-Interval Road (2 available, 1 applied)	1	0	1	Complete
Weichert- Johnston Road- B 200, L 8 (Rental) (19 total available, 14 applied)	14	14	28	Approved
Total- (Prior Round Credit Summary and Surplus (Age Restricted) (250-166=84)	550	114	664	

Summary of Projects to Address Prior Round Obligation

Refer to the Township's Third Round Plan, dated January 27, 2020, Section III Item D for a thorough description of the projects addressing the Prior Round obligation. These projects have all been certified and approved during the Third Round Judgment of Compliance and Repose.

4.4 Third Round Components

As noted, the Township was assigned a Third Round Obligation encompassing the years 1999 through 2025. Pursuant to a Settlement Agreement between Parsippany-Troy Hills and FSHC and approved by the Court, the Township's Third Round need allocation was 1,314 units although the Township sought and was granted a vacant land adjustment resulting in a Third Round Realistic Development Potential (RDP) obligation of 845 units and a total Unmet Need of 469 units.

This RDP obligation is largely satisfied through a variety of components both existing, proposed and as modified herein to address a few programs that have not been effectuated. As shown in the table below, these components comprise a total of 634 units and 211 bonus credits applied.

Table 21: Third Round Components 845 Obligation

Plan Component	Credits	Bonus	Total	Status
Prior Cycle Surplus Credits from Prior Round				
Baldwin Oaks- B 712, L 39 (Rental)	84	N/A	84	Complete
Brookside- B 412, L 15 (Rental)	127	N/A	127	Complete
Prior Cycle Credits: Alternative Living Arrangements- Completed				
Cheshire (B 484, L 8.01) (Rental)- North Beverwyck Road	6	N/A*	6	Complete
<u>ARC</u> (B 601, L 1) (Rental)- Hiawatha Blvd.-Prior Cycle	4	N/A*	4	Complete
Applicable Units Built and/or Approved in Third Round				
700 Mountain Way- B 14, L 9, 9.1&10 (Rental)	15	15	30	Complete
Palmar Assoc. LLC. (B 450, L 14, 15, 16 & 17) (For sale)-Interval Road (2 total, 1 available from Prior Round)	1	0	1	Complete

Plan Component	Credits	Bonus	Total	Status
Special Homes of New Jersey- B 129, L 6 (Rental) Glenwood Place	4	4	8	Complete
Market to Affordable- Completed				
Habitat for Humanity. (B 528, L 1.1) (Ownership) (2002)	1	0	1	Complete
Inclusionary Developments- Zoned and Under Construction				
Stanberry Parsippany LLC. - B 200, L 1.02 (Rental)	67	34	101	Construction
Mack Cali-aka Avalon Residential B 202, L 3.12 & 3.20 (Rental)	82	82	164	Construction
Westmount Plaza- B 698, L 15.2 (Rental)	63	63	126	Zoned
PARQ aka Lanidex- Block 392 Lots 1 and 2, (Rental) 120 total AH units approved, 74 applied +12 rental bonus**	74	12*	76	Zoned, Approved, under Construction
Weichert- Johnston Road- B 200, L 8 (Rental) (19 total, 5 available from Prior Round)	5	-	5	Approved
Lexica-aka SJP MC VI- Cherry Hill Road- B 136, L 44 & 76 (Rental)	65	-	65	Constructed
Proposed-Alternative Living Arrangements				
Community Options: B 741, L 58 (Rental) Normandy Drive	4	-	4	Complete
Community Options: 4 sites: (Rental) Ferncliff Rd, Maplewood Dr, Norman Ave & N Beverwyck Rd	16	-	16	Completed
Allies and Mental Health Assoc to replace planned Advancing Opportunities, Inc.: 2 sites (Rental)	8	-	8	Completed
Avidd Community Services of NJ: B 598, L 12 (Rental) Minnehaha Blvd.	4	-	4	Complete
Avidd Community Services of NJ: B 30, L 3.02 (Rental) Circle Drive.	4	-	4	Complete
Totals:	634	211	845	Required 845

Review of Projects to Address Third Round Obligation

Section III Item D of the Township's Third Round Plan, dated January 27, 2020, provides a in depth description of the projects addressing the Third-Round obligation. These projects have all been certified and approved as compliance programs during the Third Round Judgment of Compliance and Repose. Most remain valid except for the following development adjustments from the Third Round Plan due to their respective status.

1. Kingston Road The Kingston Road development was approved by the Parsippany-Troy

Hills Zoning Board of Adjustment on September 6, 2017 and construction was pending during the Third Round Gap Period. This project was redeveloped for an alternate development than the Zoning Board approval. It therefore is being replaced in the developments to address the Third Round RDP.

2. 750 Edwards Road and 887 Edwards Road. 750 Edwards Road LLC and 880 Edwards Road LLC previously proposed to develop inclusionary residential development consisting of a total of 114 units and 24 on sites identified by municipal tax records as Block 766 Lots 6, 7, 8, and 9 as well as Block 767 Lot 36. that are presently developed with existing commercial facilities. The Township entered into a Developers Agreement with both entities to resolve their intervention in the Township's Declaratory Judgment action.

During the Third Round, the New Jersey Department of Environmental Protection adjusted the Flood Hazard rules requiring a greater elevation distance above the established flood elevation. Edwards Road in this area and some portions of these sites contain 100-year flood zones. With the increased elevation requirements, the proposed residential development would no longer be viable.

3. Accessory Apartment Program. The Township implemented a program to provide funding for up to 10 accessory apartments through its Affordable Housing Trust Fund and create and adopt an Accessory Apartment Program, including adopting modifications to the Township's zoning regulations to permit accessory apartments in the R-1 zone district.

To date of the Fourth-Round cycle, while the zoning exists and the program was created and duly advertised there have been no units developed. The Township therefore removes this program from the Third Round and instead proposes to maintain this program in the Fourth-Round with zoning in the R-1 in existence and funding available similar to the Third-Round.

4. Market to Affordable Program. The township prepared a manual and allocated funding for the market to Affordable Program although the program was not implemented during the Third Round despite efforts to establish the program. Therefore, the proposed 35 units anticipated are replaced in the Third-Round plan noted above.

To allocate for the reduced units from the developments and programs noted above, the adjusted Third Round plan moves units from the PARQ (aka Lanidex), development which was zoned as an overlay zone unmet need mechanism and has received site plan approval and is under construction. As noted, the development was approved to include a total of 120 affordable units and 74 units are being reallocated to the plan and the remaining 46 remain as unmet need units.

Review of Projects to Unmet Need Obligation

The difference between the Township's combined Prior Round and Third Round need number and its combined Prior Round and Third Round RDP obligations is what is known as Unmet Need. Whereas the RDP obligations must be affirmatively addressed by the Township (as outlined above), addressing Unmet Need involves a lower standard, as the entire Unmet Need obligation does not have to be fully satisfied. Judge Padavano explained the standard applicable to the unmet need in the Judgement of Repose he entered in the Saddle River case as follows:

The court notes that while COAH's Second Round and Third Round rules require all municipalities to satisfy their RDP, the rules do not require municipalities to "satisfy" their unmet need - the rules only require municipalities to "address" the unmet need through the use of certain mechanisms specified in the rules. See N.J.A.C. 5:93-4.2(-f) (COAH's Second Round rule); N.J.A.C. 5:97-5.3(b) (COAH's Third Round rule). Significantly, none of the mechanisms specified in the rules require zoning exclusively for affordable housing (overlay zoning which offers an option for affordable housing is one of the mechanisms). Additionally, no rule requires a municipally sponsored affordable housing development, let alone a 100% affordable municipally sponsored development, which will result in the guarantee of construction of affordable units. N.J.S.A. 52:27D-3 l Id provides: "Nothing in ... C.52:27D-301 et al. [the FHA] shall require a municipality to raise or expend municipal revenues in order to provide low and moderate-income housing." As set forth above, the court finds the fact that the amended settlement will produce the actual construction of 42% of the Borough's unmet need quite compelling and leads the court to find that the amended settlement agreement will result in construction of a substantial number of affordable units.

Pursuant to the Township's Settlement Agreement with FSHC, Parsippany-Troy Hills has an Unmet Need in the Third Round of 469. The Court approved the following mechanisms to address the unmet need in Third-Round HE&FSP plan when it entered a Judgment of Compliance and Repose:

1. Existing Units. The Township addressed a portion of its Unmet Need, with existing credits summarized as follows:
 - a. Brookside (B 412, L 15) - 64 of the 191 units in the age-restricted rental development are credited to the municipality's Third Round unmet need.
 - b. Vail Manor Senior (B 455, L 2&3) - All 35 units of the age-restricted rental development are credited to the municipality's Third Round unmet need.
2. Overlay Zoning. The Township implemented several Overlay Zones, as required which, together, created what was determined as a realistic opportunity for an

additional 184 affordable housing units in the Township, the credits for which units will be applied toward the Township's overall Unmet Need of 469.

It is noted that the Third-Round plan to address the Third Round RDP has been changed to account for certain programs that have not come to fruition due to various factors as identified in Section 4.4 above. The development known as PARQ was formerly an overlay zone to address Unmet Need. Since this project has progressed in the Third Round with units approved and constructed, 74 units were reallocated to address the need in the Third Round RDP. To make up for this reallocation, the Township is increasing the number of units permitted in the OVL-3 overlay zone by the 74 units so that this project continues to represent the same number of units that can address the Unmet Need in the Third Round.

3. The Overlay Zones are described in the Third Round Plan and except for the change in the density for the OVL-3 zone noted above, they remain appropriate, along with the mandatory set aside and development fee ordinance establish potential credits as set forth in the table below.

Table 22: Third Round Unmet Need Components

Plan Component	Number of Credits
Excess Credits - Earlier Rounds:	
Third Round Surplus-Vail Manor	35
Prior Round Surplus-Brookside Senior Housing (Age Restricted) (191 total-127applied =64 available)	64
Overlay Zones:	
Overlay Zone-1: OVL-1 Zone	4*
Overlay Zone-2: OVL-2 Zone	7*
Overlay Zone-3: OVL-3 Zone- PARQ aka Lanidex- Block 392 Lots 1 and 2, (Rental) (120 total AH approved-74 applied 3 rd Round + 74 increased as noted above)	120
Overlay Zone-4: OVL-4 Zone	47*
Overlay Zone-5: OVL-5 Zone	63*
Overlay Zone-6: OVL-6 Zone	17*
Mandatory Set-Aside Ordinance (MSO)	
MSO: 240 Littleton Road, B 412, L 8 & 9, 20 units, 4 AH, ZBA Approved	4
Development Fee Ordinance	Ongoing

* Potential credits from zoning if developed.

4.5 Fourth Round Components

The Fourth Round Obligation encompasses the years 2025 through 2035. Governor Murphy signed the A-40/S-50 Bill into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (FHA-2) amended the Fair Housing Act (FHA or the Act) by abolishing COAH and created a new process that involved the creation of a new entity known as the Affordable Housing Dispute Resolution Program (the Program), as well as the DCA and the Administrative Office of the Courts (AOC).

FHA-2 directed the DCA to calculate the Present Need (also referred to as the Rehabilitation obligation) and the Prospective Need (also known as the new construction obligation) for Round Four based upon the standards set forth in the Act. The DCA issued its report on October 18, 2024, and, in accordance with the Act, made clear that the obligations generated by the report were advisory only and non-binding. For Parsippany Troy Hills, the DCA Report identified a Present Need of 138 and a Prospective Round Four Need of 553.

Since the DCA report is non-binding, each municipality had the opportunity to study and define why its obligations should be different based on the standards in the Act. The Township conducted such an analysis and determined that the DCA had made oversights in the Land Capacity Factor calculation, which is part of the formula that determines fair share obligations. The Township adopted a binding resolution on January 11, 2025 which committed to the 138-unit Present Need obligation identified by DCA, but identified a reduced Prospective Need obligation of 496 units due to the Township's assessment of errors in DCA's report pertaining to Parsippany Troy Hills Land Capacity Factor.

Ultimately, the Township's Prospective Need obligation was established at 496 affordable units by a Superior Court order issued on May 13, 2025. Since the township was approached by numerous interested development applications to address its Fourth Round Need, the calculation of suitable properties to address this need coincided with the total Fourth Round RDP of 496.

Furthermore, FHA II provides as follows:

Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent 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.

[N.J.S.A. 52:27D-310.1]

For the Fourth Round, Parsippany Troy Hills "prospective need obligation that has been adjusted" (i.e., its RDP obligation) is the entirety of its Fourth Round Need of 496. The developments to address this need are identified in the Table below. As such, the Township's efforts and work towards the redevelopment of all of the projects noted above addresses this effort and vastly exceeds this 25 percent standard. In fact the proposed projects are 100 percent repurposed or redeveloping projects of formerly developed properties.

Table 23: Fourth Round Components

Project Description	Credits	Bonus (25% Max)	Total
Inclusionary Developments - Proposed			
<u>4 Gatehall -Toll Brothers</u> : B 175, L52; 13.66 ac • Conventional and stacked townhouses	36	18	54
<u>Parq-Lanidex</u> : B 392, L 1.01, 1.02, 1.03, 1.04; 31.7 ac • AIN-Mixed Use multifamily development.	120	60	180
<u>3081 Route 46 Bixmor Redevelopment Mixed Use</u> : B 411 , L 31.1; 18.4 ac • AIN Mixed Use-multifamily residential development	78	39	117
<u>909-Parsippany Boulevard-Embassy Suites KRE</u> : B 420, L2 • Adaptive Re-Use-Multifamily residential development	42	7 (cap)	49
<u>400 Interpace- P3 Properties</u> : B 136, L43.5; 27.3 ac • Mixed Use-Office-Multifamily residential development	40	-	40
<u>1 Upper Pond Road</u> : B 13, L 43.4; 16 ac • Stacked and conventional townhouses	31	-	31
<u>1855 US 46- Cerbo Lumber Property 1855 US 46, LLC-Shree</u> • Multifamily residential development	25	-	25
Total	372	124	496
Remaining Need in Fourth-Round			0

Market to Affordable Program

The Township will continue to propose to implement a Market-to-Affordable program to create 10 affordable family units to be deed restricted for at least 30 years in the Fourth Round. The Market-to-Affordable program is proposed to be funded through the Township's Affordable Housing Trust Fund and operated by CGP&H, the Township affordable housing administrator. CGP&H will implement the program in accordance with COAH's regulations.

COAH's Third Round rules at N.J.A.C. 5:97-6.9 expanded and revised the permitted application of this mechanism, which was renamed as a Market-to-Affordable program. The Market-to-Affordable program under COAH 's Third Round rules included both for-sale and rental units, but was limited to for-sale units and 10 rental units or 10% of a municipality's fair share obligation, whichever was greater, until such time as the municipality demonstrated a successful Market-to-Affordable program.

CGP&H, the designated program administrator, has prepared an operating manual for the Township's proposed Market-to-Affordable program. The manual outlines program procedures and administration in accordance with UHAC. Affirmative marketing will be done in accordance with UHAC and the Township's affirmative marketing plan.

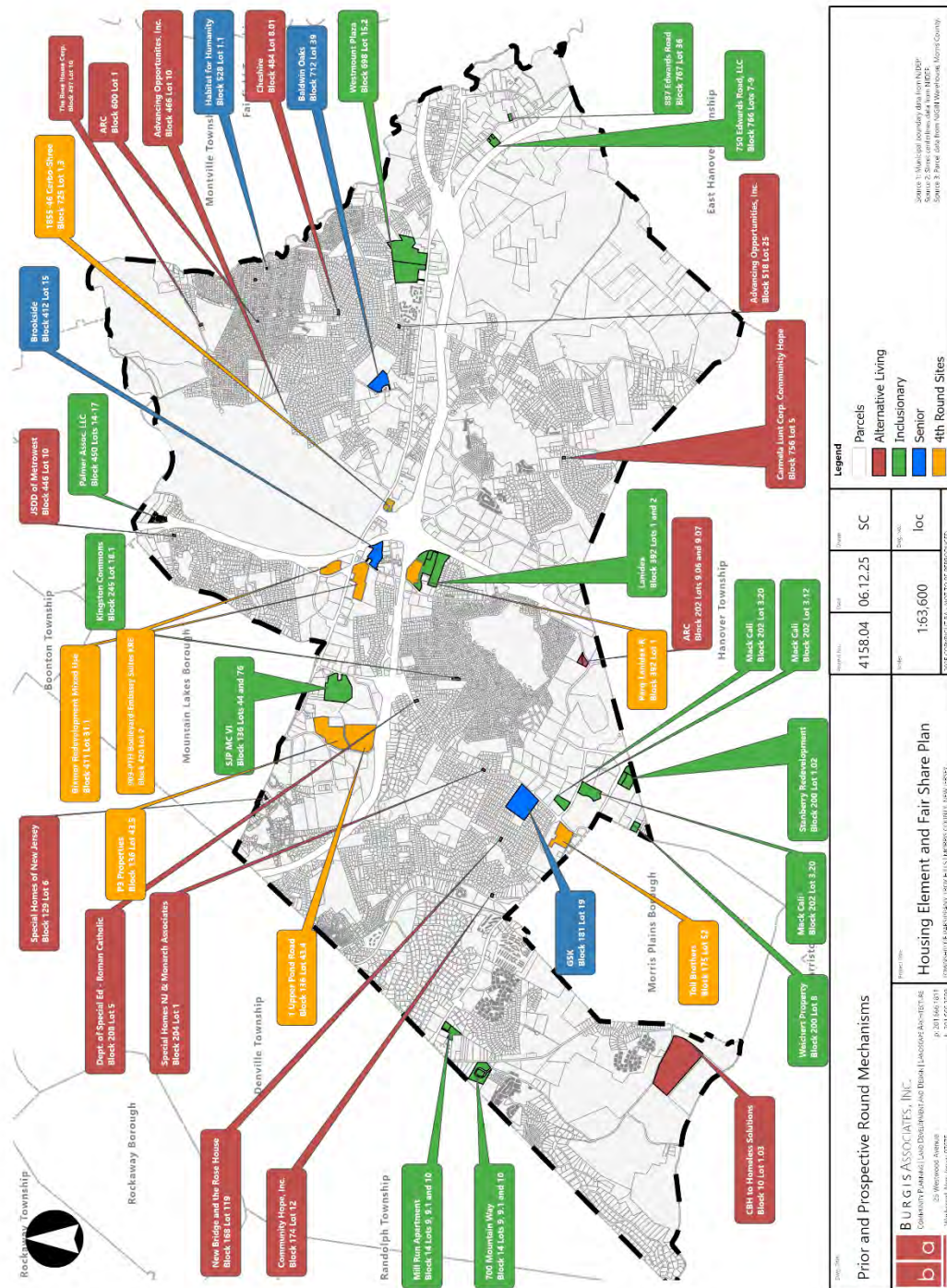
See Fair Share Plan Appendix for the Market-to-Affordable program manual.

Accessory Apartment Program

The Township has instituted a program in 2022 providing funding for up to 10 accessory apartments through its Affordable Housing Trust Fund. The Accessory Apartment Program has been instituted in the Township's zoning regulations to permit accessory apartments in the R-1 zone district. The Township proposes to commit on average \$47,500 per accessory apartment deed restricted for income qualified families, including up to \$55,000 per accessory apartment restricted for low income families, and up to \$40,000 per accessory apartment restricted for moderate income families.

The R-1 zone wherein this accessory use is to be permitted, encompasses over 1,700 acres in the Township and is developed with single family homes with a minimum lot size of 40,000 square feet with many exceeding this minimum lot size. The minimum lot size provides for adequate area for the creation of an accessory apartment on a lot as either an attached or incorporated unit or as a unit in accessory structures. The prevalence of existing homes of a size including numerous split or bi-level or walkout basement structures can be retrofitted to accommodate an accessory apartment. Additionally, the vast majority of the R-1 zone in the Township is served by public water and sewer service providing appropriate infrastructure to serve this program. Therefore, the accessory apartment program of 10 units in total on lot sizes of minimally 40,000 square feet, with available public infrastructure, provides a realistic opportunity for the development of these units.

Map 4: Prior and Third Round Components



4.6: Other Provisions

The following additional requirements are noted:

1. *Fourth Round Bonuses*. Fourth Round bonuses will be applied in accordance with NJAC 52:27d-311.k.
2. *Very-Low Income and Low-Income Units*. At least fifty percent (50%) of the units addressing the Fourth Round Prospective Need shall be affordable to low-income and very-low income and households with the remainder affordable to moderate-income households. A minimum of thirteen percent (13%) of the affordable units will be made available to very low income households, defined as households earning thirty percent (30%) or less of the regional median income by household size.
3. *Rental Component*. At least twenty-five percent (25%) of the Fourth Round Obligation shall be met through rental units, including at least half in rental units available to families.
4. *Families*. At least half of the units addressing the Third Round RDP and unmet need in total must be available to families.
5. *Age-Restricted Cap*. The Township shall comply with the age-restricted cap of thirty percent (30%) and will not request a waiver of this requirement. This shall be understood to mean that in no circumstances may the municipality claim credit towards its fair share obligation for age-restricted units that exceed thirty percent (30%) of all units developed or planned to meet its cumulative Prior Round, Third Round, and Fourth fair share obligations.
6. *Development Fees*. The Township will continue to impose development fees as permitted by COAH's prior round rules. The funds generated by the collection of development fees will be applied directly towards any activity approved by State regulations for addressing the municipal fair share.

4.7: Consistency with State Initiatives

As noted in Section 1, a HE&FSP must also include:

- ❖ 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, and;
- ❖ For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, 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; 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.

Accordingly, the following subsection analyzes the consistency of this HE&FSP to the above referenced state planning initiatives.

Multigenerational Family Housing Continuity Commission

The Multigenerational Family Housing Continuity Commission was established by the State of New Jersey in 2021. As noted in NJSA 52:27D-329.20, one of the primary duties of the Commission is to “prepare and adopt recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas.”

As of the date of this HE&FSP, the Multigenerational Family Housing Continuity Commission has not yet adopted any recommendations.

Highlands Regional Master Plan

The Township of Parsippany Troy Hills is located entirely within the Planning Area of the Highlands Region. The Township submitted a Petition for Plan Conformance for the Highlands Master Plan on December 8, 2018.

The Highlands Regional Master Plan (RMP) establishes that one of the overarching goals of the Planning Area is to protect and enhance the region's natural resources while also allowing for appropriate, sustainable development. This goal defines policies and programs, including those focused on water resource protection, environmentally sensitive lands, agricultural resources, and recreation opportunities.

The Highlands Regional Master Plan in the Planning Area balances the need for environmental protection with the desire for sustainable economic development, aiming

to preserve the region's natural resources while allowing for appropriate growth and development. This HE&FSP is consistent and compatible with the Highlands RMP's goals for the Planning Area.

In addition, this plan is consistent with the Highlands RMP language regarding affordable housing, which reads as follows:

In accordance with the Fair Housing Act, all newly constructed residential development within the Highlands Region are required to reserve for occupancy by low- or moderate-income households at least 20 percent of the residential units constructed. As the 20 percent reservation requirement is found in the Fair Housing Act and not the Highlands Act, all municipalities located in the Highlands Region are responsible for the 20 percent reservation requirement, irrespective of plan conformance status. This includes development exempt from the Highlands Act.

It is noteworthy that the Township's regulations pertaining to the Township-wide Mandatory Set-Aside Ordinance is already consistent with a minimum 20 percent affordable housing set-aside for all qualifying developments, regardless of tenure.

State Development and Redevelopment Plan

As established by NJSA 52:18A-200(f), the purpose of the State Development and Redevelopment Plan (SDRP) is to "coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination."

As such, the SDRP establishes a number of goals and strategies related to a number of different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the SDRP seeks to revitalize the State's cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

As indicated by the SDRP's Policy Map, the Fourth Round Obligation components identified herein are located in the PA-2 Suburban Planning Area, wherein development and redevelopment is intended to be directed. The intent of this Planning Area is to:

- ❖ Provide for much of the state's future redevelopment;
- ❖ Promote growth in Centers and other compact forms;
- ❖ Protect the character of existing stable communities;
- ❖ Protect natural resources;
- ❖ Redesign areas of sprawl;
- ❖ Reverse the current trend toward further sprawl; and
- ❖ Revitalize cities and towns.

Accordingly, this HE&FSP is consistent with the intents of the PA-2. Specifically, it is designed to encourage redevelopment and growth in a compact form, while also protecting the character of the existing community.

4.8: Requests Not Included

Several developers and landowners previously sent letters to Parsippany-Troy Hills requesting a rezoning of their respective properties to be rezoned to permit inclusionary development. These sites were subsequently prioritized by the Township to determine if they were appropriate for inclusion. Out of the over twenty inquiries or letters of interest sent to the Township regarding specific lands, seven were selected and included in this plan. The following requests were denied.

7 Century Drive- Kushner Real Estate Group, Inc.

The Township received a proposal from Kushner Real Estate Group, Inc (KRE). KRE is the contract purchaser of Block 202, Lot 1.5 and located at 7 Century Drive. The proposal is for the conversion of the existing office building to a 58-unit inclusionary community featuring 12 affordable housing units.

The Township did not select this property at this time to address its Fourth Round Need. The property did not represent the most advantageous or desirable location or the best land use planning option for the Township at this location. The proposal grouped all affordable units in one building whereas the rules require the units to be distributed throughout the development. The setbacks were too small to adjacent roadways and other land uses. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

299 Smith Road-Hyatt Extended Stay

The Township received a proposal from a developer named Blue Ocean. Blue Ocean was not identified as a contract purchaser of the property. They proposed repurpose the existing Hyatt Extended Stay facility at Block 735.02, Lot 1 and located at 299 Smith Road. The Proposal for the conversion of the existing hotel to a 140-unit inclusionary community featuring 28 affordable housing units.

The Township did not select this property at this time to address its Fourth Round Need. The property did not represent the most advantageous or desirable location or the best land use planning option for the Township at this location. The proposal was not able to accommodate the proper UHAC required bedroom distribution in the repurposing of the building. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

1-Jefferson-SIG One Jefferson LLC

The Township received a proposal from SIG One Jefferson, LLC ("SIG"). SIG is the owner of that certain property identified as Block 735.02, Lot 4 at 1 Jefferson Road. The Proposal is to convert the current structure to allow for the development of 80 apartments with a fifteen (15) percent affordable set aside. SIG further proposes to construct 33 new town

homes on the Property with 8 of those new town homes designated for affordable housing.

The Township did not select this property at this time to address its Fourth Round Need. The property did not represent the most advantageous or desirable location or the best land use planning option for the Township. The proposal did not identify adequate parking or site plan arrangement for proper site circulation. The plan did not identify the parking demand would be met or the residential amenities for such a density for the future residents. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

100 Kimball Drive- SIG Kimball LLC

The Township received a proposal from SIG Kimball, LLC ("SIG"). SIG is the owner of IG is the owner of that certain property identified as Block 735, Lot 6 at 100 Kimball Drive. The proposal is to convert the current structure currently located on the property to allow for the development of 140 apartments with a 15 percent affordable set aside. SIG further proposes to construct 60 new town homes on the Property with 12 of those new town homes designated for affordable housing.

The Township did not select this property at this time to address its Fourth Round Need. The property did not represent the most advantageous or desirable location or the best land use planning option for the Township. The plan did not identify the parking demand would be met or the residential amenities for such a density for the future residents. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

1599 Littleton Road -Toll Brothers, Inc.

The Township received a proposal from Toll Brothers, Inc (Toll). Toll is the contract purchaser of Block 202, Lot 4 and located at 1599 Littleton Road. The proposal is for Toll to redevelop this Property into 144-unit inclusionary residences with twenty-eight (28) affordable housing units.

The Township did not select this property at this time to address its Fourth Round Need. The property did not represent the most advantageous or desirable location or the best land use planning option for the Township at this location. The proposed arrangement of residential structures in close proximity to adjacent non-residential uses shared access drives with such uses and is burdened by a non-residential parking area which use not identified but seemed to be needed to address an adjacent office use. No apparent residential amenities proposed for the development and setbacks or buffers were too small. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

739 Mountain Way- Kasparian/Trelia

The Township received a proposal from a developer identified as Trelia. The developer Trelia is a contract purchaser of a property at Block 15, Lot 50 at 739 Mountain Way. The proposal is for the redevelopment of the single-family residential property to a 14 townhouse and 30 multifamily project. It was unclear what the set aside for affordable housing would be and where such units would be to determine compliance with the applicable affordable housing regulations.

The Township did not select this property at this time to address its Fourth Round Need. The property did not represent the most advantageous or desirable location or the best land use planning option for the Township at this location. The proposal seemingly grouped all affordable units in one building non-compliant with applicable regulations. The property which is mostly undeveloped contained significant environmental restrictions of wetlands and bands of steep slopes which did not present the best location for such development intensity requiring significant grading and retaining walls. The setbacks were too small to adjacent properties. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

6 Upper Pond Road- AMS Acquisitions LLC

The Township received a proposal from AMS Acquisitions LLC ("AMS"). AMS is the owner of that certain property identified as Block 136, Lot 43.7 at 6 Upper Pond Road. The proposal is to remove the existing office building currently located on the property to allow for the development of 208 total unit inclusionary residential community.

The Township did not select this property at this time to address its Fourth Round Need. The property did not represent the most advantageous or desirable location or the best land use planning option for the Township. The plan did not identify setbacks to adjacent properties on balance with the proposed density per acre. Accordingly, this site was given a lower priority than the other sites included in this HE&FSP and was not included because it was not necessary to satisfy the fair share obligation.

Fair Share Plan Appendices

- 1- Third Round Settlement Agreements
- 2- Third Round Certification
- 3- Fourth Round Need Resolution
- 4- Highlands Build Out Analysis- Vacant Land Analysis
- 5- Rehabilitation Program
- 6- Market to Affordable Program
- 7- Affordable Housing and Development Fee Ordinance
- 8- Affirmative Marketing Plan
- 9- Appointment of Municipal Affordable Housing Liaison- TO BE PROVIDED
- 10- Resolution Designating CGP&H as the Township's Administrative Agent and the 2025 Professional Services Agreement- TO BE PROVIDED
- 11- Resolution of Intent to Fund- TO BE PROVIDED
- 12- Proposed Development Draft Ordinances
- 13- Proposed Fourth Round Development Concept Plans
- 14- Township Council Endorsing Resolution-TO BE PROVIDED
- 15- 2025 Spending Plan

1. Third Round Settlement Agreements

- December 10, 2020 Court Order Approving the Settlement Agreement between the Township and FSHC.
- Executed Settlement Agreement

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Attorneys for Plaintiff/Petitioner,
Township of Parsippany-Troy Hills

FILED
JUL 24 2019
MICHAEL C. GAUS, J.S.C.
SUPERIOR COURT OF NJ

IN THE MATTER OF THE APPLICATION OF
THE TOWNSHIP OF PARSIPPANY TROY-
HILLS FOR A DETERMINATION OF
MOUNT LAUREL COMPLIANCE

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MONMOUTH COUNTY

DOCKET NO.: MRS-L-169-15
Civil Case
(Mount Laurel)

ORDER APPROVING SETTLEMENT
AGREEMENT AND FIXING DATE FOR
FINAL COMPLIANCE HEARING

THIS MATTER, having come before the Court by McManimon Scotland & Baumann, LLC attorneys for Petitioner Township of Parsippany-Troy Hills (the "Township") (Leslie G. London, Esq. appearing); and Intervenor Fair Share Housing Center ("FSHC") (Kevin Walsh Esq., appearing), by way of a Fairness and Preliminary Compliance Hearing held on June 21, 2019, pursuant to and in accordance with East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996) ("East/West Venture"); and sufficient notice of this hearing having been given in accordance with In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) ("Mount Laurel") and Morris County Fair Housing Council Housing v. Boonton Township, 197 N.J. Super. 359 (Law. Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986) ("Morris County Fair Housing"); and the Court having considered the testimony of the Township's qualified expert, Edward J. Snieckus, PP, LLA, ASLA, and the Court having considered the Settlement Agreement dated March 19, 2019 entered into between the Township and FSHC, and the other Exhibits presented by the Township in support thereof (see Exhibits P-1 through P-6 attached hereto); and the Court having

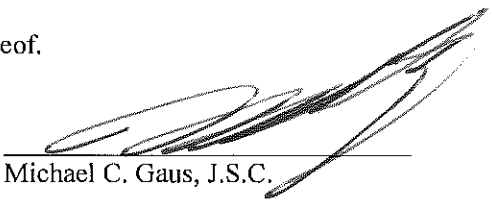
considered the testimony and Report presented by the Court Master, Brian M. Slauch, PP, AICP (see Exhibit S-1 attached hereto), and the testimony of Kevin Walsh of FSHC, and good cause having been shown;

IT IS on this 24th day of June, 2019;

ORDERED, as follows:

1. The Court finds that adequate notice of this Hearing was provided in accordance with Mount Laurel IV and Morris County Fair Housing; and
2. The Court finds that the Settlement Agreement between the Township and FSHC is fair and adequately protects the interest of low- and moderate-income persons within the Township's housing region based upon the criteria set forth in East/West Venture for approving a settlement of the Mount Laurel litigation; and
3. A Final Compliance Hearing is hereby scheduled for October 25, 2019 at 1:30 p.m. by which time the Township shall have complied with the conditions set forth in the Court Master's Report and the Township shall have submitted to the Court and FSHC the Township's Housing Element and Fair Share Plan ("HEFSP") and all Resolutions and Ordinances required to implement the HEFSP; and the Township shall have provided for the Planning Board of the Township to finalize and adopt the HEFSP and the Township's governing body to endorse same and to adopt all necessary effectuating Resolutions and Ordinances; and
4. A copy of the proposed Notice attached hereto, shall be published in a newspaper of general circulation in Morris County, Essex County, Union County and Warren County no later than October 1, 2019.

5. The temporary immunity previous granted to the Township is hereby extended until and through the day following the completion of the Final Compliance Hearing herein scheduled and the entry of an Order granting Final Judgment in this matter; and
6. A copy of this Order shall be served upon all counsel, Intervenors, and parties on the Service List in this matter within seven (7) day of the Township's receipt thereof.



Michael C. Gaus, J.S.C.

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY

RESOLUTION

R2018-085: RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY, APPROVING THE SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER TO RESOLVE THE TOWNSHIP OF PARSIPPANY-TROY HILLS' AFFORDABLE HOUSING DECLARATORY JUDGMENT ACTION

WHEREAS, on July 8, 2015, the Township of Parsippany-Troy Hills (the "Township") filed a Declaratory Judgment Complaint in Superior Court, Law Division, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. (2015) (Mount Laurel IV), seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter "Fair Share Plan"), as to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine"; and

WHEREAS, the Township simultaneously sought, and ultimately secured, a protective Order providing the Township with immunity from all exclusionary zoning lawsuits while it pursues approval of its Fair Share Plan; and

WHEREAS, the Trial Judge appointed Brian Slaugh, P.P., A.I.C.P. as the Special Court Master (hereinafter the "Court Master"), as is customary in Mount Laurel matters adjudicated in the courts; and

WHEREAS, with the assistance from the Court Master, the Township and Fair Share Housing Center (hereinafter "FSHC") engaged in good faith negotiations which resulted in an amicable accord on the various substantive terms and conditions as set forth in the Settlement Agreement attached hereto as Exhibit A; and

WHEREAS, the Township was represented in these negotiations by the Township's Affordable Housing Special Counsel and the Township's Affordable Housing Planner; and

WHEREAS, through the process, the Township and FSHC agreed upon the Township's affordable housing obligations and the compliance techniques necessary for the Township to satisfy its "fair share" of the regional need for low- and moderate-income housing; and

WHEREAS, the Township and FSHC also agreed to present the Settlement Agreement to the Trial Judge for approval at a duly-noticed Mount Laurel Fairness Hearing; and

WHEREAS, although there is a well-established policy favoring the settlement of all forms of litigation, the settlement of Mount Laurel litigation is particularly favored because (1) it avoids the expenditure of finite public resources; and (2) expedites the construction of safe, decent housing for the region's low- and moderate-income households; and

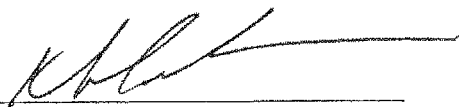
WHEREAS, in light of the above, the Council finds that it is in the best interest of the Township to execute the attached Settlement Agreement with FSHC and to take the various other actions delineated below, which will ultimately result in approval of the Township's Fair Share Plan which, in turn, will maintain the Township's immunity from all Mount Laurel lawsuits for the ten-year period set forth in the New Jersey Fair Share Housing Act, N.J.S.A. 52:27D-301 to 329.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Township Council of the Township of Parsippany-Troy Hills, Morris County, State of New Jersey, as follows:

1. The Council hereby directs, authorizes and empowers the Mayor to execute the Settlement Agreement attached hereto as Exhibit A.
2. The Council hereby directs, authorizes and empowers the Township's Affordable Housing Special Counsel to (a) file the fully-executed Settlement Agreement with the Court for review and approval at a duly-noticed Fairness Hearing, (b) take all actions reasonable and necessary to secure an Order approving the Settlement Agreement, and (c) work towards ultimately securing judicial approval of the Township's Fair Share Plan, after it is drafted, adopted by the Township Planning Board and endorsed by the Council.
3. All other appropriate Township officials are hereby directed, authorized and empowered to execute all documents and take all steps necessary and appropriate to effectuate the terms and purposes of this Resolution and the Settlement Agreement.

COUNCIL MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Carifi	X					
Mr. dePierro	X				X	
Mrs. Gragnani	X					X
Mrs. McCarthy	X					
Mrs. Peterson	X					

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND LAWFUL COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY AT ITS MEETING OF MARCH 19, 2019.


KHALED MADIN
TOWNSHIP CLERK


COUNCIL PRESIDENT PAUL CARIFI JR.



Peter J. O'Connor, Esq.
 Kevin D. Walsh, Esq.
 Adam M. Gordon, Esq.
 Laura Smith-Denker, Esq.
 David T. Rammler, Esq.
 Joshua D. Bauers, Esq.

March 19, 2019

Hon. Michael Soriano
 Mayor, Parsippany-Troy Hills
 Parsippany-Troy Hills Town Hall
 1001 Parsippany Boulevard
 Parsippany-Troy Hills, NJ 07054

Re: In the Matter of the Application of the Township of Parsippany-Troy Hills for Determination of Mount Laurel Compliance, Docket No. MRS-L-169-15

Dear Mayor Soriano:

This letter memorializes the terms of an agreement reached between the Township of Parsippany-Troy Hills (the Township or "Parsippany-Troy Hills"), the declaratory judgment plaintiff, and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in this matter in accordance with In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) (Mount Laurel IV) and, through this settlement, a defendant in this proceeding.

Background

Parsippany-Troy Hills filed the above-captioned matter on July 7, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. in accordance with In re N.J.A.C. 5:96 and 5:97, *supra*. Through the declaratory judgment process, the Township and FSHC agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households.

Settlement terms

The Township and FSHC hereby agree to the following terms:

1. FSHC agrees that the Township, through the adoption of a Housing Element and Fair Share Plan conforming with the terms of this Agreement (hereafter "the Plan") and through the implementation of the Plan and this Agreement, satisfies its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).
2. At this time and at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when Third Round fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's Third Round present and prospective need instead of doing so through plenary adjudication of the present and prospective need.
3. FSHC and Parsippany-Troy Hills hereby agree that the Township's affordable housing obligations are as follows:

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Rehabilitation Share	190
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	664
Third Round (1999-2025) Prospective Need	1314

4. For purposes of this Agreement, the Third Round Prospective Need shall be deemed to include the Gap Period Present Need, which is a measure of households formed from 1999-2015 that need affordable housing, that was recognized by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017).
5. The Township's efforts to meet its present need include the following: The Township administers and will continue to implement, an ongoing rehabilitation program to income qualified households as funded by a Community Development Block Grant Program (CDBG). In addition, the Township will supplement this program with a municipally operated rehabilitation program that shall be available to rental units, both in accordance with the requirements in N.J.A.C. 5:97-6.2. This is sufficient to satisfy the Township's present need obligation of 190 units.
6. As noted above, the Township has a Prior Round prospective need of 664 units.
 - a. The Prior Round obligation is met through the following compliance mechanisms:

	Credits Applicable	Rental Bonus	Total Credits
Prior Cycle Credits: 100% Affordable Developments - Completed			
<u>Baldwin Oaks</u> (B 712, L 39) (Rental) Age Restricted Units: 250	166		166
Prior Cycle Credits: Alternative Living Arrangements- Completed			
<u>Cheshire</u> (B 484, L 8.01) (Rental) 339 North Beverwyck Road	6		6
<u>ARC</u> (B 601, L) (Rental) 143 Hiawatha Blvd.	5		5
Regional Contribution Agreement	294		294
Inclusionary Developments- Completed			
<u>Mill Run Apartment</u> (B 15, L 5&6) (Rental) 2889 Route 10	16	16	32
<u>Palmar Assoc. LLC.</u> (B 450, L 14, 15, 16 & 17) (Rental) 16 Interval Road	2	2	4
Market to Affordable - Completed			
<u>Habitat for Humanity</u> (B 528, L 1.1) 40 Sioux Ave.	1		1
Alternative Living Arrangements- Completed			
<u>ARC</u> (B 202, L 9.06) (Rental) 10 Entin Rd.	6	6	12
<u>ARC</u> (B 202, L 9.07) (Rental) 10 Entin Rd.	6	6	12
<u>CBH to Homeless Solutions</u> (B 10, L 1) (Rental) Ruth Davis Drive	34	34	68
<u>JSDD of Metrowest</u> (B 446, L 10) (Rental) 5 Pleasant Terrace	5	5	11
<u>Advancing Opportunities, Inc.</u> (B 518, L 25) (Rental) 112 Hiawatha Blvd.	4	4	8

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	Credits Applicable	Rental Bonus	Total Credits
<u>Advancing Opportunities, Inc.</u> (B 709, L 27) (Rental) 66 N. Beverwyck Rd..	4	4	8
<u>Community Hope Inc.</u> (B 174 , L 12) (Rental) 639 Tabor Road	6	6	12
<u>New Bridge & The Rose House</u> (B 168 , L 119) (Rental) 37 Moraine Road	4	4	8
<u>Special Homes NJ & Monarch Associates</u> (B 204, L 1) 1259 Littleton Rd.	5	5	10
<u>Carmela Lunt Corp. c/o Community Hope</u> (B 756, L 5) (Rental) 2 Deauville Dr.	4	4	8
Total:	568	96	664

b. The parties agree to the following with regard to the units identified in paragraph 6a, above:

- i. During the compliance phase of this matter, the municipality will provide deed restrictions and other documentation requested by the Special Master or FSHC for the purpose of demonstrating the credits claimed to satisfy the Prior Round obligation.
- ii. The application of the age-restricted cap for the Prior Round is addressed in paragraph 11 of this Agreement.
- iii. The 294-units of regional contribution agreement credits were approved by the Council on Affordable Housing by resolution adopted on January 9, 1991. The regional contribution agreement obligation was completed with the City of Newark, Essex County. During the compliance phase of this matter, the municipality will provide documentation related to the regional contribution credits.
- iv. With regard to the 89 total units of Alternative Living Arrangements identified above, during the compliance phase of the litigation, the Township agrees to provide the following for each of these credits: 1) A copy of the deed restriction on the project; 2) The Supportive and Special Needs Housing Survey Form used by the Council on Affordable Housing; 3) A copy of the facility license, if applicable.

7. The municipality, as calculated in Exh. A, has a realistic development potential (RDP) of 857 units.

a. That RDP will be satisfied as follows:

	Credits Applicable	Rental Bonus	Total Credits
Prior Cycle Credits: Surplus 100% Affordable Developments – Completed			
<u>Baldwin Oaks</u> (B 712, L 39) (Rental) Age Restricted: 250 units (84 remaining)	84		84
<u>Brookside</u> (B 412, L 15) (Rental) Age Restricted: 191 units	130		130
Inclusionary Developments- Completed/Approved			
700 Mountain Way (B 14, L 9, 9.1&10) (Rental): 97 units	15	15	30
Kingston Commons (B 245, L 18.1) (Rental) 181 Kingston Road : 8 units	2	2	4

	Credits Applicable	Rental Bonus	Total Credits
Market to Affordable-Proposed			
Market to Affordable Program-CGPH	35		35
Accessory Apartments			
Proposed max permitted per rule	10		10
Alternative Living Arrangements- Completed			
<u>Dept. of Special Ed-Roman Catholic</u> (B 208, L 5) (Rental) 829 Littleton Rd.	5	5	10
<u>Special Homes of New Jersey</u> (B 129, L 6) Rental) 19 Glenwood Place	4	4	8
<u>The Rose House Corp.</u> (B 497, L 10) (Rental) 929 Knoll Road	4	4	8
Alternative Living Arrangements –Proposed			
<u>Community Options</u> (Rental) 3 sites, 4 bedrooms	12	12	24
<u>Advancing Opportunities, Inc.</u> (Rental) 2 sites, 4 bedrooms	8	8	16
Inclusionary Developments-Proposed			
Stanberry Parsippany LLC. (B 200, L1.02) (Rental) 1551 Route 10: 441 units	67	67	134
Mack Cali (B 202, L 3.12, and 3.20) (Rental): 410 units	82	82	164
Westmount Plaza (B 698, L 15.2) (Rental): 313 units	63	16	79
750 Edwards Road LLC. (B 766, L 6, 7, 8, 9) (Rental): 114 units	23	0	23
887 Edwards Road (B 767, L 36) (Rental): 24 units	5	0	5
Weichert- (B 200, L 8) 169 Johnston Road: 91 units	19	0	19
SJP MC VI- (B136, L44&76, B 200, L 800) 1 Cherry Hill Road: 325 units	65	0	65
199 Cherry Hill Road- (B411, L15): 60 units	12	0	12
Total:	645	215	860

- b. The parties agree to the following with regard to the units identified in paragraph 7a, above:
- During the compliance phase of this matter, for units that are completed, the municipality will provide deed restrictions and other documentation requested by the Special Master or FSHC for the purpose of demonstrating the credits claimed toward the Third Round obligation.
 - The application of the age-restricted cap for the Third Round is addressed in paragraph 11 of this Agreement.
 - With regard to the 35 units to be provided through the Township's creation and administration of a Market to Affordable program, the Township will subsidize the conversion of apartments into affordable, deed restricted units that will comply fully with the Uniform Housing Affordability Controls, including with regard to affirmative marketing, low/moderate-income split, very low income requirements, and bedroom distribution. A procedures manual will be created during the compliance period, including a subsidy amount that meets or exceeds the minimum required by N.J.A.C. 5:97-6.9. During the compliance period, the Township will also provide evidence that there are an adequate number

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of units that the Township can either acquire, or provide sufficient subsidy to eligible homebuyers that they can afford to purchase the unit, and the subsidy will be used to permanently write down the cost of the unit for at least 30 years and until released by the municipality in accordance with the Uniform Housing Affordability Controls. Funding will be identified in the spending plan. These units will be family units. The Township will have half of these completed by the end of 2022 and the other half by the end of 2024.

- iv. The Township has agreed to create 10 accessory apartments. An accessory apartment is a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters, and a private entrance, which is created within an existing home, or through the conversion of an existing attached accessory structure on the same site, or by an addition to an existing home or accessory building. During the compliance phase of the litigation, the Township will demonstrate that this program has been established and is ready to be implemented in accordance with N.J.A.C. 5:97-6.8. Half of the units will be made available to low-income households. The units must be affirmatively marketed and shall be affordable for 30 years and until released by the municipality in accordance with the Uniform Housing Affordability Controls. During the compliance phase of this litigation, the Township will prepare all necessary manuals and forms for review by FSHC, the Special Master, and the Court prior to and at the compliance hearing.
 - v. With regard to the 13 completed units of Alternative Living Arrangements identified above, during the compliance phase of the litigation, the Township agrees to provide the following for each of these credits: 1) A copy of the deed restriction on the project; 2) The Supportive and Special Needs Housing Survey Form used by the Council on Affordable Housing; 3) A copy of the facility license, if applicable.
 - vi. With regard to the proposed inclusionary developments, during the compliance phase of this matter, the municipality will adopt ordinances that create a realistic opportunity for the development of affordable housing and will provide evidence that the proposed inclusionary sites are available, approvable, developable and suitable. At least 60 days prior to the compliance hearing in this matter, the municipality will provide copies of agreements with the identified developers of the inclusionary sites.
8. The RDP of 857, subtracted from the Third Round obligation of 1314 units, results in an unmet need of 457 units, which shall be addressed through the following mechanisms:
- a. Brookside (B 412, L 15) - 61 of the 191 units in the age-restricted rental development are credited to the municipality's Third Round unmet need.
 - b. Vail Manor Senior (B 455, L 2&3) - All 35 units of the age-restricted rental development are credited to the municipality's Third Round unmet need.
 - c. Overlay zoning on designated sites, as described in Exh. B to this Agreement.
 - d. The municipality agrees to adopt an ordinance that provides that an affordable housing set-aside of 20% shall be required for all new multi-family and single family attached or townhouse residential developments of five (5) or more additional units that are developed at a density of six (6) or more units per acre, which developments become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted or a

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new or amended redevelopment plan or a new or amended rehabilitation plan. This does not give any developer the right to any such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance, redevelopment designation or redevelopment plan approval or other relief.

9. The Township intends to provide a realistic opportunity for the development of affordable housing through the adoption of inclusionary zoning on the following sites:

Development	Affordable Units
Stanberry Parsippany LLC. (B 200, L1.02)	67
Mack Call (B 202, L 3.12, and 3.11)	82
Westmount Plaza (B 698, L 15.2)	63
750 Edwards Road LLC. (B 766, L 6, 7, 8, 9)	23
887 Edwards Road (B 767, L 36)	5
Weichert- (B 200, L 8) 169 Johnston Road	19
SJP MC VI- (B136, L44&76, B 200, L 800) 1 Cherry Hill Road	65
199 Cherry Hill Road- (B411, L15)	12

10. The Township will provide a realistic opportunity for the development of additional affordable housing that will be developed or created through means other than inclusionary zoning in the following ways:

Compliance Mechanism	Units
Market to Affordable Program-CGPH	35
Accessory Apartments	10
Community Options, 3 sites, 4 bedrooms	12
Advancing Opportunities, Inc., 2 sites, 4 bedrooms	8

In accordance with N.J.A.C. 5:93-5.5, the Township recognizes that it must provide evidence that the municipality has adequate and stable funding for any non-inclusionary affordable housing developments. The municipality is required to provide a pro forma of both total development costs and sources of funds and documentation of the funding available to the municipality and/or project sponsor, and any applications still pending. In the case where an application for outside funding is still pending, the municipality shall provide a stable alternative source, such as municipal bonding, in the event that the funding request is not approved. The Township shall demonstrate its satisfaction of these requirements at least 60 days prior to the compliance hearing in this matter.

In accordance with N.J.A.C. 5:93-5.5, for non-inclusionary developments, a construction or implementation schedule, or timetable, shall be submitted for each step in the development process: including preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction. Unless another timeframe is expressly provided by this Agreement, the schedule shall provide for construction to begin within two years of court approval of this settlement. The municipality shall indicate the entity responsible for undertaking and monitoring the construction and overall development activity. The Township shall

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demonstrate its satisfaction of these requirements at least 60 days prior to the compliance hearing in this matter.

11. The parties agree as follows with regard to the age-restricted cap:

- a. The parties have agreed for purposes of this Agreement to apply the age-restricted cap of 25-percent to all credits applied toward the Township's Prior Round and Third Round prospective need obligations.
- b. The age-restricted cap for the Prior Round is 166 ($664 \times .25 = 166$).
- c. The age-restricted cap, as applied to the Third Round RDP of 857 units, is 214 ($857 \times .25 = 214.25$, rounded down).
- d. The age-restricted cap, as applied to the Third Round unmet need of 457, is 114 ($457 \times .25 = 114.25$, rounded down).
- e. This Agreement recognizes the following age-restricted credits:
 - i. Baldwin Oaks (B 712, L 39) is a 250-unit age-restricted rental development that was developed in 1980. 166 of the 250 units are credited to the municipality's Prior Round obligation. The remaining 84 of the 250 units are credited to the municipality's Third Round obligation.
 - ii. Brookside (B 412, L 15) is a 191-unit age-restricted rental development that was developed in 1981. 130 of these units are credited to the municipality's Third Round obligation. The remaining 61 of the 191 units are credited to the municipality's Third Round unmet need.
 - iii. Vail Manor Senior (B 455, L 2&3), 186 Vail Road, is a 35-unit age-restricted rental development that was developed in 2002. The 35 units are credited to the municipality's Third Round unmet need.

12. The Township agrees to require at least 13% of all units referenced in this Agreement, excepting those units that were constructed or granted preliminary or final site plan approval prior to July 1, 2008, to be very low income units, with half of the very low income units being available to families. The municipality will comply with those requirements through the adoption of an ordinance requiring 13% of all units in inclusionary developments, including on sites that are required by this Agreement to be rezoned with overlay zoning, and as follows on sites designated in this Agreement:

Development/Compliance Mechanism	Affordable Units	Required very low income units
Stanberry Parsippany LLC. (B 200, L1.02)	67	9
Mack Cali (B 202, L 3.12, and 3.11)	82	11
Westmount Plaza (B 698, L 15.2)	63	8
750 Edwards Road LLC. (B 766, L 6, 7, 8, 9)	23	3
887 Edwards Road (B 767, L 36)	5	1
Weichert- (B 200, L 8) 169 Johnston Road	19	3
SJP MC VI- (B136, L44&76, B 200, L 800) 1 Cherry Hill Road	65	9
199 Cherry Hill Road- (B411, L15)	12	2
Market to Affordable Program-CGPH	35	5
Accessory Apartments	10	1
Community Options, 3 sites, 4 bedrooms	12	12
Advancing Opportunities, Inc., 2 sites, 4 bedrooms	8	8

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13. The Township shall meet its Third Round Prospective Need in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 6 above:
- a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
 - b. At least 50 percent of the units addressing the Third Round Prospective Need, including unmet need, shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - c. At least twenty-five percent of the Third Round Prospective Need, including unmet need, shall be met through rental units, including at least half in rental units available to families.
 - d. At least half of the units addressing the Third Round Prospective Need, including unmet need, in total must be available to families.
 - e. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood, consistent with the provisions of paragraph 11 of this Agreement, to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.
14. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Morris County Chapter of the NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association, and shall, as part of its regional affirmative marketing strategies during its implementation of the affirmative marketing plan, provide notice to those organizations of all available affordable housing units. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.
15. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable law. The Township as part of its HEFSP shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied. Income limits for all units that are part of the Plan required by this Agreement and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Township annually within 30 days of the publication of determinations of median income by HUD as follows:
- a. Regional income limits shall be established for the region that the Township is located within (i.e. Region 2) based on the median income by household size,

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which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year.

- b. The income limits attached hereto as Exhibit C are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for FY 2018, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.
- c. The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.
- d. The parties agree to request the Court prior to or at the fairness hearing in this matter to enter an order implementing this paragraph of this Agreement.

16. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.

17. As an essential term of this Agreement, within one-hundred-and-twenty (120) days of Court's approval of this Agreement, the Township shall introduce an ordinance or ordinances providing for the amendment of the Township's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of this Agreement and the zoning contemplated herein and adopt a Housing Element and Fair Share Plan and Spending Plan in conformance with the terms of this Agreement.

18. The parties agree that if a decision of a court of competent jurisdiction in Morris County, or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2025 that would be lower by more than ten (10%) percent than the total prospective Third Round need obligation established in this Agreement, and if that calculation is memorialized in an unappealable final judgment, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to adopt a Housing Element and Fair Share Plan that conforms to the

terms of this Agreement and to implement all compliance mechanisms included in this Agreement, including by adopting or leaving in place any site specific zoning adopted or relied upon in connection with the Plan adopted pursuant to this Agreement; taking all steps necessary to support the development of any 100% affordable developments referenced herein; maintaining all mechanisms to address unmet need; and otherwise fulfilling fully the fair share obligations as established herein. The reduction of the Township's obligation below that established in this Agreement does not provide a basis for seeking leave to amend this Agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its prospective need for the Third Round, the Township may carry over any resulting extra credits to future rounds in conformance with the then-applicable law.

19. The Township shall prepare a Spending Plan within the period referenced above for the adoption of ordinances, subject to the review of FSHC and approval of the Court. The Township and reserves the right to seek approval from the Court that the expenditures of funds contemplated under the Spending Plan constitute "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the execution of this Agreement, which shall be established as the date on which it is executed by a representative of the Township, and on every anniversary of that date thereafter through the end of the period of protection from litigation referenced in this Agreement, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
20. In April 2017, the Township, RD Realty, and FSHC executed a stipulation of dismissal in Fair Share Housing Center v. Township of Parsippany-Troy Hills and RD Realty, LLC, Docket No. MRS-L-220-16, a prerogative writ appeal filed by FSHC. As part of the settlement of that matter, RD Realty agreed with FSHC to take specified steps to facilitate the development of affordable housing in the Township. Subsequently, RD Realty agreed to provide a payment of \$600,000 toward affordable housing in the Township. FSHC agrees within 10 days of the court's approval of this Agreement following a fairness hearing to request that RD Realty pay that amount to the municipality's affordable housing trust fund instead of making the payment to a non-profit organization. Within 30 days of payment of the funds into the trust fund, the Township agrees to pay \$300,000 to Homeless Solutions, Inc. The Township shall also identify a proposed use for the remainder of the funds, which use shall be approved by FSHC. Prior to the fairness hearing in this matter, the Township shall provide an agreement with Homeless Solutions, Inc. addressing the use of the \$300,000 payment and any other agreement(s) involved regarding the Township's proposed use of the remainder of the funds, all in accordance with applicable law. At the fairness hearing, the parties shall request that the court approve the use of the trust funds in the manner designated by this paragraph. The parties agree that the \$600,000 payment to the trust fund in

accordance with this Agreement shall not be included in the calculation of permitted administrative expenses. In the event the Township determines that the funds cannot be used by Homeless Solutions, Inc. in a manner that produces affordable housing opportunities, it may notify FSHC of its intent to use the funds for a different purpose and the reason why it is not possible for the stated organization to use the funds in the manner contemplated by this paragraph and propose a different use for the funds. FSHC's consent to an alternative use of the funds in accordance with applicable law related to trust funds shall not be unreasonably withheld.

21. On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this Agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.
22. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the ten-year period of protection provided in this Agreement. The Township agrees to comply with those provisions as follows:
 - a. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of the Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.
 - b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this Agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.
23. FSHC is hereby deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other pleading. The parties to this Agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights.
24. This Agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall

present its planner as a witness at this hearing. FSHC agrees to support this Agreement at the fairness hearing. In the event the Court approves this proposed settlement, the parties contemplate the municipality will receive "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," as addressed in the Supreme Court's decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 36 (2015). The "accompanying protection" shall remain in effect through July 1, 2025. If this Agreement is rejected by the Court at a fairness hearing it shall be null and void.

25. The Township agrees to pay FSHC's attorneys fees and costs in the amount of \$25,000 within ten (10) days of the Court's approval of this Agreement pursuant to a duly-noticed fairness hearing. The Township may delegate this payment obligation to one or more third parties by providing a written agreement evidencing the assumption of the obligation prior to the fairness hearing, but if payment is not received by FSHC within 20 days after the approval of this agreement by the Court at a fairness hearing the Township shall make the payment to FSHC within 10 days of FSHC's written request.
26. If an appeal is filed of the Court's approval or rejection of this Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of this Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful, at which point the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.
27. This Agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Morris County. A prevailing movant or plaintiff in such a motion or separate action shall be entitled to reasonable attorney's fees.
28. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.
29. This Agreement shall be governed by and construed by the laws of the State of New Jersey.
30. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.
31. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.
32. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.
33. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and,

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therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.

34. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.
35. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.
36. No member, official or employee of the Township shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.
37. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.
38. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

TO FSHC:

Kevin D. Walsh, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Telecopier: (856) 663-8182
E-mail: kevinwalsh@fairsharehousing.org

TO THE TOWNSHIP:

Leslie G. London, Esq.
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, New Jersey 07068
Telecopier: (973) 712-1437
Email: llondon@msbnj.com

**WITH A COPY TO THE
MUNICIPAL CLERK:**

Khaled Madin
Parsippany-Troy Hills Town Hall
1001 Parsippany Boulevard
Parsippany-Troy Hills, NJ 07054
Telecopier: (973) 712-1437
Email: kmadin@parsippany.net

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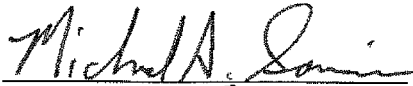
Please sign below if these terms are acceptable.

Sincerely,



Kevin D. Walsh, Esq.
Counsel for Intervenor/Interested Party
Fair Share Housing Center

On behalf of the Township of Parsippany-Troy Hills, with the authorization
of the governing body:



Michael A. Soriano, Mayor

Dated: 4/11/19

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Exhibit A: Calculation of Realistic Development Potential (RDP)

EXHIBIT A

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019

ID #	Block	Lot	Property Location	Owner's Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	RDP of Developable
1	6	9.01	58 LONG RIDGE RD	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.94	0.94	6	20%	1.12
2	6	10.01	24 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	1.30	1.30	6	20%	1.56
3	6	11.01	18 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	1.58	1.58	6	20%	1.89
4	6	12	12 VIOLET ST	HALL, KATHERINE P	Qualifies.	2.01	2.01	6	20%	2.41
5	6	12.01	BEVERLY ST	HALL, KATHERINE P	Lot too small to qualify except when combined with Block 6, lot 12.	0.14	0.00	6	20%	0.00
6	7	45.02	5 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot is currently under development- MA to be included	1.84	0.63	6	20%	0.75
7	7	45.03	11 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot is currently under development- MA to be included	1.84	0.33	6	20%	0.40
8	7	45.04	17 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot is currently under development. MA to be included, Developable area limited by environmental constraints.	2.13	0.58	6	20%	0.70
9	7	45.05	23 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except when combined with Block 7, Lot 45.05.-MA	1.84	0.75	6	20%	0.90
10	7	45.06	29 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except when combined with Block 7, Lot 45.04.-MA	1.84	0.38	6	20%	0.46
11	7	45.07	35 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except combined-MA	1.09	0.36	6	20%	0.43
12	7	45.08	41 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except combined-MA	1.04	0.44	6	20%	0.52
13	7	45.09	47 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies. Constrained by steep slopes.	11.28	4.64	6	20%	5.57
14	7	45.10	53 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Developable area limited by environmental constraints except when combined	2.58	0.68	6	20%	0.82
15	7	45.11	48 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	3.04	0.00	6	20%	0.00
16	7	45.12	42 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	1.01	0.00	6	20%	0.00
17	7	45.13	36 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	1.31	0.00	6	20%	0.00
18	7	45.14	30 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	1.61	0.00	6	20%	0.00
19	7	45.15	24 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Lot does not qualify. Developable area limited by environmental constraints.	0.93	0.00	6	20%	0.00
20	7	45.16	18 BEVERLY ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.92	0.92	6	20%	1.00
21	7	45.17	11 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.92	0.92	6	20%	1.11

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019

Index	Block	Lot	Property Location	Owner Name	Comments	Total Area (sq)	Developable Area (sq)	Applied or Approved Density/Acre	Setback %	BDP of Developable
22	7	45.18	17 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.95	0.95	6	20%	1.14
23	7	45.19	23 VIOLET ST	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.96	0.96	6	20%	1.15
24	7	45.2	56 LONG RIDGE RD	PUDDINGSTONE DEVELOPERS, LLC	Qualifies.	0.92	0.87	6	20%	1.04
25	7	45.21	54 LONG RIDGE RD	PUDDINGSTONE DEVELOPERS, LLC	Does not qualify. Developable area limited by environmental constraints.	1.84	0.00	6	20%	0.00
26	8	2	12 BEVERLY ST	SCHATZ, EUNICE	Qualifies.	2.86	2.86	6	20%	3.43
27	8	10	UNION HILL RD	FARINA, JOSEPH M & ANGELA	Lot too small to qualify.	0.34	0.00	6	20%	0.00
28	9	9	7 PUDDINGSTONE RD	MASTERS, WILLIAM F JR/KATHRYN E	Qualifies.	1.06	1.06	6	20%	1.27
29	9	4	PUDDINGSTONE RD	GIBBON, JOHN & GIORIANNA	Does not qualify. Developable area limited by environmental constraints.	1.23	0.00	6	20%	0.00
30	12	1	BUENA VISTA WAY	SOUTHEAST MORRIS CO MUN UTIL AUTH	Utility property/easement. Does not qualify.	1.17	0.00	10	20%	0.00
31	12	1.01	BUENA VISTA WAY	YULIANO, VINCENT & ARLENE	Utility property/easement. Does not qualify.	0.91	0.00	10	20%	0.00
32	13	2	10 MEADOW BLUFF RD	SKYVIEW HEIGHTS-CH&POOL %TAYLOR MGT	Does not qualify. Already developed for residential. Remaining area is Common open space for development & constrained by steep slopes and wetlands.	40.57	0.00	10	20%	0.00
33	13	4	MEADOW BLUFF RD	SKYVIEW HEIGHTS ASSN %TAYLOR MGT	Does not qualify. Common open space for development. Constrained by wetlands, non-C1 stream and steep slopes.	16.27	0.00	10	20%	0.00
34	13	5	MCNETT CT	SKYVIEW HEIGHTS ASSN %TAYLOR MGT	Does not qualify. Common open space for development.	2.89	0.00	10	20%	0.00
35	13	11	OLD DOVER RD	AYAZ, TURAN	Lot too small to qualify.	0.79	0.26	10	20%	0.52
36	13	13	MOUNTAIN WAY	SOUTHEAST MORRIS CO MUN UTIL AU	Utility property/easement. Does not qualify.	3.02	0.00	10	20%	0.00
37	13.1	25	5 MEADOW BLUFF RD	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	2.33	0.00	10	20%	0.00
38	13.2	73	EDGEFIELD DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	9.08	0.00	10	20%	0.00
39	13.2	73.01	EDGEFIELD DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	0.83	0.83	10	20%	1.66
40	13.2	74	AVERELL DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	2.03	0.00	10	20%	0.00
41	13.3	31	AVERELL DR	SKYVIEW HEIGHTS % TAYLOR MGMT CO	Common open space for development. Does not qualify.	1.60	0.00	10	20%	0.00
42	14	9.1	660 OLD DOVER RD	700 MOUNTAIN WAY LLC	Not counted as vacant. Counted in inclusionary site calculation below	3.53	0.00	6	20%	0.00
43	14	10	648 OLD DOVER RD	700 MOUNTAIN WAY LLC	Not counted as vacant. Counted in inclusionary site calculation below	3.99	0.00	6	20%	0.00
44	14	41	161 SPRINGHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Lot too small to qualify.	0.06	0.00	10	20%	0.00
45	14	9	700 MOUNTAIN WAY	700 MOUNTAIN WAY LLC	Not counted as vacant. Counted in inclusionary site calculation below	5.36	0.00	6	20%	0.00
46	14	12.02	SEASONS GLEN DR	LAKE LENORE ESTATES INC	Qualifies.	1.48	1.48	6	20%	1.78
47	14	14.01	OLD DOVER RD	HARSANYI, DAVID & DIANE	Qualifies. Developable area limited by environmental constraints.	2.33	1.35	6	20%	1.62
48	14	16.1	522 OLD DOVER RD	HARSANYI, DAVID & DIANE G	Qualifies.	1.54	1.01	6	20%	1.21
49	14	17.01	558 OLD DOVER RD	GLENMONT COMMONS HOMEOWNERS ASS INC	Common open space for development. Does not qualify.	16.51	0.00	10	20%	0.00
50	14	17.73	12 SEASONS GLEN DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	0.66	0.00	10	20%	0.00
51	14	31	UNION HILL	JCP&L ATTN: TAX DEPT	Utility property/easement. Does not qualify.	5.58	0.00	10	20%	0.00
52	14	32	SPRINGHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	13.58	0.00	10	20%	0.00
53	14	173	SUMMERHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Developed with an accessory structure	0.12	0.00	10	20%	0.00
54	14.03	48	SPRINGHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	1.02	0.00	10	20%	0.00
55	14.04	33	SPRINGHILL DR	GLENMONT COMMONS DEVELOPERS LLC	Common open space for development. Does not qualify.	0.68	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019

ID #	Block	Lot	Property Location	Owner Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	ROP of Developable
55	15	1	MOUNTAIN WAY	NEAL, ROBERT/ANITA	Qualifies.	0.74	0.74	6	20%	0.69
57	15	2	VACENDA DR	ATRIUM CONDOMINIUM ASSOC.	Common open space for development. Does not qualify.	8.82	0.00	10	20%	0.00
58	15	5	2889 ROUTE 10	2889 ROUTE 10, LLC	Lot under common ownership with adjacent developed Block 15 Lot 5, with inclusionary development.	2.04	0.00	10	20%	0.00
59	15	7.1	ROUTE 10	CORDING REAL ESTATE, LLC	Qualifies. Developable area limited by environmental constraints. Increase density.	2.03	0.77	12	20%	1.85
60	15	23	2559 ROUTE 10	CERBONE, CARLA	Qualifies. Increase density.	0.95	0.95	12	20%	2.28
61	15.10	1.2	50 POWDERMILL RD	HOLLY GARDENS INC	Lot too small to qualify.	0.23	0.00	10	20%	0.00
62	15.10	11	11 CONCORD WAY	LEE, EDWIN H & SUZIE	Common open space for development. Does not qualify.	0.11	0.00	10	20%	0.00
63	15.10	12	15 CONCORD WAY	LIH, DAVID F/RACHEL CHAO	Common open space for development. Does not qualify.	0.99	0.00	10	20%	0.00
64	15.10	29	VALLEY FORGE LN	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.07	0.00	10	20%	0.00
65	15.10	34	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.27	0.00	10	20%	0.00
66	15.12	2	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.95	0.00	10	20%	0.00
67	15.12	8.01	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.18	0.00	10	20%	0.00
68	15.12	36.01	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.17	0.00	10	20%	0.00
69	15.12	40.01	STOCKTON CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.31	0.00	10	20%	0.00
70	15.12	70	GUILFORD CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.36	0.00	10	20%	0.00
71	15.13	1	15 EMERSON RD	A B I HOLDING CO LLC	Lot too small to qualify.	0.34	0.00	10	20%	0.00
72	15.25	10.11	2467 ROUTE 10 APT. 10-6A	MOUNTAIN CLUB TENANTS CORP % IMPAC	Common open space for development. Does not qualify.	0.18	0.00	10	20%	0.00
73	15.25	23.03	2467 ROUTE 10 APT. 23-2A	MOUNTAIN CLUB TENANTS CORP % IMPAC	Common open space for development. Does not qualify.	0.17	0.00	10	20%	0.00
74	15.25	28.07	2467 ROUTE 10 APT. 28-4A	MOUNTAIN CLUB TENANTS CORP % IMPAC	Common open space for development. Does not qualify.	0.17	0.00	10	20%	0.00
75	15.25	51	2467 ROUTE 10	MOUNTAIN CLUB ASC, INC % IMPAC	condominiums and constrained by steep slopes.	58.64	0.00	10	20%	0.00
76	15.3	79	PATRIOTS RD	POWDER MILL VILL ASSOC % CEDARCREST P	Lot too small to qualify.	0.40	0.00	10	20%	0.00
77	15.3	1.01	84 CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	3.81	0.00	10	20%	0.00
78	15.3	78	HERITAGE CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	2.62	0.00	10	20%	0.00
79	15.3	80	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	4.77	0.00	10	20%	0.00
80	15.3	80.01	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	3.06	0.00	10	20%	0.00
81	15.4	17	HERITAGE CT	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	1.12	0.00	10	20%	0.00
82	15.5	86	PATRIOTS RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	3.08	0.00	10	20%	0.00
83	15.5	87	PATRIOTS RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	0.86	0.00	10	20%	0.00
84	15.9	43	CONTINENTAL RD	POWDER MILL VILL ASSOC % CEDARCREST	Common open space for development. Does not qualify.	3.06	0.00	10	20%	0.00
85	18	7.01	POND, POWDERMILL	TABOR LAKE CORP % MICHAEL J TORRI	Qualifies. Majority of parcel is constrained by 100 yr. floodplain, wetlands and nonCL stream.	22.20	7.77	6	20%	9.32
86	18	7.02	216 POWDERMILL RD	GALLT, NANCY	Does not qualify. Constrained. Remaining area too small to qualify.	1.34	0.00	6	20%	0.00
87	25	2	TABOR RD	TABOR LAKE CORP % MICHAEL J TORRI	Does not qualify. Severely constrained by steep slopes	10.48	0.00	6	20%	0.00
88	25	40	15 CAMBRIDGE RD	CAGGIANO, LOUIS	which is too small to qualify.	1.09	0.00	6	20%	0.00
89	25.4	5.01	2350 ROUTE 10 - E1	CEDARBROOK CONDO % UNIFIED PROP MGMT	Lot too small to qualify.	0.02	0.00	10	20%	0.00
90	25.4	1	2350 ROUTE 10	CEDARBROOK CONDO % UNIFIED PROP MGMT	Common open space for development. Does not qualify.	12.39	0.00	10	20%	0.00
91	26	11	764 TABOR RD	BROOKSTONE PAIR HOME OWNERS ASSOC.	Common open space for development. Does not qualify.	0.79	0.00	10	20%	0.00
92	27	15	960-B TABOR RD	BOD LAWN AND GARDEN CARE, INC.	Lot too small to qualify.	0.57	0.00	10	20%	0.00

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93	28	1	TABOR RD & POWDERMILL RD	JAIME REALTY ASSOCIATES INC	Lot too small to qualify.	0.20	0.00	10	20%	0.00
94	29	17.01	HOPE RD	HAKES, RICHARD & JEANETTE	Qualifies	0.65	0.63	10	20%	1.26
95	29	6	JAIME CT	JAIME ESTATES CONDOMINIUM	Common open space for development. Does not qualify.	12.67	0.00	10	20%	0.00
96	30	3.02	CIRCLE DR	2009 CIRCLE DRIVE LLC % TDI POWER	Lot too small to qualify.	0.30	0.00	10	20%	0.00
97	31	5	TABOR RD	HOPPING, RAYMOND/CYNTHIA E	Lot too small to qualify.	0.22	0.00	10	20%	0.00
98	32	1	HOPE RD	LAKE LENORE ESTATES C/O E MOSBERG	Lot too small to qualify.	0.44	0.00	10	20%	0.00
99	33	1	TABOR RD	DL&WRR,% ERIE LACKAWANNA R W CO	Does not qualify. Rail right-of-way.	12.29	0.00	6	20%	0.00
100	33	3	TABOR RD	DL&WRR,% ERIE LACKAWANNA R W CO	Does not qualify. Rail right-of-way.	6.20	0.00	6	20%	0.00
101	35	12	DICKERSON RD	CAMPBELL/RIVERS, J/C & FRANCES C	Lot too small to qualify.	0.04	0.00	10	20%	0.00
102	35	9	DICKERSON RD	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.04	0.00	10	20%	0.00
103	37	3	PITMAN PL	SALVANO, GERARD	Lot too small to qualify.	0.01	0.00	10	20%	0.00
104	37	4	PITMAN PL	GOOCH/IANE, TREVOR/MEGHAN	Lot too small to qualify.	0.01	0.00	10	20%	0.00
105	37	9	48 PITMAN PL	HANLON, JOHN/AIMEE	Lot too small to qualify.	0.06	0.00	10	20%	0.00
106	38	1	WHITFIELD PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.04	0.00	10	20%	0.00
107	39	6	16 WHITFIELD PL	DAVIDSON/CHEVALLER, ERIN T/WILLIAM	Lot too small to qualify.	0.06	0.00	10	20%	0.00
108	40	5	18 FLETCHER PL	ZEHL J & B A & WOJCIK, S W & D L	Lot too small to qualify.	0.01	0.00	10	20%	0.00
109	43	1	BAKER AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	10	20%	0.00
110	44	3	PITMAN PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.05	0.00	10	20%	0.00
111	46	9	E MORRIS AVE	DENTON, ANDREW/MAURA	Lot too small to qualify.	0.05	0.00	10	20%	0.00
112	47	3	PITMAN PL	TURPACK, ROBERT A/SANDHIA A	Lot too small to qualify.	0.04	0.00	10	20%	0.00
113	52	3.1	BOEHM AVE	HORDYCH, DEBORAH L	Lot too small to qualify.	0.02	0.00	10	20%	0.00
114	52	6	WHITFIELD PL	TRAVIS, JEREMY D/ERICA G	Lot too small to qualify.	0.04	0.00	10	20%	0.00
115	52	7	23 WHITFIELD PL	EMBLER, DONALD C & JEAN M	Lot too small to qualify.	0.00	0.00	10	20%	0.00
116	54	3	WHITFIELD PL	VANDUZER/SCHALL-VANDUZER, D/R	Lot too small to qualify.	0.03	0.00	10	20%	0.00
117	55	1	WHITFIELD PL	WINSHIP, DENISE M	Lot too small to qualify.	0.01	0.00	10	20%	0.00
118	55	2	34 WHITFIELD PL	34 WHITFIELD PLACE, LLC %L. O'BOYLE	Lot too small to qualify.	0.03	0.00	10	20%	0.00
119	55	8	FLETCHER PL	34 WHITFIELD PLACE, LLC %L. O'BOYLE	Lot too small to qualify.	0.01	0.00	10	20%	0.00
120	57	1	FLETCHER PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.01	0.00	10	20%	0.00
121	58	3	26 TRINITY PL	WALZ, JOHN R & STRAKOSCH, KATHLEEN	Lot too small to qualify.	0.01	0.00	10	20%	0.00
122	58	4	TRINITY PL	WENZEL, JILL	Lot too small to qualify.	0.00	0.00	10	20%	0.00
123	58	7	21 WESLEY PL	DAVIS, TIMOTHY C/CARRIE T	Lot too small to qualify.	0.01	0.00	10	20%	0.00
124	60	1	24 WESLEY PL	LOVE, LAWRENCE H/HELEN C	Lot too small to qualify.	0.00	0.00	10	20%	0.00
125	60	5	WEST PASS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.01	0.00	10	20%	0.00
126	60	6	25 ASBURY PL	SCHMELZER, FRANCINE	Lot too small to qualify.	0.00	0.00	10	20%	0.00
127	60	9	14 SIMPSON AVE	SPECTOR, MICHAEL & WENDY B	Lot too small to qualify.	0.02	0.00	10	20%	0.00
128	61	2	29 ASBURY PL	CHAUDRUC, KEITH	Lot too small to qualify.	0.01	0.00	10	20%	0.00
129	61	3.1	WESLEY PL	NEWMAN, R W & A M C I	Lot too small to qualify.	0.02	0.00	10	20%	0.00
130	61	6	33 MORRIS AVE	LA CORTE, MARGUERITE M	Lot too small to qualify.	0.00	0.00	10	20%	0.00
131	61	10	WEST PASS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.00	0.00	10	20%	0.00
132	62	1	ASBURY PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.01	0.00	10	20%	0.00
133	62	4	26 ASBURY PL	MC NEIL, KATHLEEN T	Lot too small to qualify.	0.01	0.00	10	20%	0.00
134	62	6	WEST PASS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.00	0.00	10	20%	0.00

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135	63	4	25 MORRIS AVE	SANDS, RUSSELL B	Lot too small to qualify.	0.00	0.00	10	20%	0.00
136	64	1	8 SIMPSON AVE	ROTHMAN, RICHARD/DENISE	Lot too small to qualify.	0.01	0.00	10	20%	0.00
137	64	2,3	8 SIMPSON AVE	ROTHMAN, RICHARD/DENISE	Lot too small to qualify.	0.04	0.00	10	20%	0.00
138	65	2	19 W MORRIS AVE	GRAHAM, THERESA A	Lot too small to qualify.	0.01	0.00	10	20%	0.00
139	65	8	TABOR RD	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.00	0.00	10	20%	0.00
140	66	5	ST PETERS	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.42	0.00	10	20%	0.00
141	67	8	E MORRIS AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.13	0.00	10	20%	0.00
142	71	4	HEDDING PL	MAINES, EDWARD M. & LORI A.	Lot too small to qualify.	0.01	0.00	10	20%	0.00
143	72	1	W HEDDING PL	JOHNSTON, LINDA S	Lot too small to qualify.	0.01	0.00	10	20%	0.00
144	74	8	6 W HEDDING PL	DEHTON, BRUCE	Lot too small to qualify.	0.06	0.00	10	20%	0.00
145	74	10	HEDDING PL	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	10	20%	0.00
146	80	4	59 RIDGEWOOD AVE	ENGLEHARDT, W E & S J	Lot too small to qualify.	0.19	0.00	10	20%	0.00
147	84	1	ST JOHN'S AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.03	0.00	10	20%	0.00
148	86	3	RIDGEWOOD AVE	CAMP MEETING ASSN OF THE NEWARK CON	Does not qualify, soil inventory shows the lot is developed with active recreation.	4.31	0.00	6	20%	0.00
149	86	5	RIDGEWOOD AVE	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	6	20%	0.00
150	90	12,1	HLSINGER RD	CAMP MEETING ASSN OF THE NEWARK CON	Lot too small to qualify.	0.02	0.00	10	20%	0.01
151	97	2	FOX HILL RD	CHAPMAN, NORMAN	Lot too small to qualify.	0.27	0.00	10	20%	0.00
152	98	10,11	17 FOX RUN	EST. OF K. KANTER & JUDGE J. CONTE	Lot too small to qualify.	0.35	0.00	10	20%	0.00
153	101	11	FOX HILL RD	RAINBOW LAKES COMMUNITY CLUB	Lot does not qualify due to environmental constraints limiting developable area. Lot also landlocked.	1.69	0.00	10	20%	0.00
154	101	23	FOX HILL RD	DE FRANCO, DARIO/CHAUNCEY	Lot too small to qualify.	0.01	0.00	10	20%	0.00
155	102	9	152 FOX HILL RD	DOUGLASS, ELEANOR M	Lot too small to qualify.	0.04	0.00	10	20%	0.00
156	102,1	6	FOX HILL RD	FERRISS, LINCOLN & THERESA D	Qualifies.	0.64	0.64	10	20%	1.28
157	109	21	FOX HILL RD	DAMIANO, MARIE S	Lot too small to qualify.	0.03	0.00	10	20%	0.00
158	109	22	FOX HILL RD	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.06	0.00	10	20%	0.00
159	110	11	RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.04	0.00	10	20%	0.00
160	111	12	90 RAINBOW TRL	MYKOWSKI, MICHAEL/MICHELLE	Lot too small to qualify.	0.07	0.00	10	20%	0.00
161	111	14	RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.14	0.00	10	20%	0.00
162	114	19	LA LONG RD	HORMAN CONSTRUCTION INC	Lot too small to qualify.	0.16	0.00	10	20%	0.00
163	116	13	MAPLE LN	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.09	0.00	10	20%	0.00
164	116	19	LAKE, FERN	RAINBOW LAKES COMMUNITY CLUB	Lot does not qualify due to environmental constraints limiting developable area.	1.05	0.00	10	20%	0.00
165	117	28	UPPER RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.13	0.00	10	20%	0.00
166	117	44	UPPER RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.04	0.00	10	20%	0.00
167	117	45	LAKE, UPPER RAINBOW	RAINBOW LAKES COMMUNITY CLUB	Lot does not qualify due to environmental constraints limiting developable area.	7.42	0.00	10	20%	0.00
168	118	1	RAINBOW TRL	BARRON, CAROL	Lot too small to qualify.	0.09	0.00	10	20%	0.00
169	118	4	RAINBOW TRL	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.15	0.00	10	20%	0.00
170	119	1	COBB RD	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.29	0.00	10	20%	0.00
171	119	13	LAKE, MIRROR	RAINBOW LAKES COMMUNITY CLUB	developable area	3.54	0.00	10	20%	0.00
172	120	24	LAKE, TWILIGHT	RAINBOW LAKES COMMUNITY CLUB	developable area	5.32	0.00	10	20%	0.00
173	120	25	17 UPPER RAINBOW TRL	ROSELLE, ANGELA T	Lot too small to qualify.	0.01	0.00	10	20%	0.00

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174	123	5	SPURR RD	SALSMAN, ALLESON	Lot too small to qualify.	0.16	0.00	10	20%	0.00
175	124	4	SCENIC DR	LOWY, ROBERT/SANDRA	Lot too small to qualify.	0.02	0.00	10	20%	0.00
176	124	5	SCENIC DR	KENNEDY/POLLITT, RICHARD/JENNIFER	Lot too small to qualify.	0.03	0.00	10	20%	0.00
177	124	19	LAKE, CABIN	RAINBOW LAKES COMMUNITY CLUB	developable area	3.07	0.00	10	20%	0.00
178	128	4	OVERLOOK TER	RAINBOW LAKES COMMUNITY CLUB	Lot too small to qualify.	0.07	0.00	10	20%	0.00
179	128	6	OVERLOOK TER	DONNELLY JR B & H	Lot too small to qualify.	0.28	0.00	10	20%	0.00
180	128	10	LAKE, TWILIGHT	RAINBOW LAKES COMMUNITY CLUB	developable area	1.84	0.00	10	20%	0.00
181	129	6	19 GLENWOOD PL	KIEFER, ROBERT C/O KAREN BURROUGHS	Lot too small to qualify.	0.28	0.00	10	20%	0.00
182	130	1	LAKE, RAINBOW	RAINBOW LAKES COMMUNITY CLUB	developable area	16.27	0.00	10	20%	0.00
183	134	1	FOX HILL PARK	CRANBERRY REALTY GROUP, LLC	Lot too small to qualify.	0.28	0.00	10	20%	0.00
184	136	10.1	LONG RD	HALPER, EDWARD TRUSTEE	Lot too small to qualify.	0.41	0.00	10	20%	0.00
185	136	43.3	10 UPPER PCOND RD	BT PROPERTY, LLC	Does not qualify. Developed	20.91	0.00	10	20%	0.00
186	136	44	100 CHERRY HILL RD	MORRIS CORP CTR VI, LLC % SJP PROP	Not counted as vacant. Counted in inclusionary site calculation below	26.76	0.00	12	20%	0.00
187	136	47	24 HILL RD	ROTUNDA AT PARSIPPANY-CONDOMINIUM	Common open space for development. Does not qualify.	1.59	0.00	10	20%	0.00
188	136	48	HILLSIDE LN	WEBB, RAYMOND/TRACY	Lot too small to qualify.	0.49	0.00	10	20%	0.00
189	136	75	120 CHERRY HILL RD	MORRIS V REALTY, LLC %SJP/PPPERIDES	Not counted as vacant. Counted in inclusionary site calculation below	0.98	0.00	10	20%	0.00
190	136.01	1	79 INTERPACE PKWY	MCC VILL LLC C/O SJP	Qualifies.	13.27	13.27	10	20%	26.54
191	139	1	50 CHERRY HILL RD	50 CHERRY HILL RD LLC % COLE GROUP	Lot too small to qualify.	0.06	0.00	10	20%	0.00
192	139	4	79 OLD CHERRY HILL RD	VREELAND, E B JR & B F	Lot too small to qualify.	0.02	0.00	10	20%	0.00
193	143	1	TABOR RD	1121 TABOR ROAD, LLC % G KOPEC	Lot too small to qualify.	0.20	0.00	10	20%	0.00
194	143	6	3 PROSPECT AVE	GILPATHS, CAROL	Lot too small to qualify.	0.16	0.00	10	20%	0.00
195	143	8	TABOR RD	1121 TABOR ROAD, LLC % G KOPEC	Lot too small to qualify.	0.13	0.00	10	20%	0.00
196	154	1	591 PARK RD	ZEE CONSTRUCTION, LLC	Lot too small to qualify.	0.41	0.00	10	20%	0.00
197	155	7	PARK RD	FRANCISCAN SISTERS OF ST ELIZABETH	Qualifies.	0.79	0.79	10	20%	1.59
198	157	1.1	JOHN ST	KURYLO, VLAD & ALINA	Qualifies.	0.73	0.73	10	20%	1.47
199	158	3	JOHN ST & PARK PL	YOUNG, WAYNE	Lot too small to qualify.	0.15	0.00	10	20%	0.00
200	165	6	PARK PL	GASIEWSKI, STANLEY J & SUSAN M	Lot too small to qualify.	0.09	0.00	10	20%	0.00
201	166	135.3	PARK RD	FRANCISCAN SISTERS OF ST ELIZABETH	Qualifies. Lot under common ownership with adjacent developed lot 135.	0.95	0.95	6	20%	1.13
202	166	111.1	PARK RD	LARACCA, VINCENT/AUREA/VINCENT JR	Lot does not qualify due to environmental constraints limiting developable area.	0.94	0.00	6	20%	0.00
203	166	135	PARK RD	FRANCISCAN SISTERS OF ST ELIZABETH	Does not qualify. Already developed with St. Elizabeth Nursery	23.15	0.00	6	20%	0.00
204	168	133	DRUMLIN DR	RVEINC, LLC	Montessori School. Constrained by steep slopes.	0.88	0.00	6	20%	0.00
205	170	38	MORRIS RD	RVEINC, LLC	developable area	0.36	0.00	10	20%	0.00
206	170	49	TABOR RD	GLACIER HILLS ASSN	Lot too small to qualify.	3.57	0.00	10	20%	0.00
207	175	52.2	1 GATEHALL DR	GLB GATEHALL % GLENBROUGH, LLC	Does not qualify. Lot is landlocked. Common Open Space.	2.12	0.00	6	20%	0.00
208	175	54	ODELL RD	JCP&L ATTORNEY DEPT	Does not qualify. Effectively a buffer area behind rear yards of parcels fronting on Robinhood Rd. and Friar Rd.	0.93	0.00	10	20%	0.00
209	175	58	ROUTE 10	KANAD GIRL LLC % STATE BANK OF TEXAS	Utility property/leasehold. Does not qualify.	2.46	0.00	10	20%	0.00
210	195	39	880 LITTLETON RD	MONCADA, JENNIFER	Lot does not qualify-developed under common ownership with adjacent developed lot 56.	0.34	0.00	10	20%	0.00

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211	197	1	791 PARK RD	ACUMEN REALTY LLC	Lot too small to qualify.	0.49	0.00	10	20%	0.00
212	200	5	159 JOHNSON RD	SOUTHEAST MORRIS CO MUN UTIL AU	Utility property/easement. Does not qualify.	14.15	0.00	10	20%	0.00
213	202	6.01	SYLVAN WAY	CCMA NOMINEE LLC % MACK-CALI REALTY	Does not qualify. Constrained by wetlands and nonC1 streams. Limited by USACE.	95.79	0.00	10	20%	0.00
214	202	6.04	DRYDEN WAY	PARS HANOVER RLTY 2 LLC % MACK-CALI	Qualifies.	11.36	5.41	10	20%	10.83
215	202	8.01	SYLVAN WAY	PARSIPPANY 202 RLTY LLC % MACK-CALI	Qualifies.	4.94	3.74	10	20%	7.47
216	202	10	ROUTE 287 REAR	PARSIPPANY 202 RLTY LLC % MACK-CALI	Lot too small to qualify.	0.36	0.00	10	20%	0.00
217	203	1.01	BEACHWOOD RD	CERBO, NICHOLAS	Qualifies.	0.53	0.53	10	20%	1.06
218	203	1.02	BEACHWOOD RD	CERBO, MARGARET MARY	Lot too small to qualify except when combined with Block 203, Lot 1.01.	0.47	0.00	10	20%	0.00
219	212	9	649 LITTLETON RD	CAMELOT GARDENS INC	Lot too small to qualify.	0.17	0.00	10	20%	0.00
220	212	22	310 MARCELLA RD	REIFFER, RICHARD W & BARBARA A	Lot too small to qualify.	0.16	0.00	10	20%	0.00
221	223	4	SINGAC CT	VAYALUNKAL, CHINTU J	Lot too small to qualify.	0.09	0.00	10	20%	0.00
222	226	3.2	20 LANIDEX PLAZA W	GPT PARSIPPANY OWNER LLC % NTS, LLC	Does not qualify. Visual inventory shows the lot is developed with a parking lot.	4.73	0.00	10	20%	0.00
223	230	7.2	ALLETOWN RD	MADIN, MOHAMED M/SAFIA MAMOUN	Lot too small to qualify.	0.09	0.00	10	20%	0.00
224	234	3	109 HARRISON RD	MURRAY, DAVID	Lot too small to qualify.	0.13	0.00	10	20%	0.00
225	237	10	EVERETT RD	JACOBUS, EDWARD B/KARLA	Lot too small to qualify.	0.08	0.00	10	20%	0.00
226	244	13	155 MARCELLA RD	WRIGHT, ROBERT L & HILDA H	Lot too small to qualify.	0.09	0.00	10	20%	0.00
227	245	17	139 KINGSTON RD	PAUL POWERS CONSTRUCTION, INC.	Lot too small to qualify.	0.15	0.00	10	20%	0.00
228	246	8	240 ATLANTIC DR	ZAMBITO, MICHAEL S	Lot too small to qualify.	0.18	0.00	10	20%	0.00
229	258	12	16 LEONARDO RD	ARBE ASSETS, LLC	Lot too small to qualify.	0.09	0.00	10	20%	0.00
230	265	6	FLEMINGTON DR	MOSCHBERGER, K ETAL-L/R MASKER, V	Lot too small to qualify.	0.06	0.00	10	20%	0.00
231	268	2.1	LAWRENCE RD	PATEL, NITIN & NAYNA	Lot too small to qualify.	0.08	0.00	10	20%	0.00
232	268	11.1	KINGSTON RD	PATEL, NITIN & NAYNA	Lot too small to qualify.	0.09	0.00	10	20%	0.00
233	271	5	18 MAYETTA RD	KRESSLER, NANCY	Lot too small to qualify.	0.23	0.00	10	20%	0.00
234	278	7.1	HARRISON RD	HARBULA, A R TRUSTEE UNDER A R & J	Lot too small to qualify.	0.21	0.00	10	20%	0.00
235	290	8	54 KINGSTON RD	CRISAFULLI, JAMES S	Lot too small to qualify.	0.18	0.00	10	20%	0.00
236	296	4	101 BRIDGETON DR	RABADI, ISSA/JOHANNY	Lot too small to qualify.	0.14	0.00	10	20%	0.00
237	297	11.1	FLEMINGTON DR	DAVE, MUKESH I & HASU	Lot too small to qualify.	0.09	0.00	10	20%	0.00
238	303	9	18 CENTERTON DR	RICCIARDELLI, CATHERINE A	Lot too small to qualify.	0.14	0.00	10	20%	0.00
239	306	14.1	DELANCO DR	CALLE, ALEX	Lot too small to qualify.	0.05	0.00	10	20%	0.00
240	309	9	ELMWOOD DR	PARRILLO/BASARAB, JOSEPH/LARISSA	Lot too small to qualify.	0.10	0.00	10	20%	0.00
241	315	14.01	25 ELMWOOD DR	SUTTON, SANDRA E	Lot too small to qualify.	0.31	0.00	10	20%	0.00
242	323	16	SUNMIT RD	MC DERMOTT, DONALD J	Lot too small to qualify.	0.08	0.00	10	20%	0.00
243	326	1	HAISEY RD	TRICER MANAGEMENT LIMITED PARTNERSH	Lot too small to qualify.	0.19	0.00	10	20%	0.00
244	331	15.1	OAK RIDGE RD	LAForge, EILEEN	Lot too small to qualify.	0.09	0.00	10	20%	0.00
245	337	1.1	CHESTERFIELD RD	TISSOT, PATRICIA A	Lot too small to qualify.	0.03	0.00	10	20%	0.00
246	338	1	CHESTERFIELD RD	REVIETTE, MICHAEL & DEBORAH A	Lot too small to qualify.	0.16	0.00	10	20%	0.00
247	340	7	56 ALDINE RD	SCHNEIDER, FLORENCE % J. SCHNEIDER	Lot too small to qualify.	0.08	0.00	10	20%	0.00
248	346	1	KEARNY CT	DOYLE, FL	Lot too small to qualify.	0.19	0.00	10	20%	0.00
249	348	12	53 HAMILTON RD	SVAGLINAC, MARIA	Lot too small to qualify.	0.19	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owner's Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Acre	Setback %	RDP of Developable
250	351	6	FAIRMOUNT RD	KUDLAC, ALLAN	Lot too small to qualify.	0.09	0.00	10	20%	0.00
251	360	9	LAKE SHORE DR	NAZZARO/CECALA, DANIEL/PAUL	Lot too small to qualify.	0.11	0.00	10	20%	0.00
252	360	11	LAKE SHORE DR	LK PARS PROP OWNERS ASSN	Lot too small to qualify.	0.05	0.00	10	20%	0.00
253	360	17	LAKE SHORE DR	LK PARS PROP OWNERS ASSN	Lot too small to qualify.	0.05	0.00	10	20%	0.00
254	360	38	LAKE SHORE DR	RAMPERSAD, RENUKA	Lot too small to qualify.	0.10	0.00	10	20%	0.00
255	368	3	CALIFON RD	PATEL, MONILBHAI V	Lot too small to qualify.	0.08	0.00	10	20%	0.00
256	380	8.1	ESSEX RD	RUFF, PATRICIA C	Lot too small to qualify.	0.04	0.00	10	20%	0.00
257	381	5	LAKE SHORE DR	LEONE, MARINO/PATRICIA	Lot too small to qualify.	0.08	0.00	10	20%	0.00
258	385	1.1	HOLLAND RD	VHS, LLC	Lot too small to qualify.	0.13	0.00	10	20%	0.00
259	385	5	PARSIPPANY RD	PARSIPPANY ROAD WOROCO REAL ESTATE	Lot too small to qualify.	0.09	0.00	10	20%	0.00
260	386	8	113 PARPAPPANY RD	A.B.L. HOLDING CO., LLC	Lot too small to qualify.	0.08	0.00	10	20%	0.00
261	387	1	146-194 PARPAPPANY RD	GREEN HILL SHOP CONDO %VUOLO AGENCY	Common open space for development. Does not qualify.	2.65	0.00	10	20%	0.00
262	388	7.01	367 PARPAPPANY RD	CEDAR HILL OFF PARK CONDO%S BARTSCH	Common open space for development. Does not qualify.	0.99	0.00	10	20%	0.00
263	388	8	342 PARPAPPANY RD	PARPAPPANY OFFICE CONDO % DR. MAIN	Common open space for development. Does not qualify.	0.31	0.00	10	20%	0.00
264	393	20	76 ALEXANDER AVE	TAFT, RICHARD DONALD	Qualifies. Environmental constraints. 0.78 ac remaining.	0.89	0.78	10	20%	1.57
265	393.1	2	189 LITTLETON RD	CAMBRIDGE VILLAGE C/O COMM SVC GRP	Does not qualify. Common open space for development.	2.65	0.00	10	20%	0.00
266	411	17.01	65 CHERRY HILL RD	FAWBS, INC	Qualifies.	1.57	1.52	10	20%	3.05
267	412	6	180 LITTLETON RD	CAMBRIDGE VILLAGE % PROGRESSIVE CO	Common open space for development. Does not qualify.	3.43	0.00	10	20%	0.00
268	412	11	1159 PARPAPPANY BLVD	DOWEL-PARPAPPANY, LLC	Lot too small to qualify.	0.04	0.00	10	20%	0.00
269	413	2	3019 ROUTE 46	G & K OF NEW JERSEY INC	Lot too small to qualify.	0.33	0.00	10	20%	0.00
270	420	2.01	PARPAPPANY BLVD	BELLEMEAD DEV CORP	Qualifies.	1.90	1.90	10	20%	3.81
271	421	34	INTERVALE RD	DOREMIUS, EST OF JOHN A % D DOREMIUS	Qualifies.	0.50	0.50	10	20%	1.00
272	421.5	1	WATERVIEW BLVD	JCP&L ATTORNEY DEPT	Does not qualify. Developed by JCP&L for substation.	1.21	0.00	10	20%	0.00
273	423.2	4	434 PARPAPPANY BLVD	BOGDANSKI, WILLIAM	Lot too small to qualify.	0.30	0.00	10	20%	0.00
274	435	72.01	98 RED GATE DRD	BRESLAUER/DYKSTRA/WALKER, P/K/M D	Does not qualify- House on lot	0.46	0.00	10	20%	0.00
275	435	72.02	100 RED GATE DRD	BRESLAUER/DYKSTRA/WALKER, P/K/M	Does not qualify- House on lot	0.59	0.00	10	20%	0.00
276	435.1	1	WOODCREST RD	AHRENS, HEATH	Lot too small to qualify.	0.28	0.00	10	20%	0.00
277	441	18	EDGEWATER PL	CORIGLIANO, HENRY & JANET	Lot too small to qualify.	0.19	0.00	10	20%	0.00
278	446	6	33 INTERVALE RD	THIESE/STANGO, DONNA H/ALBERT	Lot too small to qualify.	0.15	0.00	10	20%	0.00
279	446.1	1	FAIRWAY PL	JCP&L ATTORNEY DEPT	Utility property/easement. Does not qualify.	0.09	0.00	10	20%	0.00
280	448	6	94 FANNY RD	NORDA ESSENTIAL OIL & CHEMICAL CO	Lot too small to qualify.	0.22	0.00	10	20%	0.00
281	448	19	30 FANNY RD	FANNY REALTY CO. LLC % H.CORIGLIANO	Visual inventory shows the lot is developed with a parking lot.	1.41	0.00	10	20%	0.00
282	449	3	FANNY RD	ONORATI'S & SONS INC	Visual inventory shows the lot is developed with a storage yard.	1.09	0.00	10	20%	0.00
283	450	1	FANNY RD	JERSEY CITY WATER DIV % JCMUA	Utility property/easement. Does not qualify.	3.78	0.00	10	20%	0.00
284	450	2	PARPAPPANY BLVD	JERSEY CITY WATER DIV % JCMUA	Utility property/easement. Does not qualify.	3.91	0.00	10	20%	0.00
285	450	5	PARPAPPANY BLVD	MJJLN, LLC C/O RESERVOIR TAVERN	Qualifies.	0.54	0.54	10	20%	1.07
286	455	3	186 VAIL RD	ELLRAY LAND CO	Does not qualify. Already developed as Vail Manor.	1.22	0.00	10	20%	0.00
287	459	43	38 STEPHEN TER	LUSTIG, GERALD A & ROBERTA H	Lot too small to qualify.	0.34	0.00	10	20%	0.00
288	475	2.01	183 KNOLL RD	SHAH, MEHUL/SWEETBYEN	Qualifies. Common ownership with B 475 1.2.02	0.36	0.36	10	20%	0.73
289	475	2.02	185 KNOLL RD	SHAH, MEHUL/SWEETBYEN	Qualifies. Common ownership with B 475 1.2.01	0.36	0.36	10	20%	0.73
290	475	2.03	179 KNOLL RD	SUNNYSIDE BUILDERS, LLC	Qualifies.	0.99	0.99	10	20%	1.98

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	RDP of Developable
291	494	8	640 GREENBANK RD	JERSEY CITY WATER DIV % JCMUA	Does not qualify. Already developed by Jersey City Water Works & Boonton-Rockaway Valley Regional and constrained by wetlands.	55.49	0.00	10	20%	0.00
292	495	2.02	KNOX RD	MARTINO, DEBRA E	Lot does not qualify due to environmental constraints limiting developable area	0.88	0.00	6	20%	0.00
293	497.01	21	203 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.68	0.00	6	20%	0.00
294	497.02	21	201 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.72	0.00	10	20%	0.00
295	497.03	55	189 NO BEVERWYCK RD	MANOR I CONDO C/O CEDARCREST REALTY	Common open space for development. Does not qualify.	1.90	0.00	10	20%	0.00
296	497.04	21	197 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.72	0.00	10	20%	0.00
297	497.05	21	195 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.82	0.00	10	20%	0.00
298	497.06	21	191 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.75	0.00	10	20%	0.00
299	501	55	118 RIVER DR	CLC BUILDERS, LLC	Duplicate of 229. Removed from Analysis.	0.29	0.00	10	20%	0.00
300	509	8	33 HOFFMAN AVE	ARBE ASSEYS, LLC	Lot too small to qualify.	0.23	0.00	10	20%	0.00
301	509	11	TIOGA AVE	D'ADDARIO, GIUSEPPE & FLORA	Lot too small to qualify.	0.11	0.00	10	20%	0.00
302	511	26	NO BEVERWYCK RD	MS REALTY ASSOCIATES, LLC	Lot too small to qualify.	0.12	0.00	10	20%	0.00
303	515	2	114 NO BEVERWYCK RD	MANOR II - A CONDOMINIUM	Common open space for development. Does not qualify.	0.35	0.00	10	20%	0.00
304	516	37.02	58 CHESAPEAKE AVE	KOCIS, DONALD/LORRAINE	Lot too small to qualify.	0.14	0.00	10	20%	0.00
305	518	15	13 CHESAPEAKE AVE	SERBAN, IVETTE	Lot too small to qualify.	0.18	0.00	10	20%	0.00
306	519	1	104 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.34	0.00	10	20%	0.00
307	520	17	84-86 NO BEVERWYCK RD	84-86 NO BEVERWYCK CONDOMINIUM	Common open space for development. Does not qualify.	0.22	0.00	10	20%	0.00
308	522	3	127 HIAWATHA BLVD	DIESTERLE, ROBERT & NANCY	Lot too small to qualify.	0.09	0.00	10	20%	0.00
309	522	7	57 CALLUMET AVE	CLC BUILDERS LLC	Lot too small to qualify.	0.14	0.00	10	20%	0.00
310	523	12	43 MINNEHAHA BLVD	K&S REAL ESTATE INVESTMENT LLC	Lot too small to qualify.	0.14	0.00	10	20%	0.00
311	523	17	50 CALLUMET AVE	SHAH, SAURABH	Lot too small to qualify.	0.10	0.00	10	20%	0.00
312	531	7.1	NOKOMBS AVE	MUTTER, DIANE	Lot too small to qualify.	0.08	0.00	10	20%	0.00
313	535	7	29 HAVAUO AVE	SANTIAGO, PHILIP & JUDITH	Lot too small to qualify.	0.18	0.00	10	20%	0.00
314	537	13	14 MOHAWK AVE	KELLY, CLAIRE M	Lot too small to qualify.	0.14	0.00	10	20%	0.00
315	542	7	23 NOKOMIS AVE	GEORGIAN HOMES, INC	Lot too small to qualify.	0.16	0.00	10	20%	0.00
316	542	18	16 NO BEVERWYCK RD	LANE, BEN C. O.D.	Lot too small to qualify.	0.21	0.00	10	20%	0.00
317	542	23	NO BEVERWYCK RD	32 N BEVERWYCK RD INC	Lot too small to qualify.	0.04	0.00	10	20%	0.00
318	542	24	NO BEVERWYCK RD	32 N BEVERWYCK RD INC	Lot too small to qualify.	0.09	0.00	10	20%	0.00
319	547	1	121 LAKE SHORE DR	US BANK NATIONAL ASSOCIATION	Lot too small to qualify.	0.18	0.00	10	20%	0.00
320	550	1	83 LAKE SHORE DR	K&S REAL ESTATE INVESTMENT LLC	Lot too small to qualify. Common ownership with Lot 1.01.	0.23	0.00	10	20%	0.00
321	550	1.01	83 LAKE SHORE DR	K&S REAL ESTATE INVESTMENT LLC	Lot too small to qualify. Common ownership with Lot 1.	0.09	0.00	10	20%	0.00
322	553	4	LAKE SHORE DR	ALCONQUIN GAS TRANS CO&R MORONEY JR	Lot too small to qualify.	0.25	0.00	10	20%	0.00
323	557	1	62 ROCKAWAY BLVD	LAKE HIAWATHA COUNTRY CLUB	developable area.	4.99	0.00	10	20%	0.00
324	558	17.02	48 NORMAN AVE	CAMPBELL, PATRICIA	Lot too small to qualify.	0.11	0.00	10	20%	0.00
325	562	3	UTE AVE	SZCZERBAK, J & E	Lot too small to qualify.	0.10	0.00	10	20%	0.00
326	565	13	PAWNEE	DEBOLD, ROBERT	Lot too small to qualify.	0.08	0.00	10	20%	0.00
327	574	43	44 LONGVIEW AVE	FEDERAL NATIONAL MORTGAGE ASSOC.	Lot too small to qualify.	0.18	0.00	10	20%	0.00
328	577	13	64 MIDVALE AVE	ALFA INVESTMENTS, LLC	Lot too small to qualify.	0.14	0.00	10	20%	0.00
329	577	14	66 MIDVALE AVE	ALFA INVESTMENTS, LLC	Lot too small to qualify.	0.18	0.00	10	20%	0.00
330	581	28.1	5 GLENWOOD AVE	IVER, SURESH N/HANDIRI	Lot too small to qualify.	0.12	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	ROP of Developable
331	583	12	1 RIDGEWOOD AVE	LE DONNE, SALVATORE/PATRICIA	Lot too small to qualify.	0.16	0.00	10	20%	0.00
332	593	3	91 IROQUOIS AVE	CITRO, EILEEN J MC DERMOTT	Lot too small to qualify.	0.29	0.00	10	20%	0.00
333	594	16	101 NO BEVERWYCK RD	MANOR II CONDO C/O GERVIN REALTY CO	Common open space for development. Does not qualify.	0.36	0.00	10	20%	0.00
334	600	2	149 HIAWATHA BLVD	KOPEC, JOHN S JR	Lot too small to qualify.	0.14	0.00	10	20%	0.00
335	601	3	NO BEVERWYCK RD	P. BOMMAREDDY, LLC	Lot too small to qualify.	0.05	0.00	10	20%	0.00
336	601	22	WASHINGTON AVE	SANTIAGO, PHILIP T & SUSAN M	Lot too small to qualify.	0.22	0.00	10	20%	0.00
337	603	5	118 MINNEHABA BLVD	NYEGAARD/BAIRD, LIFE RIGHTS A. BAIRD	Lot too small to qualify.	0.17	0.00	10	20%	0.00
338	608	14.01	LINCOLN AVE	ABATE, LOUIS	Lot too small to qualify.	0.14	0.00	10	20%	0.00
339	608	21.1	ROOSEVELT AVE	DEVRES, JOHN H	Lot too small to qualify.	0.19	0.00	10	20%	0.00
340	609	13	LINCOLN GARDENS	LINCOLN GARDENS-CONDO % GERVIN RLTY	Common open space for development. Does not qualify.	2.44	0.00	10	20%	0.00
341	611	9	NO BEVERWYCK RD	K AND S REAL ESTATE INVESTMENT, LLC	Lot too small to qualify.	0.09	0.00	10	20%	0.00
342	621	12	VAIL RD	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	2.26	0.00	10	20%	0.00
343	621	72.02	EDWARDS RD	LAROV, RITA	Does not qualify. Completely constrained by wetlands, nonCI stream, 100 yr. floodplain and waterbody.	4.45	0.00	10	20%	0.00
344	621	79	PERCYPENY LN	GRUBER, CORP C/O MILTON LEVIN	Lot does not qualify due to environmental constraints limiting developable area	0.83	0.00	10	20%	0.00
345	629	6	MAPLE AVE	OLD BLOOMFIELD ASSOCIATES, LLC	Lot too small to qualify.	0.13	0.00	10	20%	0.00
346	693	7	315 OLD BLOOMFIELD AVE	AYRA PLAZA LLC	Qualifies.	1.54	1.54	10	20%	3.07
347	693	9	279 OLD BLOOMFIELD AVE	OLD BLOOMFIELD LLC	Lot too small to qualify.	0.35	0.00	10	20%	0.00
348	693	10	259 OLD BLOOMFIELD AVE	OLD BLOOMFIELD, LLC	Does not qualify- House on lot	1.55	0.00	10	20%	0.00
349	693	11	239 OLD BLOOMFIELD AVE	ANNE SHULMAN REV TRUST % P MILLER	Qualifies.	0.57	0.57	10	20%	1.13
350	698	14.01	968 ROUTE 46	SNOW GOOSE HOLDINGS, LLC	Qualifies.	1.33	1.21	10	20%	2.41
351	698	17	ROUTE 46	4 SEASONS @ TROY-HILLS % GERVIN RLTY	Common open space for development. Does not qualify.	2.78	0.00	10	20%	0.00
352	698	19.01	50 KELLEY LN	4 SEASONS @ TROY-HILLS % T.CHILENSKI	Common open space for development. Does not qualify.	34.20	0.00	10	20%	0.00
353	698	41	EDWARDS RD	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	0.35	0.00	10	20%	0.00
354	698	56	VAIL RD	RIVERBEND HOMES, INC	Does not qualify. Remaining upland is developed as a street.	4.04	0.00	10	20%	0.00
355	698	71	VAIL RD	RIVERBEND HOMES, INC	Lot too small to qualify.	0.40	0.28	10	20%	0.55
356	698.05	13.01	940-950 ROUTE 46	HUNTING RIDGE ASSOC C/O INTEGRA MTG	Does not qualify. Common open space for development. Constrained by wetlands, nonCI stream and steep slopes.	41.72	0.00	10	20%	0.00
357	712	38	239-275 BALDWIN RD	BALDWIN PROF BUILD OFF CONDO	Common open space for development. Does not qualify.	1.44	0.00	10	20%	0.00
358	712	42	199 BALDWIN RD	BALDWIN ROAD PARTNERS, LLC	Lot too small to qualify.	0.27	0.00	10	20%	0.00
359	714	19	182 HAWKINS AVE	PETACCIA, STEPHEN A/PATRICIA A	Lot too small to qualify.	0.23	0.00	10	20%	0.00
360	715	15	1272 ROUTE 46	LM PROPERTIES % CHARLES GEORGE	Lot too small to qualify.	0.13	0.00	10	20%	0.00
361	717	6	HAWKINS AVE	MORADIA, HEMENDRA/PRITI	Lot too small to qualify.	0.14	0.00	10	20%	0.00
362	718	10	277 VAIL RD	SHAH, PRANAV N/SANGITA P	Does not qualify- House under construction	0.95	0.00	10	20%	0.00
363	718	13.1	351 VAIL RD REAR	PASQUALE, MARIE	Lot under common ownership with adjacent Block 718 Lot 16.	0.97	0.00	10	20%	0.00
364	718	31	ROUTE 46	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	1.42	0.00	10	20%	0.00
365	719	3	20 SANDRA DR	CHEN, WEI/TERESA K-C PENG %ROBERTS	Qualifies.	0.61	0.61	10	20%	1.21
366	722	6	ROUTE 46	HIRSHFELD/BERGER, NIHA MASON/JUDITH	Lot does not qualify due to environmental constraints limiting developable area	3.30	0.00	10	20%	0.00
367	722	12	ROUTE 46	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	0.24	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	NDC of Developable
368	723	32	74 PRESTON RD	LODZINSKI, STELLA & R. LODZINSKI	Qualifies.	0.91	0.91	10	20%	1.81
369	724	1	TROY RD	KIMBALL, JANE SWEDLEY, ETALS	Lot too small to qualify.	0.30	0.00	6	20%	0.00
370	725	3	ROUTE 46	TRICER MANAGEMENT LIMITED PARTNERSH	Qualifies.	2.79	1.56	10	20%	3.12
371	725	6	ROUTE 46	CF OAK LAKE PLAZA, LTD	Common open space for development. Does not qualify.	13.60	0.00	10	20%	0.00
372	725	25	129 TROY RD	IARACCA, VICTOR & JOSEPHINE	Qualifies.	1.45	1.45	10	20%	2.90
373	726	17	3517 ROUTE 46	PRENDVILLE, EDWARD J & ROBERT G	Lot too small to qualify.	0.06	0.00	10	20%	0.00
374	726	11.01	60 BALDWIN RD	BALDWIN OFFICE CONDO BOB RICCIARDI	Common open space for development. Does not qualify.	1.64	0.00	10	20%	0.00
375	733	47	12 CARLTON DR	FORGE POND DEVELOPERS, L.L.C.	Lot too small to qualify.	0.44	0.00	10	20%	0.00
376	734	2.12	SPRINGFIELD CT	PARKSIDE GARDENS/PARSIPPANY INC	Lot does not qualify due to environmental constraints limiting developable area	1.76	0.00	10	20%	0.00
377	734	3.24	BYRON CT	FORGE POND DEVELOPERS, LLC	Common open space for development. Does not qualify.	10.24	0.00	10	20%	0.00
378	734	49.6	IARA DR	REYNOLDS FARM HOMEOWNERS ASC & GOLL	Qualifies.	2.92	2.73	10	20%	5.47
379	734	51.29	SCHINDLER CT	STERLING MIST LLC	Common open space for development. Does not qualify.	6.56	0.00	10	20%	0.00
380	734	56	REAR SMITH RD	STACY VILLAGE PROP OWNERS ASSOC	Lot does not qualify due to environmental constraints limiting developable area	4.82	0.00	6	20%	0.00
381	734	61	755 SMITH RD	CASTRO/DA COSTA-CASTRO, P/J	Does not qualify. Developed residential. Constrained by wetlands and 100 yr. floodplain.	1.01	0.00	6	20%	0.00
382	734	69	108 RAYMOUND BLVD	MAZDABROOK DEVELOPERS, LLC	Lot does not qualify. common open space for development. -Settlement agreement-Constrained by wetlands, nonCL stream, and steep slopes.	32.94	0.00	10	20%	0.00
383	735	1.03	JEFFERSON RD	COMC PROP OWNERS ASC INC% CBRE,INC.	Common open space for development. Does not qualify.	12.67	0.00	10	20%	0.00
384	735	1.02	SMITH RD	COMC PROP OWNERS ASC INC% CBRE,INC.	Common open space for development. Does not qualify.	3.17	0.00	10	20%	0.00
385	735.02	3	SMITH RD	COMC PROP OWNERS ASC INC% CBRE,INC.	Lot under common ownership with adjacent developed Block 735.02 Lot 4	11.06	0.00	10	20%	0.00
386	735.1	1.01	150 SMITH RD	FRANCIS HOLDING CO., LLC	Lot too small to qualify.	0.26	0.00	10	20%	0.00
387	736	18	E HALSEY RD	WOODMONT OFFICE PARK, LLC	Lot does not qualify. Lot contains developed parking area for adjacent office building under common ownership.	0.86	0.00	10	20%	0.00
388	736	24	JILLIAN BLVD	MAZDABROOK DEVELOPERS, LLC	Common open space for development. Does not qualify.	20.95	0.00	10	20%	0.00
389	736.03	49	EMILY PL	MAZDABROOK DEVELOPERS, LLC	Common open space for development. Does not qualify.	1.71	0.00	16	20%	0.00
390	737	1	399 POMEROY RD	JCP&L ATTN:TAX DEPT	Utility property/easement. Does not qualify.	1.01	0.00	10	20%	0.00
391	740	4	800 JEFFERSON RD	CHURCH OF LIVING GRACE OF NJ	Does not qualify. Developed as a place of worship and parking lot.	5.79	0.00	10	20%	0.00
392	757	15	REYNOLDS AVE	MOUNTAINVIEW GARDENS APARTMENTS	Qualifies. Developable area limited by environmental constraints.	3.07	2.25	10	20%	4.49
393	757	19	REYNOLDS AVE	STEWART, JEANNETTE	Does not qualify Lot is landlocked. Not accessible. Surrounded by park land	2.66	0.00	6	20%	0.00
394	757	53.01	1150 SO BEVERWYCK RD	RNI PROPERTIES, LLC	Qualifies.	1.83	1.83	6	20%	2.20
395	757	54	1160 SO BEVERWYCK RD	LEMO/BARONE, JOSEPH/DOMINICK	Qualifies.	3.37	3.37	6	20%	4.04
396	757	54.01	119 PHILLIP DR	RNI PROPERTIES LLC % JAYANTI DHADUK	Lot too small to qualify.	0.74	0.00	6	20%	0.00
397	757	54.02	118 PHILLIP DR	BARONE, DOMINICK	Lot too small to qualify.	0.74	0.00	6	20%	0.00
398	763	9.01	SO BEVERWYCK RD	LEZANSKI, MAREK & MIRIAM	Lot too small to qualify.	0.68	0.00	6	20%	0.00
399	764	26	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNERBLANDS	Does not qualify. Env. constraints: Majority of parcel is constrained by C1 stream, wetlands and 100 yr. floodplain. Areas unconstrained are	203.82	0.00	10	20%	0.00

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400	764	26.1	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Constrained by wetlands and nonCI streams. Areas unconstrained are inaccessible.	87.00	0.00	6	20%	0.00
401	764	26.2	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Constrained by 100 yr. flood plain, wetlands, and nonCI streams. Areas unconstrained are inaccessible.	41.52	0.00	6	20%	0.00
402	764	26.3	SMITH DITCH NEAR	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream and 100 yr. floodplain.	14.80	0.00	10	20%	0.00
403	764	27.3	15 HOWELL CT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Lot too small to qualify.	0.41	0.00	6	20%	0.00
404	764	39	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Entire parcel constrained by wetlands.	145.86	0.00	6	20%	0.00
405	764	44	TROY MEADOW RD	WILDLIFE PRESERVES INC	Does not qualify. Landlocked and completely constrained by wetlands, nonCI streams, and 100 yr. floodplain.	13.02	0.00	6	20%	0.00
406	764	40	TROY MEADOW RD	SMITH, W C W%MEYNER & LANDIS	developable area	3.39	0.00	6	20%	0.00
407	764	46	50 BEVERWYCK RD	WILDLIFE PRESERVES, INC % MEYNER	wetlands.	22.49	0.00	6	20%	0.00
408	764	60	1329 SO BEVERWYCK RD	COLUMBIA GAS TRANSMISSION CORP	Utility property/easement. Does not qualify.	5.50	0.00	6	20%	0.00
409	764	70.1	50 BEVERWYCK RD	BRUCALE, RONALD/JOYCE	Qualifies. Visual inventory shows the lot is developed with an access driveway.	2.12	1.15	6	20%	1.38
410	765	43.12		WILDLIFE PRESERVES INC%MEYNER&LANDS	Qualifies.	0.34	0.34	6	20%	0.41
411	765	43.13	BROOKSIDE COURT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Qualifies.	0.34	0.34	6	20%	0.41
412	765	43.14	BROOKSIDE COURT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Qualifies.	0.44	0.44	6	20%	0.53
413	765	43.15	BROOKSIDE COURT	WILDLIFE PRESERVES INC%MEYNER&LANDS	Not developable. To be dedicated to Township as a detention basin	0.85	0.00	6	20%	0.00
414	765	68	EDWARDS RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Completely constrained by wetlands, nonCI stream and 100 yr floodplain.	1.58	0.00	6	20%	0.00
415	765	71	ROUTE 80 ACCESS RD	LIBOFF, JOEL T/SHARON E	Does not qualify. Parcel constrained by wetlands.	1.59	0.00	6	20%	0.00
416	765	72	ROUTE 280 ACCESS RD	PINERO, L & A	Lot does not qualify due to environmental constraints limiting developable area	0.96	0.00	6	20%	0.00
417	765	74	ROUTE 280 ACCESS RD	VAL DAN FAMILY LIMITED PARTNERSHIP	Lot too small to qualify.	0.65	0.00	6	20%	0.00
418	765	77	EDWARDS RD	BIG X LLC C/O DARIN PINTO	Lot does not qualify due to environmental constraints limiting developable area	16.73	0.00	6	20%	0.00
419	765	81.3	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	15.94	0.00	6	20%	0.00
420	765	81.4	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	wetlands, and nonCI streams.	39.23	0.00	6	20%	0.00
421	765	81.5	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	and 100 yr floodplain.	8.45	0.00	6	20%	0.00
422	765	81.6	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	and 100 yr floodplain.	4.46	0.00	6	20%	0.00
423	765	81.7	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	and 100 yr floodplain.	18.22	0.00	6	20%	0.00
424	765	81.8	EDWARDS RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Constrained by wetlands and 100 yr. floodplain. Areas unconstrained are inaccessible.	15.80	0.00	10	20%	0.00
425	765	81.9	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Not developable. Constrained with wetland areas, as per LOI.	3.17	0.00	6	20%	0.00
426	765	82	ROUTE 80 ACCESS RD	LEVITT, B EST % LAWRENCE LEVITT, ESQ	Lot does not qualify due to environmental constraints limiting developable area	0.94	0.00	10	20%	0.00
427	765	83	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	10.63	0.00	10	20%	0.00
428	765	85	TROY MEADOW RD	WILDLIFE PRESERVES INC%MEYNER&LANDS	Does not qualify. Landlocked and completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	5.19	0.00	10	20%	0.00

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429	765	88	EDWARDS RD	CDMG REALTY CO ET ALS % DORNAN	Does not qualify. Land fill	2.24	0.00	6	20%	0.00
430	765	89	EDWARDS RD	CDMG REALTY CO ET ALS % DORNAN	Does not qualify. Land fill	12.04	0.00	10	20%	0.00
431	765	90	TROY MEADOW RD	COOKE, J H M C/O WILDLIFE PRESERVES	Does not qualify. Completely constrained by wetlands, 100 yr. floodplain, and non-CL stream.	15.11	0.00	10	20%	0.00
432	765	93	TROY MEADOW RD	WILDLIFE PRESERVES INTERNATIONAL	developable area	7.23	0.00	10	20%	0.00
433	765	94	EDWARDS RD	LAGANELLA, NICHOLAS A, II	Lot too small to qualify.	0.19	0.00	10	20%	0.00
434	766	1	ROUTE 46 EDWARDS RD	KNOLL MANOR ASSOCIATES	280 and US 46.	0.91	0.00	10	20%	0.00
435	766	3	EDWARDS RD	LEVITT, B EST % LAWRENCE LEVITT, ESQ	Lot too small to qualify.	0.25	0.00	10	20%	0.00
436	766	8	EDWARDS RD	750 EDWARDS RD, LLC	Qualifies -when combined with Block 766, Lot 9, environmental constraints limiting developable area	3.00	0.43	10	20%	0.87
437	766	9	EDWARDS RD	750 EDWARDS RD, LLC	Qualifies-when combined with Block 766, Lot 8	0.46	0.03	10	20%	0.05
438	766	10	EDWARDS RD	NETO, CHRISTOPHER F	Lot does not qualify due to environmental constraints limiting developable area. Areas unconstrained are inaccessible.	2.04	0.00	10	20%	0.00
439	766	11	EDWARDS RD	PARSIPPANY PARTNERS, LLC	Lot does not qualify due to environmental constraints limiting developable area. Areas unconstrained are inaccessible.	14.23	0.00	10	20%	0.00
440	766	18	ROUTE 46 EDWARDS RD	KNOLL MANOR ASSOCIATES	Lot does not qualify due to environmental constraints limiting developable area.	9.05	0.00	10	20%	0.00
441	767	15	EDWARDS RD	PARSIPPANY PARTNERS, LLC	Lot does not qualify due to environmental constraints limiting developable area. Areas unconstrained are inaccessible.	11.30	0.00	10	20%	0.00
442	767	17	NEW RD	SAVANNAH DEVELOPMENT CORP	Lot does not qualify due to environmental constraints limiting developable area.	2.71	0.00	10	20%	0.00
443	767	27	NEW RD	HARRINGTON, JOHN SR	Lot too small to qualify.	0.46	0.00	10	20%	0.00
444	767	34	EDWARDS RD	NEW ROAD GARDENS C/O 88 MANAGEMENT	Lot does not qualify due to environmental constraints limiting developable area	0.93	0.00	10	20%	0.00
445	768	3.01	1100 EDWARDS RD	HMAT ASSOC C/O M LUCIANO	Lot does not qualify due to presence of a capped land fill comprising most of the site restricting further residential development.	8.81	0.00	10	20%	0.00
446	770	6.01	239 NEW RD	PARSIPPANY OFFICE PLAZA CONDOMINIUM	Common open space for development. Does not qualify.	6.74	0.00	10	20%	0.00
P1	7	5.1	WEST HANOVER AVE	COUNTY OF MORRIS	Lot too small to qualify.	0.10	0.00	6	20%	0.00
P2	7	50.1	UNION HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.46	0.00	6	20%	0.00
P3	7	34	RIDGE RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Landlocked and constrained by steep slopes.	5.62	0.00	6	20%	0.00
P4	10	1.02	CENTRAL AVE	COUNTY OF MORRIS	Does not qualify. County parkland. Environmental constraints.	54.43	0.00	6	20%	0.00
P5	13	12	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	6	20%	0.00
P6	13	9	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	32.27	0.00	6	20%	0.00
P7	13	8	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.11	0.00	6	20%	0.00
P8	13	10	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.39	0.00	6	20%	0.00
P9	13	7	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	22.08	0.00	6	20%	0.00
P10	13	1.19	OLD DOVER RD	COUNTY OF MORRIS	Does not qualify due to County ownership.	181.25	0.00	6	20%	0.00
P11	13	1.20	OLD DOVER RD	NJ DEPT OF HUMAN SERVICES	Does not qualify due to State ownership.	44.93	0.00	6	20%	0.00
P12	14	11	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	11.14	0.00	6	20%	0.00
P13	14	12.01	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by steep slopes.	1.00	0.97	6	20%	1.17

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P14	14	18	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Landlocked and constrained by nonC1 stream. Remaining land is too small to qualify.	1.00	0.00	6	20%	0.00
P15	14	30	UNION HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by steep slopes. Remaining land too small to qualify.	1.18	0.00	6	20%	0.00
P16	14	8	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.00	0.00	6	20%	0.00
P17	15	60	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	10.60	0.00	6	20%	0.00
P18	15	35	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	56.69	0.00	6	20%	0.00
P19	15	39	WATKINS MT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	8.65	0.00	6	20%	0.00
P20	15	37	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	22.51	0.00	6	20%	0.00
P21	15	32	ROUTE 10 REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.90	0.00	10	20%	0.00
P22	15.1	19	50 POWDERMILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.02	0.00	10	20%	0.00
P23	15.1	18	114 50 POWDERMILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.47	0.00	10	20%	0.00
P24	15.11	9.01	EMERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.67	0.00	6	20%	0.00
P25	15.8	49	EMERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.10	0.00	6	20%	0.00
P26	15.8	35	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	36.08	0.00	6	20%	0.00
P27	18	16	1 POWDER MILL RD	NY DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	0.95	0.00	6	20%	0.00
P28	18.7	4	WATERLOO DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	6.34	0.00	6	20%	0.00
P29	25	53.02	15 MANOR LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.60	0.00	6	20%	0.00
P30	25	31.2	ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.37	0.00	6	20%	0.00
P31	26	14	TABOR RD	COUNTY OF MORRIS	Does not qualify. On ROSI list.	3.77	0.00	10	20%	0.00
P32	26	13	660 TABOR RD	COUNTY OF MORRIS	Does not qualify. On ROSI list.	9.32	0.00	10	20%	0.00
P33	26.01	1	ROUTE 53 & ROUTE 10	NY DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	2.75	0.00	10	20%	0.00
P34	27	16	TABOR RD, REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.38	0.00	10	20%	0.00
P35	35	8	DICKERSON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.02	0.00	10	20%	0.00
P36	41	1	DERBIN AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P37	67	7	E MORRIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.03	0.00	10	20%	0.00
P38	78	1	RESERVOIR PARK	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.73	0.73	10	20%	1.46
P39	90	19	TABOR RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Buffer area behind rear yards of parcels fronting on Hilsinger Rd. Irregularly shaped and narrow.	1.11	0.00	10	20%	0.00
P40	93	6	PARK RD	BOARD OF EDUCATION	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P41	93	22	WOODLAND RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.40	0.00	10	20%	0.00
P42	97	1	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.02	0.00	10	20%	0.00
P43	97	4.12	FOX CHASE RD REAR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P44	97	5	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands.	5.11	3.49	10	20%	6.99
P45	98	51.7	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify. Irregularly shaped and narrow.	0.60	0.00	6	20%	0.00
P46	98	62.02	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	6	20%	0.00
P47	98	61	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.57	0.00	6	20%	0.00
P48	98	14	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.02	0.00	10	20%	0.00
P49	98	18.12	FOX RUN	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.40	0.00	10	20%	0.00
P50	98	26	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.41	0.00	10	20%	0.00
P51	98	77	ARUNDEL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.52	0.00	10	20%	0.00
P52	98	45.15	PENN RD	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.62	0.69	10	20%	1.38
P53	98	24	IRONWOOD DR	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by steep slopes.	7.09	5.91	10	20%	11.83
P54	98	48	PARK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Landlocked and constrained by steep slopes.	3.28	0.00	6	20%	0.00
P55	98	8	DICKERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	10.67	0.00	10	20%	0.00

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P56	98	76	PARK RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Historical artifact site. Constrained by steep slopes.	12.35	7.33	10	20%	14.66
P57	101	5	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.04	0.00	10	20%	0.00
P58	101	2	BIRCH LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.88	0.00	10	20%	0.00
P59	101	12	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.96	0.00	10	20%	0.00
P60	101	1	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.62	0.00	10	20%	0.00
P61	101	33	HIGHWOOD RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	20.98	0.00	10	20%	0.00
P62	102	10	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P63	102	7	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	5.38	0.00	10	20%	0.00
P64	103	1	FOX HILL RD	IN DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.01	0.00	10	20%	0.00
P65	106	13	WILLOW LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.94	0.00	10	20%	0.00
P66	106	5	PARK PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.80	0.00	10	20%	0.00
P67	114	23	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.05	0.00	10	20%	0.00
P68	116	9	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.64	0.00	10	20%	0.00
P69	119	5	RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.07	0.00	10	20%	0.00
P70	120	10	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.19	0.00	10	20%	0.00
P71	122	4	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P72	122	1	MAPLE LN	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.83	0.00	10	20%	0.00
P73	122	3	UPPER RAINBOW TRL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.13	0.00	10	20%	0.00
P74	123	1	SCENIC DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.26	0.00	10	20%	0.00
P75	124	8	HILLSIDE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.01	0.00	10	20%	0.00
P76	127	3	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.29	0.00	10	20%	0.00
P77	128	3	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P78	128	1	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P79	128	7	OVERLOOK TER	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P80	136	36.1	WALSH DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.53	0.00	10	20%	0.00
P81	136	31	MAPLE LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.02	0.00	10	20%	0.00
P82	136	32	MAPLE LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.88	0.00	10	20%	0.00
P83	136	36.4	WALSH DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Stormwater basin	3.28	0.00	10	20%	0.00
P84	155	30	FAIRVIEW PL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P85	155	20	FAIRVIEW PL	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.62	0.62	10	20%	1.23
P86	163	2	PARK PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.34	0.00	10	20%	0.00
P87	164	3	PLAZA-TABOR AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.23	0.00	10	20%	0.00
P88	164	2	FAIRVIEW PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.68	0.00	10	20%	0.00
P89	165	7	PARK PL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P90	165	16	ARLINGTON & LOOKOUT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.98	0.00	10	20%	0.00
P91	166	26	BROOKLAWN DR	BOARD OF EDUCATION	Does not qualify. Lot is unusually shaped and too limited by setbacks to develop.	1.60	0.00	6	29%	0.00
P92	166	134	GEOFFERY DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.12	0.00	6	29%	0.00
P93	166	136	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.48	0.00	6	29%	0.00
P94	166.1	8	PARK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Developed as a detention basin for stormwater management.	1.01	0.00	6	29%	0.00
P95	168	174	TABOR DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.22	0.00	10	20%	0.00
P96	168	158	TABOR RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	5.58	0.00	10	20%	0.00
P97	168	25	TABOR RD BACK	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	23.70	0.00	10	20%	0.00
P98	169	44.2	LEDGEROCK CT	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.63	0.63	10	20%	1.26
P99	181	60	FRANK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.24	0.00	10	20%	0.00
P100	181	54	GRAFTON RD NEAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.32	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
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ID #	Block	Lot	Property Location	Owner's Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	ROP or Developable
P101	195	14	LITTLETON RD REAR	NJ DEPT OF TRANSPORTATION	Lot too small to qualify. Restricted by DOT highway access.	0.99	0.00	10	20%	0.00
P102	195	15	LITTLETON RD BACK	NJ DEPT OF TRANSPORTATION	Lot too small to qualify. Restricted by DOT highway access.	0.22	0.00	10	20%	0.00
P103	195	16	LITTLETON RD REAR	NJ DEPT OF TRANSPORTATION	Lot too small to qualify. Restricted by DOT highway access.	0.23	0.00	10	20%	0.00
P104	200	3	ROUTE 10	NJ DEPT OF TRANSPORTATION	Lot too small to qualify.	0.28	0.00	10	20%	0.00
P105	203	4	BEACHWOOD RD	BOARD OF EDUCATION	Does not qualify. BOE	2.33	0.03	10	20%	0.00
P106	208	61.18	BRAEMAR CT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.62	0.00	10	20%	0.00
P107	223	1	LITTLETON RD	PARSIPPANY-TROY HILLS TWP	Qualifies.	0.52	0.62	10	20%	1.24
P108	242	10.1	ORSTON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P109	245	14	KINGSTON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P110	302	3	CENTERTON DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P111	315	15	HUDSON CT	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.51	0.00	10	20%	0.00
P112	315	12	POND, MIRROR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by waterbody.	3.45	0.00	10	20%	0.00
P113	317	1	GEORGENE CT	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands, nonC1 stream, and 100 yr. floodplain.	4.25	2.74	10	20%	5.48
P114	318	1	WARREN DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.10	0.00	10	20%	0.00
P115	319	1	ELMWOOD DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.30	0.00	10	20%	0.00
P116	320	2	ELMWOOD DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.88	0.00	10	20%	0.00
P117	321	2	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.52	0.00	10	20%	0.00
P118	333	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.63	0.00	10	20%	0.00
P119	334	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.63	0.00	10	20%	0.00
P120	335	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.20	0.00	10	20%	0.00
P121	336	1	VERNON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.73	0.00	10	20%	0.00
P122	337	1	DUNELLEN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.95	0.00	10	20%	0.00
P123	338	7	CHESTERFIELD RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.26	0.00	10	20%	0.00
P124	346	16	JACKSONVILLE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P125	357	19	GARFIELD RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P126	361	11	JACKSONVILLE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P127	372	2	ENGLISHTOWN RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.08	0.00	10	20%	0.00
P128	392.1	3	PARSIPPANY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.49	0.00	10	20%	0.00
P129	400	2	ROUTE 46 & VAIL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P130	401	2	LITTLETON RD & RT 80	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.15	0.00	10	20%	0.00
P131	401	1	LITTLETON RD & RT 80	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.60	0.00	10	20%	0.00
P132	402	1	LITTLETON RD & RT 80	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	0.97	0.00	10	20%	0.00
P133	402	2	LITTLETON RD & RT 80	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	3.06	0.00	10	20%	0.00
P134	403	1	LITTLETON RD & RT 80	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	3.62	0.00	10	20%	0.00
P135	411	1400	CHERRY HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P136	412	1401	CHERRY HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P137	411	25	ROUTE 46	NJ DEPT OF TRANSPORTATION	Does not qualify. Developed as a surface parking lot.	2.62	0.00	10	20%	0.00
P138	412	9	260 LITTLETON RD	COUNTY OF MORRIS	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P139	421	14	FOREST DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.49	0.00	10	20%	0.00
P140	421	47	CEDAR CREST RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.65	0.00	10	20%	0.00
P141	421	9	LAKE, MANOR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.95	0.00	10	20%	0.00
P142	421	25.2	PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.12	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
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ID #	Block	Lot	Property Location	Owner's Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Schedule #	RDP of Developable
P143	421	13	FITT RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.36	0.00	10	20%	0.00
P144	425	37	3 ALPINE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.22	0.00	10	20%	0.00
P145	425	25	RED GATE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P146	425	36	ALPINE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.57	0.00	10	20%	0.00
P147	425	38	ALPINE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.69	0.00	10	20%	0.00
P148	425	34	30 LAKESIDE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.77	0.00	10	20%	0.00
P149	435	29	PARSIPPANY BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.20	0.00	10	20%	0.00
P150	446.1	12	PARSIPPANY BLVD	NJ DEPT OF TRANSPORTATION	Lot too small to qualify. Lot is irregularly shaped and narrow.	0.59	0.00	10	20%	0.00
P151	457	5	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.46	0.00	10	20%	0.00
P152	469	8	345 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	5.11	0.00	10	20%	0.00
P153	469	5	409 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	6.01	0.00	10	20%	0.00
P154	469	4	KNOLL RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.00	0.00	10	20%	0.00
P155	492	17	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.33	0.00	10	20%	0.00
P156	492	18	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	13.30	0.00	10	20%	0.00
P157	493	2	GREENBANK RD	NJ DEPT OF ENV PROTECTION	Does not qualify. Constrained by 100 yr. floodplain and nonC1 stream. Remaining area is too irregularly shaped and narrow.	3.66	0.00	10	20%	0.00
P158	494	3	KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.00	0.00	10	20%	0.00
P159	494	2	KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	14.17	0.00	10	20%	0.00
P160	495	3	NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.70	0.00	10	20%	0.00
P161	501	54	126 RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.23	0.00	10	20%	0.00
P162	501	29	200 RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.35	0.00	10	20%	0.00
P163	501	61	MID-RIVER OSWEGO	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.50	0.00	10	20%	0.00
P164	501	51	REAR OF RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.76	0.00	10	20%	0.00
P165	501	23	HOFFMAN AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.11	0.00	10	20%	0.00
P166	517	1	7 CHESAPEAKE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P167	526	7	67 HIAWATHA BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100 yr floodplain.	0.16	0.00	10	20%	0.00
P168	528	6	63 RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100 yr floodplain.	0.13	0.00	10	20%	0.00
P169	528	11	1 MINNEHAHA BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100 yr floodplain.	0.14	0.00	10	20%	0.00
P170	528	10	49 RIVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100 yr floodplain.	0.29	0.00	10	20%	0.00
P171	528	8	59 RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100 yr floodplain.	0.31	0.00	10	20%	0.00
P172	529	2	68 RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by 100 yr floodplain.	0.20	0.00	10	20%	0.00
P173	529	1	HIAWATHA BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.10	0.00	10	20%	0.00
P174	529	12	RIVER DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.20	0.00	10	20%	0.00
P175	540	5	82 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.24	0.00	10	20%	0.00
P176	540	1	RIVER DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P177	540	3.1	HURON AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P178	541	2	80 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.25	0.00	10	20%	0.00
P179	541	1	80 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.52	0.00	10	20%	0.00
P180	545	13	CALLUMET AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.13	0.00	10	20%	0.00
P181	549	29	SEMINOLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.59	0.00	10	20%	0.00
P182	550	8	3 CHEROKEE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P183	551	17	4 CHEROKEE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Acre	Setbacks %	10P of Developable
P184	552	21	18 HURON AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.13	0.00	10	20%	0.00
P185	552	4	57 ROCKAWAY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.14	0.00	10	20%	0.00
P186	552	1	67 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.16	0.00	10	20%	0.00
P187	552	28	71 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.23	0.00	10	20%	0.00
P188	553	7	53 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P189	553	11	3 WILBUR AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P190	553	11.1	WILBUR AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.06	0.00	10	20%	0.00
P191	553	12	WILBUR AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P192	553	2	65 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P193	553	5	LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P194	553	6	LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P195	554	19	40 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.21	0.00	10	20%	0.00
P196	554	3.1	ALONG ROCKAWAY RIVER	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	6.44	0.00	10	20%	0.00
P197	557	25	NORMAN AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P198	558	13	35 LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.16	0.00	10	20%	0.00
P199	559	7	NORMAN AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P200	564	13	MANITO AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.08	0.00	10	20%	0.00
P201	565	12	LUTE AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P202	581	14	GLENWOOD AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P203	601	15	77 MINNEHAHA BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P204	601	16	MINNEHAHA BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P205	601	14	NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.20	0.00	10	20%	0.00
P206	611	4	NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P207	611	5	NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.05	0.00	10	20%	0.00
P208	621	86	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.00	0.00	10	20%	0.00
P209	621	83	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.00	0.00	10	20%	0.00
P210	621	80	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.19	0.00	10	20%	0.00
P211	621	26	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.66	0.00	10	20%	0.00
P212	621	77	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	27.82	0.00	10	20%	0.00
P213	621	85	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.99	0.00	10	20%	0.00
P214	621	84	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	1.35	0.00	10	20%	0.00
P215	621	11	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	5.53	0.00	10	20%	0.00
P216	621	78	PERCYPENY LN	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	5.84	0.00	10	20%	0.00
P217	621	13	VAIL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	8.71	0.00	10	20%	0.00
P218	621	24	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	16.47	0.00	10	20%	0.00
P219	621	72	SAGAMORE ROAD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by wetlands, nonC1 stream, waterbody and 100 yr. floodplain.	41.56	0.00	10	20%	0.00
P220	626	19	OAK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.13	0.00	10	20%	0.00
P221	626	20	PINE ST	BOARD OF EDUCATION	Does not qualify. Completely constrained by wetlands and 100 yr. floodplain.	0.67	0.00	10	20%	0.00
P222	626	18	OAK AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	1.78	0.00	10	20%	0.00
P223	627	1	ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.85	0.00	10	20%	0.00
P224	628	1	ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	2.01	0.00	10	20%	0.00
P225	629	3	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.13	0.00	10	20%	0.00
P226	629	5	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.32	0.00	10	20%	0.00
P227	629	4	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI list	0.38	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019

ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Acre	Setback %	RDPA/Developable
P228	629	1	ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.76	0.00	10	20%	0.00
P229	631	2	MAPLE AVE REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.47	0.00	10	20%	0.00
P230	631	1	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	3.32	0.00	10	20%	0.00
P231	631	3.01	OLD BLOOMFIELD AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	7.65	0.00	10	20%	0.00
P232	632	2	OLD BLOOMFIELD AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.75	0.00	10	20%	0.00
P233	693.01	2	ROUTE 46	NJ DEPT OF TRANSPORTATION	Does not qualify due to State Ownership.	1.69	0.00	10	20%	0.00
P234	693.01	1	NEW RD	NJ DEPT OF TRANSPORTATION	Does not qualify due to State Ownership.	1.06	0.00	10	20%	0.00
P235	705	2	VAIL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P236	705	1	VAIL & BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P237	712	19.3	FARRAND DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.46	0.00	10	20%	0.00
P238	712	40.01	ROUTE 46 & BALDWIN RD	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	1.06	0.00	10	20%	0.00
P239	714	6	BALL AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P240	719	21	SANDRA CT	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.21	0.00	10	20%	0.00
P241	725	2	1839 ROUTE 46 (REAR)	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P242	725	4.01	1839 ROUTE 46 (REAR)	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres funding. On ROSI list.	12.21	0.00	10	20%	0.00
P243	726	10	1399 ROUTE 46	NJ DEPT OF TRANSPORTATION	Lot too small to qualify. Developed with a travel lane.	0.82	0.00	10	20%	0.00
P244	728	4.01	240 TROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding. On ROSI list.	0.43	0.00	10	20%	0.00
P245	728	8	69 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding. On ROSI list.	0.64	0.00	10	20%	0.00
P246	728	7	59 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding. On ROSI list.	0.69	0.00	10	20%	0.00
P247	728	1	ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding.	5.03	0.00	10	20%	0.00
P248	729	4	8 GRANGE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.34	0.00	10	20%	0.00
P249	729	5	10 GRANGE RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.34	0.00	10	20%	0.00
P250	729	3	GRANGE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	2.84	0.00	10	20%	0.00
P251	730	5	TROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding.	4.36	0.00	6	20%	0.00
P252	730	6	BARBARA ST REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres Funding.	7.53	0.00	6	20%	0.00
P253	733	18	CARLTON DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Stormwater basin. Constrained by wetland, nonC1 stream, waterbody and 100 yr. floodplain.	5.28	0.00	10	20%	0.00
P255	734	58	SMITH RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.15	0.00	6	20%	0.00
P256	734	16.7	PARROTT DR	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands, nonC1 streams.	2.37	1.33	6	20%	1.60
P257	734	18	HANCOCK ST	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by wetlands and nonC1 stream. Remaining area is too narrow.	4.40	0.00	6	20%	0.00
P258	734	2	SMITH RD	FORGE POIND DEVELOPERS, LLC	Does not qualify. On ROSI list. Constrained by wetlands and nonC1 stream.	124.17	0.00	6	20%	0.00
P259	736	11.15	550 SMITH RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.49	0.00	10	20%	0.00
P260	736	9.1	550 SMITH RD	PARSIPPANY-TROY HILLS TWP	Does not qualify due to Green Acres funding. On ROSI list.	0.90	0.00	10	20%	0.00
P261	741	4.2	SMITH RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	41.58	0.00	6	20%	0.00

PARSIPPANY-TROY HILLS:
Vacant Land, RDP ANALYSIS
March 8, 2019

ID #	Block	Lot	Property Location	Owner's Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Acre	Setback %	RDP of Developable
P262	742	47	STAFFORD TER	PARSIPPANY-TROY HILLS TWP	Does not qualify. Stormwater basin.	2.34	0.00	6	20%	0.00
P263	753	66	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	1.09	0.00	6	20%	0.00
P264	753	14	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	11.38	0.00	6	20%	0.00
P265	757	47	SO BEVERWYCK RD	COUNTY OF MORRIS	Does not qualify due to Green Acres funding. On ROSI list.	48.38	0.00	6	20%	0.00
P266	757	21	PRESTON RD	COUNTY OF MORRIS	Does not qualify due to Green Acres funding. On ROSI list. Constrained by wetlands and nonCI stream.	9.56	0.00	6	20%	0.00
P267	757	48.31	SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	6.69	0.00	6	20%	0.00
P268	757	61.04	27 PHILLIP DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Too constrained by wetlands. Remaining area is inaccessible.	7.10	0.00	6	20%	0.00
P269	764	24	TROY MEADOW RD	NJ DEPT OF ENV PROTECTION	Lot too small to qualify.	0.46	0.00	10	20%	0.00
P270	764	65	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	0.33	0.00	6	20%	0.00
P271	764	61	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	0.35	0.00	6	20%	0.00
P272	764	63.1	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	2.63	0.00	6	20%	0.00
P273	764	47	TROY MEADOW RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	8.78	0.00	6	20%	0.00
P274	764	50	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	10.53	0.00	6	20%	0.00
P275	764	49	SO BEVERWYCK RD	NJ DEPT OF CON & ECO DEV	Does not qualify due to Green Acres funding. On ROSI list.	12.29	0.00	6	20%	0.00
P276	764	45	TROY MEADOW RD	NJ DEPT OF CON & ECO DEV	Does not qualify due to Green Acres funding. On ROSI list.	15.77	0.00	6	20%	0.00
P277	764	73	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	34.33	0.00	6	20%	0.00
P278	764	52	PERLINE RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	94.35	0.00	6	20%	0.00
P279	764	66	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	78.85	0.00	6	20%	0.00
P280	764	68.1	SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands and 100 yr. floodplain.	1.54	1.84	6	20%	2.21
P281	764	38	TROY MEADOWS	COUNTY OF MORRIS	Does not qualify due to County ownership.	23.57	0.00	6	20%	0.00
P282	765	70	EDWARDS RD REAR	NJ DEPT OF ENVIRONMENTAL PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	25.26	0.00	10	20%	0.00
P283	765	69	ROUTE 46	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	40.00	0.00	10	20%	0.00
P284	765	63	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	51.30	0.00	6	20%	0.00
P285	765	79	EDWARDS RD BACK	NJ DEPT OF ENV PROTECTION	Does not qualify due to Green Acres funding. On ROSI list.	34.84	0.00	6	20%	0.00
P286	765	73	ROUTE 80 ACCESS RD	NJ DEPT OF ENV PROTECTION	Does not qualify. Completely constrained by wetlands, nonCI stream, and 100 yr. floodplain.	4.19	0.00	10	20%	0.00