

Fair Share Plan Appendices

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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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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

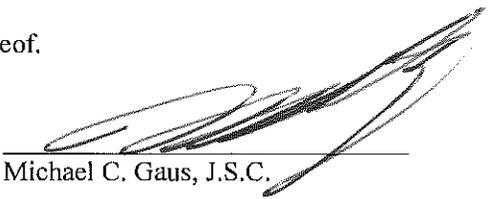
considered the testimony and Report presented by the Court Master, Brian M. Slauch, PP, AICP (see Exhibit S-1 attached hereto), and the testimony of Kevin Walsh of FSHC, and good cause having been shown;

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 Slauch, 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. Rammier, 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

	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:
- i. 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.
 - ii. The application of the age-restricted cap for the Third Round is addressed in paragraph 11 of this Agreement.
 - iii. 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

- 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

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

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,

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,

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:

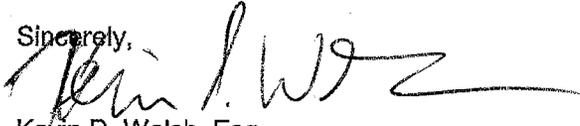
TO FSHC: Kevin D. Walsh, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Telecopier: (856) 663-8182
E-mail: kevinwalsh@fairsharehousing.org

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

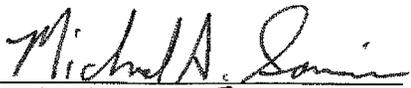
WITH A COPY TO THE MUNICIPAL CLERK: Khaled Madin
Parsippany-Troy Hills Town Hall
1001 Parsippany Boulevard
Parsippany-Troy Hills, NJ 07054
Telecopier: (973) 712-1437
Email: kmadin@parsippany.net

March 19, 2019
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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

March 19, 2019
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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	59 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	0.83	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

ID #	Block	Lot	Property Location	Owner Name	Comments	Total Area (sq)	Developable Area (ac)	Applied or Approved Density/Acre	Setback %	ROP 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 & GIORIANA	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	MONNET 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 DEVLLO%CEDARCREST	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 LLC	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.	2.39	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 (a0)	Developable Area (ac)	Applied or Approved density/acre	Setaside %	RD of Developable
55	15	1	MOUNTAIN WAY	NEAL, ROBERT/ANITA	Qualifies.	0.74	0.74	6	20%	0.69
57	15	2	YACENDA 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	32	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.	3.51	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 non-C stream.	22.20	7.77	6	20%	9.33
86	18	7.02	216 POWDERMILL RD	GALLT, NAHIC	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	CEDAR BROOK CONDO % LIMITED PROP MGMT	Lot too small to qualify.	0.02	0.00	10	20%	0.00
90	25.4	1	2350 ROUTE 10	CEDAR BROOK CONDO % LIMITED 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 PA8 HOME OWNERS ASSOC	Common open space for development. Does not qualify.	0.79	0.00	10	20%	0.00
92	27	15	860-B TABOR RD	ISOD LAWN AND GARDEN CARE, INC.	Lot too small to qualify.	0.57	0.00	10	20%	0.00

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ID #	Block	Lot	Property Location	Owner Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/acre	Setaside %	ROP of Developable
93	28	1	TABOR RD & POWDERMILL	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 % TD/ 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 & WOKICK, 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	FLURPACK, ROBERT A/SANDI/A 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	WINSHP, 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/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 JOHNS 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, sat 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	JA 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	SAILSMAN, 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	76	120 CHERRY HILL RD	MORRIS VI REALTY, LLC %SJP/PPRIDES	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	GILPATRICK, 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	MORRAINE 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 % GLENBOROUGH, LLC	Does not qualify. Lot is landlocked. Common Open Space.	2.12	0.00	6	20%	0.00
208	175	54	O'DELL RD	JCP&L ATTN:TAX 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	KAMAD GIRI 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	PFBIFFER, RICHARD W & BARBARA A	Lot too small to qualify.	0.16	0.00	10	20%	0.00
221	223	4	SINGAC CT	VAYALUKKAL, 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 MAMOUND	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/CH HANHY	Lot too small to qualify.	0.14	0.00	10	20%	0.00
237	297	11.1	FLEMINGTON DR	DAVE, MUKESH J & 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	REVETTE, 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	OOYLE, 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

PARSIPPANY-TROY HILLS:
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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, ALLAH	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, HENUKA	Lot too small to qualify.	0.10	0.00	10	20%	0.00
255	368	3	CALIFORN RD	PATEL, MONILBHAI V	Lot too small to qualify.	0.08	0.00	10	20%	0.00
256	380	8.1	ESSEX RD	RUFFE, 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 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	3.4	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 ATTN:TAX 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	THEESE/STANGO, DONNA //ALBERT	Lot too small to qualify.	0.15	0.00	10	20%	0.00
279	446.1	1	FAIRWAY PL	JCP&L ATTN:TAX 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	189 KNOLL RD	SHAH, MEHUL/SWEETYBEN	Qualifies. Common ownership with B 475 L 2.02	0.36	0.36	10	20%	0.73
289	475	2.02	185 KNOLL RD	SHAH, MEHUL/SWEETYBEN	Qualifies. Common ownership with B 475 L 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

PARSIPPANY-TROY HILLS:
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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
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. Lot does not qualify due to environmental constraints limiting developable area	55.49	0.00	10	20%	0.00
292	495	2.02	KNOLL RD	MARTINO, DEBRA E	Lot too small to qualify.	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	199 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 ASSETS, LLC	Lot too small to qualify.	0.23	0.00	10	20%	0.00
301	509	11	TIGGA 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	OSTERLE, 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 MINNEHABA 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	NOKOMIS AVE	MUTTER, DUANE	Lot too small to qualify.	0.08	0.00	10	20%	0.00
313	535	7	29 HIAWATHA AVE	SANTIAGO, PHILIP B. 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	ALGONQUIN GAS TRANS CORP 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	S GLENWOOD AVE	IVER, SURESH N/HANDIRI	Lot too small to qualify.	0.12	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/size	Setback %	RD 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 MINNEHaha 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	X 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	LAROY, 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	AVRA 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 REY LIV TRST % 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.	4.01	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/PRIIT	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/HERESA K-C FENG-SROBERTS	Qualifies.	0.61	0.61	10	20%	1.21
366	722	6	ROUTE 46	HIRSHFELD/BERGER, NIHA MASOVI/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:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Acre	Setaside %	RDP 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	LARACCA, 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	TARA 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.	37.94	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 SQ BEVERWYCK RD	RNI PROPERTIES, LLC	Qualifies.	1.83	1.83	6	20%	2.26
395	757	54	1160 SQ BEVERWYCK RD	LEMO/BARONE, JOSEPH/DOMINICK	Qualifies.	3.37	3.37	6	20%	4.04
396	757	54.01	19 PHILLIP DR	RNI PROPERTIES LLC % JAYANTI DHADUK	Lot too small to qualify.	0.74	0.00	6	20%	0.00
397	757	54.02	18 PHILLIP DR	BARONE, DOMINICK	Lot too small to qualify.	0.74	0.00	6	20%	0.00
398	763	9.01	50 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. Ew. constraint: Majority of parcel is constrained by C1 stream, wetlands and 100 yr. floodplain. Areas unconstrained are	203.82	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owner Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Space	Grade %	RDP or Developable
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 stream, 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	SO 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	SO 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	IBOFF, 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 PIHTO	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 LCI	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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ID #	Block	Lot	Property Location	Owner Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/ac	Setback %	RDP of Developable
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-C1 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 LEVITLESQ	Lot too small to qualify.	0.29	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.	14.89	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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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	RDP of Developable
P14	14	18	OLD DOVER RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Landlocked and constrained by nonCI 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	WATNONG 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	11 POWDER MILL RD	NI 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	NI DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	2.75	6.00	10	20%	0.00
P34	27	36	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	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	61.02	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

PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owner's Name	Comments	Total Area (sq)	Developable Area (sq)	Applied or Approved density/acre	Setback %	ROP of Developable
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	NJ 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.	2.60	0.00	10	20%	0.00
P67	114	23	FOX HILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	0.85	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.	0.03	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	20%	0.00
P92	166	134	GEOFFERY DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.12	0.00	6	20%	0.00
P93	166	136	PARK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.48	0.00	6	20%	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	20%	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	TRAR RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.24	0.00	10	20%	0.00
P100	181	54	GRAFTON RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI list.	4.32	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
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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 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	ENGLISH TOWN 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	14.00	CHERRY HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.00	0.00	10	20%	0.00
P136	411	14.01	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:
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ID #	Block	Lot	Property Location	Owner's Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Scenario %	RDP of Developable
P143	421	13	PIIT 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	38 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 non-C1 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.	0.70	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:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Setback/acre	Setback %	RD 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:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Acre	Setback %	RD P/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	WAIL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P236	705	1	WAIL & 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 POND 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:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved Density/Acre	Setaside %	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.	11.39	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 nonC1 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	63.2	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.	8.28	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 CONS & 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 CONS & 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	PERRINE 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, nonC1 stream, and 100 yr. floodplain.	4.19	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Applied or Approved density/acre	Setback %	RDY of Developable
P287	765	84	TROY MEADOW RD	NJ DEPT OF ENVIRONMENTAL	Does not qualify. Completely constrained by wetlands.	2.70	0.00	6	20%	0.00
P288	765	81.1	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by wetlands.	6.20	0.00	6	20%	0.00
P289	765	66	EDWARDS RD REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Completely constrained by wetlands. No access off of 280 and US 46.	7.55	0.00	6	20%	0.00
P290	765	86	TROY MEADOW RD	NJ DEPT OF TRANSPORTATION	Does not qualify due to State ownership.	8.36	0.00	6	20%	0.00
P291	766	17	EDWARDS & HEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.56	0.00	10	20%	0.00
P292	767	16.1	NEW RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.03	0.00	10	20%	0.00
P293	768	1	1010 EDWARDS RD	COUNTY OF MORRIS	Does not qualify due to County ownership and development of on ramp/off ramp.	2.18	0.00	10	20%	0.00
P294	770	7	EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Constrained by 100 yr. floodplain and non-CI stream. Remaining area is not assembled in such a way to be developed.	7.72	0.00	10	20%	0.00
P295	770	17	4 NEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.15	0.00	10	20%	0.00
P296	770	19	359 NEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.28	0.00	10	20%	0.00
P297	770	18	6 NEW RD	COUNTY OF MORRIS	Lot too small to qualify.	0.38	0.00	10	20%	0.00
P298	771	1	NEW RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Site of capped landfill.	25.33	0.00	6	20%	0.00
P299	771	1	WEST HANOVER AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. Lists a duplicate of P299. ID P299 Removed from analysis.	0.12	0.00	6	20%	0.00
P300	3	16	HIGH RIDGE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Currently developed with tennis court and a water tower.	1.15	0.00	6	20%	0.00
P301	7	1	59 KOCH AVE	NJ DEPT OF HUMAN SERVICES	Does not qualify. State of NJ Mental Hospital	135.41	0.00	6	20%	0.00
P302	7	2	500 W HANOVER AVE	COUNTY OF MORRIS	Does not qualify. County building	107.15	0.00	6	20%	0.00
P303	10	1.01	KOCH AVE	NJ DEPT OF HUMAN SERVICES	Does not qualify. County building	139.23	0.00	6	20%	0.00
P304	10	1.03	CENTRAL AVE	COUNTY OF MORRIS	Does not qualify. County building	63.28	0.00	6	20%	0.00
P305	15	28	2387 WATNONG TER	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	0.93	0.00	6	20%	0.00
P306	15	29	2379 WATNONG TER	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	1.29	0.00	6	20%	0.00
P307	15.2	5	90 SO POWDERMILL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.23	0.00	10	20%	0.00
P308	15.8	35.02	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.87	0.00	10	20%	0.00
P309	15.8	35.02	MOUNTAIN WAY REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	1.87	0.00	6	20%	0.00
P310	15.8	40.01	MOUNTAIN WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.12	0.00	10	20%	0.00
P311	18	17	2830 ROUTE 10	NJ DEPT OF TRANSPORTATION	Does not qualify. Not vacant	1.49	0.00	6	20%	0.00
P312	18.5	17	35 WATERLOO DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. pump station and active recreation	5.96	0.00	6	20%	0.00
P313	19	9	2600 ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. Historic-Craftsman Farms (NHL, ID#2215)	1.69	0.00	6	20%	0.00
P314	19	10	2580 ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. Historic-Craftsman Farms (NHL, ID#2215)	2.31	0.00	6	20%	0.00
P315	25	14	HECTOR RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.23	0.00	6	20%	0.00
P316	25	31	2550 ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	27.32	0.00	6	20%	0.00
P317	25	31.1	ROUTE 10	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	0.94	0.00	6	20%	0.00
P318	25	32	SOUTHWOOD DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	6.00	0.00	6	20%	0.00
P319	35	4	53 DICKERSON RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	0.13	0.00	10	20%	0.00
P320	93	7	900 PARK RD	BOARD OF EDUCATION	Does not qualify. School building	8.00	0.00	10	20%	0.00
P321	98	47	510 PARK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal utility site	1.03	0.00	10	20%	0.00
P322	106	13.1	WILLOW LN	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	2.73	0.00	10	20%	0.00
P323	114	6.01	HIGHWOOD RD, LONG RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.26	0.00	10	20%	0.00

PARSIPPANY-TROY HILLS:
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ID #	Block	Lot	Property Location	Owners Name	Comments	Total Area (ac)	Developable Area (ac)	Approved or Approved Density/Acre	Spillside %	ROP of Developable
P324	114	22	OAKDALE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	1.30	0.00	10	20%	0.00
P325	136	28	HIGHVIEW RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	56.50	0.00	6	20%	0.00
P326	136	65	LACKAWANNA AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify. Developed with Lackawanna water tank.	0.91	0.00	10	20%	0.00
P327	161	1	STEPHEN B PARK	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	1.84	0.00	10	20%	0.00
P328	162	1	STEPHEN PL	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	2.53	0.00	10	20%	0.00
P329	166	83	20 RITA DR	BOARD OF EDUCATION	Does not qualify. School building.	44.08	0.00	6	20%	0.00
P330	166	16	BROOKLAWN DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	8.30	0.00	10	20%	0.60
P331	168	34	250 BROOKLAWN DR	BOARD OF EDUCATION	Does not qualify. School building.	18.96	0.00	6	20%	0.00
P332	168	132	DARTFORD RD	PARSIPPANY-TROY HILLS TWP	Qualifies. Constrained by wetlands. Wrapped with single-family lots.	5.06	3.91	10	20%	7.82
P333	176	9	1788 LITTLETON RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P334	199	3	250 BEACHWOOD RD	BOARD OF EDUCATION	Does not qualify. School building.	35.10	0.00	10	20%	0.00
P335	199	20	449 HALSEY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Library.	6.15	0.00	10	20%	0.00
P336	202	905	ENTINI WAY	PARSIPPANY-TROY HILLS TWP	Does not qualify. Pump station.	12.50	0.00	10	20%	0.00
P337	202	15	DRYDEN WAY	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P338	208	43	125 KINGSTON RD	BOARD OF EDUCATION	Does not qualify. School building.	11.33	0.00	10	20%	0.00
P339	208	52	CRESTVIEW DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	1.50	0.00	10	20%	0.00
P340	226	5	40 EBA RD	BOARD OF EDUCATION	Does not qualify. School building.	9.36	0.00	10	20%	0.00
P341	350	11	PARSCOE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	0.14	0.00	10	20%	0.00
P342	383	10	FAIRFIELD RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P343	388	3	192 PARSSIPANY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Library.	2.50	0.00	10	20%	0.00
P344	400	1.1	KNOLL RD-REAR	PARSIPPANY-TROY HILLS TWP	Does not qualify. Water tank.	0.87	0.00	10	20%	0.00
P345	400	3.2	2-A TORRES LN	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify. Irregularly shaped and narrow.	0.06	0.00	10	20%	0.00
P346	405	7	HOMER ST	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	6.53	0.00	10	20%	0.00
P347	411	13	CHERRY HILL RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.31	0.00	10	20%	0.00
P348	411	22.1	9299 ROUTE 46	UNITED STATES POSTAL SERVICE	Does not qualify. Post Office.	2.18	0.00	10	20%	0.00
P349	411	22.2	ROUTE 46	NJ DEPT OF TRANSPORTATION	Lot too small to qualify.	0.52	0.00	10	20%	0.00
P350	411	22.3	ROUTE 46	NJ DEPT OF TRANSPORTATION	Lot too small to qualify.	0.23	0.00	10	20%	0.00
P351	411	24.01	13339 ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify. Police Station.	8.79	0.00	10	20%	0.00
P352	411	24.02	PUMPHOUSE RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Public Works.	16.12	0.00	10	20%	0.00
P353	420	1	1001 PARSSIPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Municipal building.	3.11	0.00	10	20%	0.00
P354	421	12	60 PITT RD	BOARD OF EDUCATION	Does not qualify. School building.	12.85	0.00	10	20%	0.00
P355	421	25.1	735 PARSSIPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	2.75	0.00	10	20%	0.00
P356	421	26	760 PARSSIPANY BLVD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	4.11	0.00	10	20%	0.00
P357	421	29.04	WATERVIEW BLVD - REAR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify. Developed as a surface parking lot.	10.63	0.00	6	20%	0.00
P358	429	32	100 BELL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	7.23	0.00	10	20%	0.00
P359	435	28	280 PARSSIPANY BLVD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.11	0.00	10	20%	0.00
P360	469	3	445 KNOLL RD	BOARD OF EDUCATION	Does not qualify. School building.	16.67	0.00	10	20%	0.00
P361	469	6	389 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Developed as a residence and farm.	5.77	0.00	10	20%	0.00
P362	481	36	1 LINCOLN AVE	BOARD OF EDUCATION	Does not qualify. School building.	13.17	0.00	10	20%	0.00
P363	483	2	CLAUDINE TER	BOARD OF EDUCATION	Does not qualify. On ROSI List.	24.66	0.00	10	20%	0.00
P364	483	28	COLONY ST	PARSIPPANY-TROY HILLS TWP	Does not qualify. Pump Station and completely constrained.	0.34	0.00	10	20%	0.00
P365	494	6.1	1130 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Rec center.	5.90	0.00	6	20%	0.00
P366	494	1	1100 KNOLL RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	338.00	0.00	6	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 (sq)	Developable Area (sq)	Applied or Approved density/acre	Setback %	RDP of Developable
P367	498	24	10 EILEEN CT	BOARD OF EDUCATION	Does not qualify, School building.	11.94	0.00	10	20%	0.00
P368	498	23	60-70 EILEEN CT	PARSIPPANY-TROY HILLS TWP	Does not qualify, Developed as active recreation.	11.31	0.00	10	20%	0.00
P369	498	25	EILEEN CT	PARSIPPANY-TROY HILLS TWP	Does not qualify, Well.	1.08	0.00	10	20%	0.00
P370	517	6	RIVER DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P371	520	1	NOKOMIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.14	0.00	10	20%	0.00
P372	520	2	NOKOMIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.09	0.00	10	20%	0.00
P373	521	1	68 NOKOMIS AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.18	0.00	10	20%	0.00
P374	526	10	19 MOHICAN PL	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P375	553	3	LAKE SHORE DR	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.17	0.00	10	20%	0.00
P376	601	10	69 NO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.10	0.00	10	20%	0.00
P377	626	21	156 OLD BLOOMFIELD AVE	BOARD OF EDUCATION	Does not qualify, School building.	1.16	0.00	10	20%	0.00
P378	629	2	MAPLE AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	0.44	0.00	10	20%	0.00
P379	630	1	41 ELM AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	0.84	0.00	10	20%	0.00
P380	698	32	160 EDWARDS RD	BOARD OF EDUCATION	Does not qualify, School building.	11.06	0.00	10	20%	0.00
P381	698	20	410 OLD BLOOMFIELD AVE	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify, Irregularly shaped and narrow.	0.55	0.00	10	20%	0.00
P382	717	37	309 BALDWIN RD	BOARD OF EDUCATION	Does not qualify, School building.	40.54	0.00	10	20%	0.00
P383	716	7	BALL AVE	PARSIPPANY-TROY HILLS TWP	Lot does not qualify, Developed with utility pump house.	0.52	0.00	10	20%	0.00
P384	716	26	300 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, School building.	1.86	0.00	10	20%	0.00
P385	718	26.1	320 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.15	0.00	10	20%	0.00
P386	721	3	1620 ROUTE 46	BOARD OF EDUCATION	Does not qualify, School building.	22.02	0.00	10	20%	0.00
P387	722	1	ROUTE 46 & SO BEVERWYCK	NJ DEPT OF TRANSPORTATION	Does not qualify, Constrained by slopes and developed as Park n Ride. Remaining area is an archaeological site with identified artifacts.	11.77	0.00	10	20%	0.00
P388	723	1	SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	12.71	0.00	6	20%	0.00
P389	725	5.01	1839 ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	5.31	0.00	10	20%	0.00
P390	728	3	ROUTE 46	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	16.06	0.00	10	20%	0.00
P391	728	5	220 TROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, Veterans of Foreign Wars Building.	0.70	0.00	10	20%	0.00
P392	728	6	33 BALDWIN RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	2.13	0.00	10	20%	0.00
P393	734	2.06	TROY RD	PARSIPPANY-TROY HILLS TWP	Lot does not qualify, Developed with utility pump house.	1.10	0.00	10	20%	0.00
P394	734	4	460 SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, Township Historic Society building (Smith-Baldwin House).	2.85	0.00	6	20%	0.00
P395	736	7.07	SMITH & MAZDABROOK RD	PARSIPPANY-TROY HILLS TWP	Lot too small to qualify.	0.31	0.00	10	20%	0.00
P396	736	9.2	580 SMITH RD	PARSIPPANY-TROY HILLS TWP	Qualifies, Constrained by wetlands.	4.17	4.05	10	20%	8.10
P397	736.1	3	459 POMEROY RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, Water tank.	1.01	0.00	10	20%	0.00
P398	753	35	29 TROUVILLE DR	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	2.31	0.00	6	20%	0.00
P399	753	65	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	14.60	0.00	6	20%	0.00
P400	753	66	REYNOLDS AVE	PARSIPPANY-TROY HILLS TWP	P400 removed from analysis.	1.10	0.00	6	20%	0.00
P401	757	20	REYNOLDS AVE	COUNTY OF MORRIS	Does not qualify, On ROSI List.	103.79	0.00	6	20%	0.00
P402	763	11	509 S. BEVERWYCK RD	BOARD OF EDUCATION	Does not qualify, School building.	12.28	0.00	10	20%	0.00
P403	764	29	803 SO BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	5.48	0.00	10	20%	0.00
P404	764	51	MEADOW RD	PARSIPPANY-TROY HILLS TWP	Does not qualify, Completely constrained.	0.18	0.00	6	20%	0.00
P405	764	64	SO BEVERWYCK RD	NJ DEPT OF ENV PROTECTION	Lot too small to qualify.	0.42	0.00	6	20%	0.00
P406	765	33	MARSHA TER	PARSIPPANY-TROY HILLS TWP	Does not qualify, On ROSI List.	4.05	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 %	RD of Developable	
P407	765	64	50 BEVERWYCK RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. On ROSI List.	10.83	0.00	6	20%	0.00	
P408	768	2.01	1100 EDWARDS RD	MORRIS COUNTY MUNICIPAL UTILITIES A	Does not qualify. Morris County Municipal Utility Authority.	2.00	0.00	10	20%	0.00	
P409	769	1	1139 EDWARDS RD	PARSIPPANY-TROY HILLS TWP	Does not qualify. Sewer Treatment Facility	59.99	0.00	10	20%	0.00	
LD1	406	4.01	440 LITTLETON RD	440 LITTLETON ROAD, LLC	Qualifies for RDP Analysis. Developed plant nursery. Considered developable for RDP purposes	2.91	2.91	10	20%	5.80	
DDP1	14	9	660 OLD DOVER RD	700 MOUNTAIN WAY LLC	Qualifies for RDP Analysis. Approved inclusionary site. Although lot constrained by steep slopes, considered developable for RDP purposes with adjoining parcel B 14 L 9 & 10 for a total of 97 units	14.00	1.53	6.12	20%	19.40	
	14	9.1	660 OLD DOVER RD	700 MOUNTAIN WAY LLC			1.53	6.12	20%		
	14	10	646 OLD DOVER RD	700 MOUNTAIN WAY, LLC			1.83	6.12	20%		
DDP2	136	44	100 CHERRY HILL RD	MORRIS CORP CTR VI, LLC % SJP PROP	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands non-C1 stream and waterbody, considered developable for RDP purposes with adjoining parcel B136 L76 for a total of 325 units.	27.47	22.01	11.8	20%	65.00	
	136	76	120 CHERRY HILL RD	MORRIS VI REALTY, LLC % SJRPPERTIES			0.98				
DDP3	166	96	1050 LITTLETON RD	ST CHRISTOPHERS R.C. CHURCH	Qualifies for RDP Analysis. Rear of lot being offered for sale although constrained by slopes housing Approved inclusionary site. Considered developable for RDP purposes	11.50	11.50	6	20%	13.80	
DDP4	181	19	1500 LITTLETON RD	PARSIPPANY LITTLETON, LLC	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands non-C1 stream and waterbody, considered developable for RDP purposes for a total of 250 AR & 120 ASL units.	25.95		14.3	20% & 10%	62.00	
DDP5	200	1.2	1515 ROUTE 10	1515 PARSIPPANY, LLC	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands non-C1 stream and waterbody, considered developable for RDP purposes for a total of 441 units.	11.13		39.8	20%	88.20	
DDP6	200	8	169 JOHNSON RD	A CONCLIL TRUSTEE, J & P WEICHERT	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands non-C1 stream and waterbody, considered developable for RDP purposes for a total of 91 units.	2.51		36.3	20%	18.20	
DDP7	202	3.1	1633 LITTLETON RD	LITTLETON REALTY ASC LLC % MACK-CALI	Qualifies for RDP analysis. Proposed inclusionary site. Considered developable for RDP purposes with adjoining parcels for a total of 400 units	5.19	5.19	19.5	20%	80.00	
	202	3.20	2 CAMPUS DR	RRT 2 CAMPUS LLC % MACK-CALI REALTY			5.04				5.04
	202	3.12	3 CAMPUS DR	1 CAMPUS ASSOC % MACK-CALI			10.02				10.02
DDP8	245	18.1	181 KINGSTON RD	SHREEJI GAJA LAXMI, LLC	Qualifies for RDP Analysis. Approved inclusionary site. Although lot is developed, considered developable for RDP purposes for a total of 8 units	0.87	0.87	9.2	20%	1.60	
DDP9	392	1	800-900 PARSIPPANY RD	8HIGH LANIDEX, LLC	Qualifies for RDP analysis. Proposed inclusionary site. Considered developable for RDP purposes with adjoining parcels for a total of 600 units unless need third round.	11.36		13.3	20%	120.00	
	392	2	100-700 PARSIPPANY RD	1H7H LANIDEX, LLC % MILELJ REAL EST		33.72					
DDP10	411	15	199 CHERRY HILL RD	199 CHERRY HILL ROAD LLC	Qualifies for RDP Analysis. Proposed inclusionary site. Although lot is developed, it is considered developable for RDP purposes for a total of 60 units	2.40	2.40	25	20%	12.00	
DDP11	698	15.2, 50	808 ROUTE 46	WESTMOUNT-ARLINGTON PLAZA JOINT VEN	Qualifies for RDP Analysis. Proposed inclusionary site. Although lot is developed, it is considered developable for RDP purposes for a total of 313 units	22.08	22.08	10.03	20%	62.60	
DDP12	766	6	750 EDWARDS RD	750 EDWARDS RD, LLC	Qualifies for RDP analysis. Proposed inclusionary site. Lot is constrained by wetlands non-C1 stream and waterbody, considered developable for RDP purposes with adjoining parcels B766 L 6 thru 9 for a total of 114 units.	4.73	0.35	13.3	20%	22.80	
	766	7	760 EDWARDS RD	CORVELL ASSOC % CORVELL BROTHERS							
	766	8	EDWARDS RD	750 EDWARDS RD, LLC							
	766	9	EDWARDS RD	750 EDWARDS RD, LLC							

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	Setaside %	BDP of Developable
DDPL3	767	36	887 EDWARDS RD	CORVELLI ASSOCIATES INC	Qualifies for RDP Analysis. Proposed industrial site. Although lot developed, considered developable for RDP purposes for 24 units	1.18		20.3	20%	4.80
NRD1	15	5	2889 ROUTE 10	2889 ROUTE 10, LLC	Negotiated qualification for RDP Analysis. Although lot developed as lot 5 and 6 included in RDP at 80 units	2.04		12.6	20%	16.00
NRD2	15	6	2889 ROUTE 10	2889 ROUTE 10, LLC		4.29				
NRD3	734	51.29	SCHINDLER CT	STERLING MUST LLC	Negotiated qualification for RDP Analysis. Although lot developed, included in RDP at 6 units to the acre or 39 units	6.56		6	20%	7.80
NRD4	421	29.03	30 WATERVIEW BLVD	WATERVIEW MARKETPLACE LLC	Negotiated qualification for RDP Analysis. Although lot developed, included in RDP at 12 units to the acre or 193 units	16.10	16.10	12	20%	38.60
TOTAL RDP OF VACANT AND LOTS CONTRIBUTING TO RDP BASED UPON SETTLEMENT AGREEMENT										856.43

March 19, 2019
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Exhibit B: Overlay zoning on designated sites

EXHIBIT B

Unmet Need Overlay Zoning Exhibit

The following is a summary of locations proposed as overlay zones to address unmet need in the Township.

Overlay Area A: North Beverwyck Rd Site. (Block 607, Lot 1)

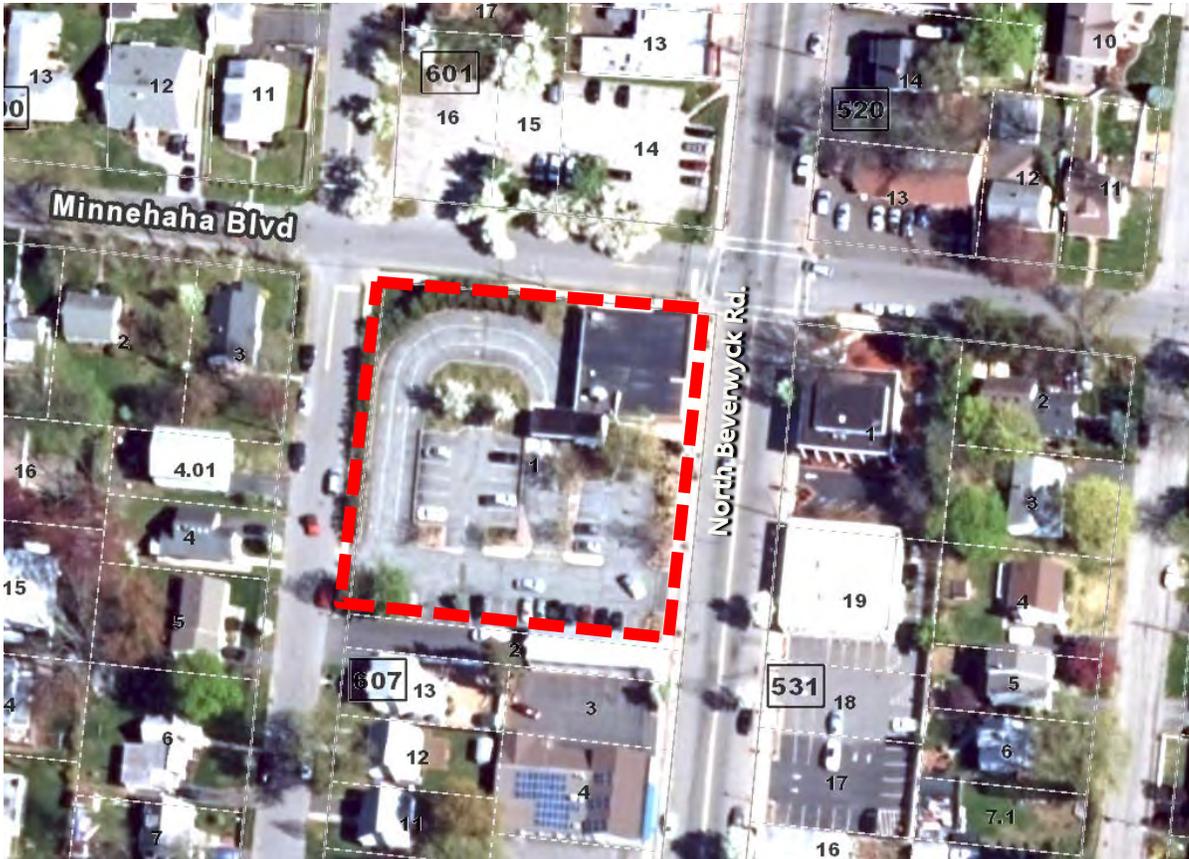


Table 1: Overlay Area A

Address	Block and Lot	Area (ac)	Proposal	Density (du/ac)	Potential Units (rounded)	Set-aside	Potential Affordable Units (rounded)
53 North Beverwyck	B 607, L 1	0.918	Mixed use: residential over commercial	18du/ac	16.0	20%	4
TOTAL		0.92		18 du/ac	16.0		4

Overlay Area B: Mara and North Beverwyck Road. (Block 497, Lots 6 & 70)

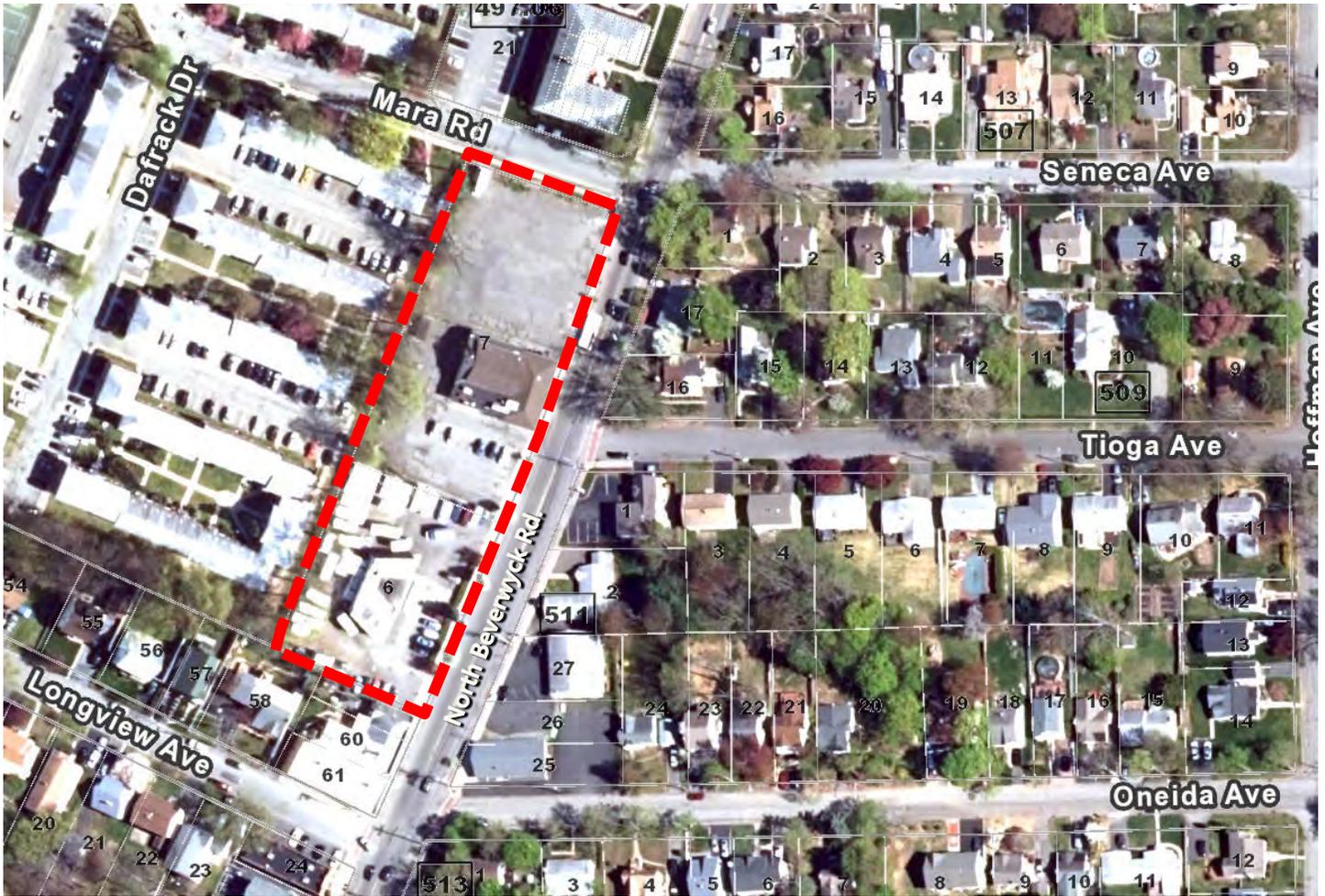


Table 2: Overlay Area B

Address	Block and Lot	Area (ac)	Proposal	Density (du/ac)	Potential Units (rounded)	Set-aside	Potential Affordable Units (rounded)
141 North Beverwyck	B 497, L 6	0.68	Mixed use: residential over commercial	18 du/ac	12.0	20%	3
149 North Beverwyck	B 497, L 7	1.05	Mixed use: residential over commercial	18 du/ac	18.0	20%	4
Combined Total		1.73		18 du/ac	31.0	20%	7

Overlay Area C: Lanidex Development-Parsippany Road (Block 392 Lots 1 & 2)



Table 3: Overlay Area C

Address	Block and Lot	Lot Area (ac)	Proposal	Density (du/ac)	Potential Units (rounded)	Set-aside	Potential Affordable Units (rounded)
100-900 Lanidex Plaza	B 392, L 1&2	23.7* net (45.08 gross)	Mixed use: residential & commercial	25.3 du/net ac*	600.0	20%	120
Combined Total				25.3 du/net ac*	600.0	20%	120

* The overlay zoning area proposed is for the net area contemplated as phase 1 and 2 only in this proposal which comprises a portion of the properties not the entirety of the lots identified herein.

Overlay Area E: Mount Arlington Center- East Side (Block 69.8, Lot 15.2)



Table 5: Overlay Area E

Address	Block and Lot	Lot Area (ac)	Proposal	Density (du/ac)	Potential Units (rounded)	Set-aside	Potential Affordable Units (rounded)
792 Route 46	B 698, L 15.2	31.16	Mixed use center: residential & commercial	10 du/ac	311.0	20%	63
TOTAL		31.16		10 du/ac	311.0		63

Overlay Area F: GSK Site (Block 181, Lot 19)



Table 6: Overlay Area F

Address	Block and Lot	Lot Area (ac)	Proposal	Density (du/ac)	Potential Units (rounded)	Set-aside	Potential Affordable Units (rounded)
1500 Littleton Rd.	B 181, L 19	25.95	Age restricted and assisted living residences	14.3 du/ac	370.0	Varies	62
TOTAL		25.95		14.3 du/ac	370.0		62

Exhibit C: 2018 Income Limits

2018 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) - April 2018
Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on:

		1 Person	1.5 Person	2 Person	3 Person	4 Person	4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents** \$/sqft***	Regional Asset Limit***
Region 1 Bergen, Hudson, Passaic and Sussex	Median	\$63,597	\$68,140	\$72,682	\$81,767	\$90,853	\$94,467	\$98,121	\$105,389	\$112,657	\$119,926		
	Moderate	\$50,878	\$54,512	\$58,146	\$65,414	\$72,682	\$75,589	\$78,497	\$84,311	\$90,126	\$95,940	2.2%	\$175,679
	Low	\$31,798	\$34,070	\$36,341	\$40,884	\$45,426	\$47,243	\$49,060	\$52,695	\$56,329	\$59,963		
Region 2 Essex, Morris, Union and Warren	Very Low	\$19,079	\$20,442	\$21,805	\$24,530	\$27,256	\$28,346	\$29,436	\$31,617	\$33,797	\$35,978		
	Median	\$66,755	\$71,523	\$76,291	\$85,828	\$95,364	\$99,179	\$102,993	\$110,622	\$118,252	\$125,881		
	Moderate	\$53,404	\$57,218	\$61,033	\$68,662	\$76,291	\$79,343	\$82,395	\$88,498	\$94,601	\$100,705	2.2%	\$182,955
Region 3 Huntendon, Middlesex and Somerset	Low	\$33,377	\$35,762	\$38,146	\$42,914	\$47,682	\$49,589	\$51,497	\$55,311	\$59,126	\$62,940		
	Very Low	\$20,026	\$21,497	\$22,967	\$25,748	\$28,529	\$29,754	\$30,979	\$33,187	\$35,475	\$37,764		
	Median	\$75,530	\$80,925	\$86,320	\$97,110	\$107,900	\$112,216	\$116,532	\$125,164	\$133,796	\$142,428	2.2%	\$205,458
Region 4 Mercer, Monmouth and Ocean	Moderate	\$60,424	\$64,740	\$69,056	\$77,688	\$86,320	\$89,773	\$93,226	\$100,131	\$107,037	\$113,942		
	Low	\$37,795	\$40,463	\$43,130	\$48,555	\$53,980	\$56,108	\$58,236	\$62,582	\$66,928	\$71,274	2.2%	\$205,458
	Very Low	\$22,659	\$24,278	\$25,897	\$29,133	\$32,370	\$33,665	\$34,960	\$37,549	\$40,139	\$42,728		
Region 5 Burlington, Camden and Gloucester	Median	\$69,447	\$74,407	\$79,368	\$89,289	\$99,209	\$103,178	\$107,146	\$115,083	\$123,020	\$130,956		
	Moderate	\$55,537	\$59,526	\$63,494	\$71,491	\$79,488	\$82,542	\$85,573	\$92,066	\$98,416	\$104,765	2.2%	\$186,616
	Low	\$34,723	\$37,204	\$39,684	\$44,644	\$49,605	\$51,589	\$53,573	\$57,541	\$61,510	\$65,478		
Region 6 Atlantic Cape May, Cumberland and Salem	Very Low	\$20,834	\$22,222	\$23,610	\$26,787	\$29,963	\$30,953	\$32,144	\$34,525	\$36,906	\$39,287		
	Median	\$61,180	\$65,550	\$69,920	\$78,660	\$87,400	\$90,896	\$94,392	\$101,384	\$108,376	\$115,368		
	Moderate	\$48,944	\$52,440	\$55,936	\$62,928	\$69,920	\$72,717	\$75,514	\$81,107	\$86,701	\$92,294	2.2%	\$161,977
Region 6 Atlantic Cape May, Cumberland and Salem	Low	\$30,590	\$32,775	\$34,960	\$39,330	\$43,700	\$45,448	\$47,196	\$50,692	\$54,188	\$57,684		
	Very Low	\$18,354	\$19,665	\$20,976	\$23,598	\$26,220	\$27,269	\$28,318	\$30,415	\$32,513	\$34,610		
	Median	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,655	\$90,494	\$96,332		
Region 6 Atlantic Cape May, Cumberland and Salem	Moderate	\$40,868	\$43,787	\$46,706	\$52,545	\$58,383	\$60,718	\$63,054	\$67,724	\$72,395	\$77,066	2.2%	\$136,580
	Low	\$25,543	\$27,367	\$29,192	\$32,840	\$36,489	\$37,949	\$39,409	\$42,328	\$45,247	\$48,166		
	Very Low	\$15,326	\$16,420	\$17,515	\$19,704	\$21,894	\$22,769	\$23,645	\$25,397	\$27,148	\$28,900		

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.
* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).
** This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 is 2.2% (Consumer price index for All Urban Consumers (CPI-U): Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, or 2017 may increase rent by up to the applicable combined percentage from their last rental increase for that unit. In no case can rent for any particular apartment be increased more than one time per year.
*** This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.
Low income tax credit developments may increase based on the low income tax credit regulations.
**** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b).
Note: Since the Regional Income Limits for Region 6 in 2017 were higher than the 2018 calculations, the 2017 income limits will remain in force for 2018 (as previously required by N.J.A.C. 5:97-9.2(c)).

2.Third Round Certification

FILED

December 10, 2020

MICHAEL GAUS, J.S.C.

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

**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: MORRIS COUNTY

DOCKET NO.: **MRS-L-1699-15**

Civil Case

(Mount Laurel)

**ORDER GRANTING NON-CONDITIONAL
FINAL THIRD ROUND JUDGMENT OF
COMPLIANCE AND REPOSE**

THIS MATTER, having come before the Court by McManimon, Scotland & Baumann, LLC (Leslie G. London, Esq. appearing), attorneys for Petitioner Township of Parsippany-Troy Hills (the “Township”) by way of a Declaratory Judgment Complaint to have the Court determine the Township’s fair share affordable housing obligations, to permit the Township time to adopt a compliance plan and for temporary immunity from builder’s remedy litigation pending the Declaratory Judgment action, in response to In Re Adoption of N.J.A.C. 5:96, 221 N.J. 1 2015 (“Mt. Laurel IV”); and the Court having appointed Brian M. Slaugh, PP, AICP, as the Court Master; and Fair Share Housing Center (“FSHC”) having participated in the Declaratory Judgment action as an interested party; and the Township and FSHC having entered into a Settlement Agreement dated March 19, 2019 (the “Settlement Agreement”); and the Court having scheduled a Fairness and Preliminary Compliance Hearing (the “Fairness Hearing”) on June 21, 2019 to consider approval of the Settlement Agreement, and to determine whether the settlement is fair, reasonable and adequately protects the interest of very low, low and moderate income households, and the Township having provided proper public and actual

notice of the Fairness Hearing; and the Court Master, Brian Slauch, PP, AICP having issued a report to the Court dated June 14, 2019 (the “June 14, 2019 Report”) recommending that the Court approve the Settlement Agreement, subject to certain terms and conditions; and the Court having conducted a Fairness Hearing on June 21, 2019 and having considered the testimony of the Township’s qualified expert Edward Snieckus, PP, LLA, ASLA, and testimony of the Court Master and FSHC; and the Court having found and determined, pursuant to the judicial standards prescribed by the Appellate Division in East/West Venture v. Bor. Of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996), and sufficient notice having been given in accordance with In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (“Mt. Laurel IV”) and Morris County Fair Housing Council v. Boonton Tp., 197 N.J. Super. 359 (Law Div. 1984), aff’d o.b., 209 N.J. Super. 108 (App. Div. 1986); and through analysis of the Settlement Agreement and on the basis of the testimony taken during the Fairness Hearing conducted on June 21, 2019, entered an Order Approving the Settlement Agreement and Fixing Date for a Final Hearing for Third Round Judgment of Compliance and Repose dated July 24, 2019 (the “July 24, 2019 Order”), and finding that the Settlement Agreement is fair, reasonable and adequately protects the interests of very low, low and moderate-income households, and approving the mechanisms by which the Township will meet its Prior and Third Round affordable housing obligations subject to the conditions imposed by the Court Master’s June 14, 2019 Report; and the Court having conducted a Final Compliance Hearing on October 25, 2019 (the “Final Hearing”), and having considered the submission of the Township regarding public notice of the Final Hearing, which submissions were entered into evidence at the Final Hearing as P-7 and P-8, and the documentation and information submitted by the Township in response to the conditions imposed in the Court Master’s June 14, 2019 Report, which submissions were entered into

evidence at the Final Hearing as P-9; and the Court having considered the subsequent Final Report of the Court Master dated October 21, 2019 (the “October 21, 2019 Final Report”), which was entered into evidence at the Final Hearing as C-1; and the October 25, 2019 supplemental submissions made by the Township in response to the Court Master’s October 21, 2019 Final Report, which were entered into evidence at the Final Hearing as P-10 and P-11; and the testimony of the Township’s qualified expert Edward Snieckus; and the testimony of the Court Master and FSHC (Bassam Gergi, Esq. appearing), which testimony outlined certain recommended conditions for the Township to meet in order to receive a Final Judgment of Compliance and Repose; and based on the testimony presented and submissions made, the Court having found and determined, pursuant to the judicial standards prescribed by the Appellate Division in East/West Venture v. Bor. Of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996), and In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (“Mount Laurel IV”), and in Morris County Fair Housing Council v. Boonton Tp., 197 N.J. Super. 359 (Law Div. 1984), aff’d o.b., 209 N.J. Super. 108 (App. Div. 1986), that the Township had satisfied the required public notice requirements, and had satisfied the conditions set forth in the Court’s July 24, 2019 Order Approving Settlement Agreement and Fixing Date for Final Hearing for Third Round Judgment of Compliance and Repose, including but not limited to the adoption of a Housing Element and Fair Share Plan (the “HE&FSP”), the adoption of an Affordable Housing Ordinance, and adoption of affordable housing development overlay zoning amendments, with the exception of the conditions outlined by the Court Master in his October 21, 2019 Final Report and his testimony, and the conditions set forth in the testimony of FSHC; and the Court in response to such conditions, having entered an Order Granting Conditional Final Third Round Judgment of Compliance on November 13, 2019, which required satisfaction

by the Township of the Conditions set forth in said Order, which included the preparation and submission of information and documentation and Certification of the Township's qualified expert, to the Court Master for review and a subsequent determination by the Court Master that the Township has complied with all Conditions; and the Court Master having submitted a Final Letter to the Court dated May 27, 2020 stating that he is in agreement with the Certification of the Township's qualified expert and the Township has met its Judgment of Repose obligations under his review.

December
IT IS on this 10th day of ~~June~~, 2020;

ORDERED, as follows:

1. A Non-Conditional Final Third Round Judgment of Compliance and Repose through July 1, 2025 is hereby granted to the Township pursuant to the Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301 et seq., applicable Council on Affordable Housing ("COAH") substantive regulations, and the Mt. Laurel case law, including Mt. Laurel IV, during which time the Township shall have repose from all Mount Laurel exclusionary zoning lawsuits, except for actions brought to enforce the terms of this Order or the Court-approved Settlement Agreement.
2. The Township shall comply with all terms of the Court-approved Settlement Agreement, which were incorporated into the HE&FSP, including the monitoring and reporting requirements set forth therein.
3. The Township's updated and adopted HE&FSP, Development Fee Ordinance, Spending Plan, and Affordable Housing Ordinance are hereby approved by the Court, and the Township may expend funds in its Affordable Housing Trust Fund in accordance with the Settlement Agreement, HE&FSP, the FHA, and applicable COAH regulations.

4. All other provisions of the Order Granting Conditional Final Third Round Judgment of Compliance and Repose that are not otherwise addressed in this Final Judgment are incorporated herein.

5. 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.

/s Michael C. Gaus

Michael C. Gaus, J.S.C.

3. Fourth Round Need Resolutions

- Parsippany Resolution 2025-049
- Court Order Fixing Fourth Round Need

**TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY**

RESOLUTION

**R2025-049: RESOLUTION OF THE TOWNSHIP OF PARSIPPANY-TROY
HILLS COMMITTING TO FOURTH ROUND AFFORDABLE
HOUSING PRESENT NEED AS CALCULATED BY DCA AND
PROSPECTIVE NEED NUMBER AS MODIFIED HEREIN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA required the Department of Community Affairs ("DCA") to produce an estimate of the Fourth Round affordable housing obligations on or before October 20, 2024, based upon the criteria set forth in the Amended FHA; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the Fourth Round affordable housing obligations for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Township of ParsIPPany-Troy Hills's Fourth Round (2025-2035) obligations as follows: Present Need (Rehabilitation) Obligation of 138 units and Prospective Need (New Construction) Obligation of 553 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding and authorizes municipalities to either accept, or provide alternate calculations, to the DCA's calculations for present and prospective fair share obligations "by binding resolution no later than January 31, 2025", which deadline has been extended to February 3, 2025 by Acting Administrative Director of the Administrative Office of Courts via Directive #14-24 ("AOC Directive #14-24"), dated December 13, 2024 (issued on December 19, 2024); and

WHEREAS, the Township submits this Resolution in satisfaction of the requirements of the Amended FHA, by committing to the DCA estimate of the Township's Present Need (Rehabilitation) as described in the DCA Report and the Township's Prospective Need (New Construction) Obligation as modified herein; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Township of Parsippany-Troy Hills has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, the Township of Parsippany-Troy Hills relies on the DCA calculations of the Township's fair share obligations as described in the DCA Report with respect to Present Need (Rehabilitation) and as modified herein with respect to Prospective Need (New Construction), to account for the Township's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the analysis attached hereto as Exhibit "A" prepared by Edward Snieckus, Jr., PP, LLA, ASLA (Burgis Associates, Inc.) Township Affordable Housing Planner, and the Township of Parsippany-Troy Hills seeks to commit to provide its fair share of 138 units Present Need (Rehabilitation) and 496 units Prospective Need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Section 3 of the Amended FHA provides that: "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7" of the Amended FHA; and

WHEREAS, the Township's commitment to the Fourth Round Present Need (Rehabilitation) Obligation of 138 units as calculated by the DCA and Prospective Need (New Construction) Obligation of 496 units as modified herein are entitled to a "presumption of validity" because they are established in compliance with Sections 6 and 7 of the Amended FHA; and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the Township specifically reserves the right to adjust its fair share obligations in accordance with the COAH Regulations and the following, if applicable: (a) a survey, such as a windshield survey, which accounts for a higher-resolution estimate of present need and/or (b) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including but not limited to, the Highlands Council Regional Master Plan and its build out, or the Pinelands Commission or Meadowlands Commission, inclusive of their regulations and planning documents; and

WHEREAS, based on the foregoing, the Governing Body finds that it is in the best interest of the Township of Parsippany-Troy Hills to commit to the DCA calculations of its fair share of 138 units Present Need (Rehabilitation) and to the modified 496 units Prospective Need (New Construction) for the Fourth Round, subject to any vacant land and/or durational adjustment, and/or any other permitted adjustment it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Township of Parsippany-Troy Hills reserves all rights to revoke or amend this Resolution and commitment, as may be necessary and/or appropriate, based on any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, the Township of Parsippany-Troy Hills also reserves all rights to revoke or amend this Resolution and commitment, as may be necessary and/or appropriate, in the event of a successful challenge to the Amended FHA pursuant to the case The Township of Montvale v. the State of New Jersey (MER-L-1778-24), any other such action challenging the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Township of Parsippany-Troy Hills reserves the right (which reservation shall include but not be limited to a reservation of litigation rights and positions, without prejudice) to take such position as it deems appropriate in response thereto, including that its Fourth Round Present or Prospective Need Obligations are lower than described herein; and

WHEREAS, in addition to the foregoing, nothing in the Amended FHA requires or can require an increase to the Township's Fourth Round Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of the Amended FHA is to establish unchallenged numbers by default on March 1, 2025; and

WHEREAS, in light of the above, the Governing Body of the Township of Parsippany-Troy Hills finds that it is in the best interest of the Township of Parsippany-Troy Hills to declare its obligations in accordance with this binding Resolution and in accordance with the Amended FHA; and

WHEREAS, in addition to the foregoing, pursuant to AOC Directive #14-24, a "municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and

WHEREAS, nothing in this Resolution shall be interpreted as an acknowledgment of the legal validity of AOC Directive #14-24 and the Township of Parsippany-Troy Hills reserves any and all rights and remedies in relation to AOC Directive #14-24; and

WHEREAS, the Township of Parsippany-Troy Hills seeks a Certification of Compliance with the FHA and from the Program and, therefore, directs its Affordable Housing Counsel to file a Declaratory Judgement Complaint and Case Information Statement in Morris County, or such other appropriate venue with the Program or any other entity as may be deemed appropriate, within 48 hours of the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED on this 21 day of January, 2025 by the Township Council of the Township of Parsippany-Troy Hills, Morris County, State of New Jersey, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution,

2. For the reasons set forth in this Resolution, the Township of Parsippany-Troy Hills hereby commits to the DCA Fourth Round Present Need (Rehabilitation) Obligation of 138 units and a modification of the calculation of the DCA's Fourth Round Prospective Need (New Construction) Obligation of 496 units as described in this Resolution, subject to all reservations of rights set forth herein and as follows:

a) The right to adjust the Township of Parsippany-Troy Hills's fair share obligations based upon applicable COAH regulations (including but not limited to a Vacant Land Adjustment and/or a Durational Adjustment), and a survey (such as a windshield survey), and all other applicable adjustments, permitted in accordance with applicable COAH regulations or other applicable law; and

b) The right to revoke or amend this Resolution in the event of a successful legal challenge, or legislative change, to the Amended FHA; and

c) The right to take any contrary position, or adjust its fair share obligations, in the event of a third-party challenge to the Township of Parsippany-Troy Hills's fair share obligations.

3. The Township of Parsippany-Troy Hills, in accordance with the requirements of the Amended FHA and the Acting Administrative Director of the Administrative Office of Court's Directive #14-24, dated December 13, 2024 (issued on December 19, 2024), hereby directs its Affordable Housing Counsel to file a Declaratory Judgment Complaint and a Case Information Statement in Morris County, or any other appropriate venue with the Program or any other entity as may be deemed appropriate, within 48 hours after adoption this resolution.

4. The Township of Parsippany-Troy Hills, in accordance with the requirements of the Amended FHA and the Acting Administrative Director of the Administrative Office of Court's Directive #14-24, dated December 13, 2024 (issued on December 19, 2024), further authorizes its Affordable Housing Counsel to attach this Resolution and the Analysis attached hereto as Exhibit "A" as exhibits to the Declaratory Judgment Complaint that is filed and to submit and/or file this Resolution and the attached Analysis with the Program or any other such entity as may be deemed appropriate.

5. If any part(s) of this Resolution shall be deemed invalid, such part(s) shall be severed and the validity thereof shall not affect the remaining parts of this Resolution.

6. All resolutions or parts thereof inconsistent with this Resolution are hereby rescinded.

7. This Resolution shall take effect immediately, according to law.

R2025-049

COUNCIL MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Cariff	X					
Ms. Hernandez	X					X
Mr. McGrath	X					
Mr. Musella	X					
Mr. Neglia	X				X	

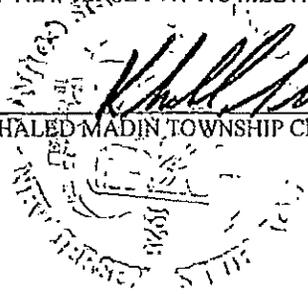
THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND LAWFUL COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY AT ITS MEETING OF JANUARY 21, 2025.



 KHALED MADIN TOWNSHIP CLERK



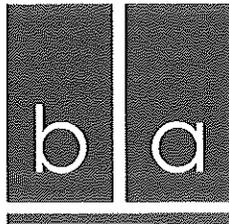
 COUNCIL PRESIDENT PAUL CARIFF, JR.



Fourth Round Present and Prospective Need Analysis

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

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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 .

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

Fourth Round Present and Prospective Need Analysis

Township of Parsippany-Troy Hills
Morris County, New Jersey

Prepared for the Township of Parsippany-Troy Hills
Mayor and Council

BA# 4173.15

The original document was appropriately signed and sealed on January 14, 2025 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners

Joseph H. Burgis, AICP, PP
Professional Planner #2450

Edward J. Snieckus Jr. PP, LLA, ASLA
Professional Planner #5442

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Executive Summary

The following **Present and Prospective Need Analysis** has been prepared for the Township of Parsippany-Troy Hills in Morris County, New Jersey.

By way of background, Governor Murphy signed A-40/S-50 into law on March 20, 2024 after the Senate and Assembly adopted it. This legislation (hereinafter "Amended FHA" or "Act") overhauled the Fair Housing Act (FHA) by abolishing the Council on Affordable Housing (COAH) and created a new process that involved the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The Amended FHA directed the New Jersey Department of Community Affairs ("DCA") to report the present need (also referred to as the rehab obligation) and the prospective need 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 report was advisory only. For Parsippany Troy Hills, the DCA Report identifies a Present Need of 138 and a Prospective Round Four Need of 553.

Since the DCA report is non-binding, each municipality has the opportunity to study and define why its obligations should be different based on the standards in the Act. However, the municipality must adopt a binding resolution by January 31, 2025, identifying the present and prospective need obligation to which it is committing.

As to the Round Four Prospective Need of 149 units that the DCA Reported on October 18, 2024, the methodology used to determine a municipality's prospective fair share obligation requires an initial determination of the regional prospective need. The region that Hasbrouck Heights is in consists of all municipalities in Bergen, Passaic, Hudson and Sussex counties. To determine a municipality's share of the regional need, the Act requires a calculation of three factors: (1) the equalized nonresidential valuation factor; (2) the income capacity factor; and (3) the land capacity factor. The Act then requires these three factors to be averaged and applied to the regional need to determine the share of the regional need for each municipality that is not a Qualified Urban Aid Municipality ("QUAM"). The Act therefore imposes no prospective need obligation on QUAMs, it instead distributes the obligation to the other municipalities in the respective housing region.

The Township does not dispute the DCA's calculation of the Equalized Nonresidential Valuation Factor or the Income Capacity Factor. However, the Township does dispute the calculation of the Land Capacity Factor. More specifically, the Township accepts the DCA's invitation to examine the Land Capacity Factor and the lands that the DCA deemed developable for purposes of calculating this factor.

Recommendation: For the reasons set forth herein, the DCA was overinclusive. Once appropriate corrections are made to the land that is developable, the Township's Prospective Need Obligation should be adjusted from the 553 figure the DCA reported to

496 units. Based upon the findings in this report, the following summarizes the comparison of the three allocation factors as adjusted by the analysis provided herein.

Table 1: Summary of Adjusted Factors

	Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor
DCA Analysis	4.75%	2.15%	1.20%
Township Analysis	4.75%	2.15%	0.36%

Furthermore, while the Township could conduct a structural conditions survey pursuant to NJAC 5:93-5.2(a) to more accurately reflect those units in need of rehabilitation, the Township has chosen to accept the DCA statistical calculation of the Township's Present Need Obligation of 138 units at this time. The Township reserves the right to perform such structural conditions survey in accordance with the applicable regulations at a later time.

Accordingly, the remainder of this Prospective Needs Analysis is divided into the following sections:

- ❖ Section 1: Present Need
- ❖ Section 2: Equalized Nonresidential Valuation Factor
- ❖ Section 3: Income Capacity Factor
- ❖ Section 4: Land Capacity Factor

Section 1: Present Need

The following section reviews the Township's Present Need as calculated by the DCA. The following is summarized:

1. The Township finds that the methodology utilized by the DCA to calculate its Present Need Obligation is acceptable.
2. The Township accepts the determination by DCA that the present need is 138 units are in need of rehabilitation. The township will continue to utilize current CDBG and allocated Affordable Housing Trust Fund funding to address this need

1.1: Present Need Background

As per the adopted legislation, a municipality's Present Need obligation shall be 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") noted that the Present Need calculations used 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 DCA utilizes data from 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. For a full explanation of how this data was utilized, see the DCA Workbook.

The DCA determined by the Township's Present Need number is 138 units and the Township does not dispute this finding at this time.

Section 2: Equalized Nonresidential Valuation Factor

The following section reviews the equalized nonresidential valuation factor calculated by the DCA. The following is summarized:

1. The Township finds that the methodology utilized by the DCA to calculate its nonresidential valuation factor is acceptable.
2. The Township's change in equalized nonresidential valuation between 1999 and 2023 is \$1,225,399,702 which is consistent with the DCA calculations.
3. The Township's calculated share of the region's equalized nonresidential valuation of 4.75%.

2.1: Basis of Calculation

As per the adopted legislation, a municipality's equalized nonresidential valuation factor shall be determined as follows:

"To determine this factor, the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated, shall be calculated using data published by the Division of Local Government Services in the department. For the purposes of such, the beginning of the round of affordable housing obligations preceding the fourth round shall be the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations shall be divided by the regional total change in the nonresidential valuations to determine the municipality's share of the regional change as the equalized nonresidential valuation factor."

2.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 4.75% share of the region's equalized nonresidential valuation.

Table 2: DCA Equalized Nonresidential Valuation Calculation Summary

Year	Non-equalized Nonresidential Valuation	Equalization Ratio	Equalized Nonresidential Valuation
1999	\$924,469,200	0.5475	\$1,688,528,219
2023	\$2,207,300,400	0.7575	\$2,913,927,921
<i>Difference</i>			<i>\$1,225,399,702</i>

Source: DCA Fair Share Housing Obligations for 2025-2035 (Fourth Round) Workbook

The Township has reviewed the methodology and data utilized by the DCA for this calculation. The methodology employed by the DCA is appropriate, the Township finds that the equalization ratios employed by the DCA are accurate.

Section 3: Income Capacity Factor

The following section reviews the income capacity factor calculated by the DCA. It finds that the data and methodology utilized by the DCA relating to the Township's income capacity factor are both acceptable.

3.1: Basis of Calculation

As per the adopted legislation, a municipality's income capacity factor shall be determined by calculating the average of the following measures:

"The municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region; and

"The municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality."

3.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has a 1.05% share of the region's income capacity factor. Table 3 below summarizes the methodology utilized by the DCA to determine this share.

The Township has reviewed the data and the methodology utilized by the DCA for this calculation and finds both to be acceptable.

Table 3: Income Capacity Factor

Number of Households	Median household income in the past 12 months (in 2022 inflation-adjusted dollars) *	\$100 Below Regional Median HH Income Floor	Diff. from Median Household Income Floor with Household Weight	HH Weighted Income Difference % of Region Total	Diff from Median Household Income Floor	Income Difference % of Region Total	Income Capacity Factor
22,159	\$109,308	\$46,360	1,394,864,732	3.5%	\$ 62,948	0.8%	2.15%

Section 4: Land Capacity Factor

The DCA issued the data and mapping that was the basis for the land capacity factor on November 27th, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA.

The link to the DCA GIS data, and the description section

(<https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>)

includes the following language:

"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program." (underlined for emphasis)

The areas identified as developable in the DCA's calculation of the Land Capacity factor is overinclusive. Accordingly, the land capacity allocation factor should be adjusted from 64.57 to 19.34 acres. When this correction is made, Parsippany Troy Hills Round Four Prospective Need number should be 496 instead of the 553-unit figure identified by DCA.

While the basis for removing land treated as developable in the DCA's calculation is set forth below, it is important to note that the analysis to correct the land allocation factor is different than the analysis to use the determine a municipality's entitlement to vacant land adjustment. While the analysis to correct the Land Capacity factor focuses on developable land, the analysis to support a vacant land adjustment focuses on land suitable for inclusionary development. Therefore, just because a site was not removed for purposes of calculating the land capacity factor has no bearing on whether it should be removed to calculate entitlement to a vacant land adjustment.

In this regard, the Township secured court approval of a vacant land adjustment in Round 3 and will necessarily seek an adjustment in Round Four in conjunction with its preparation of a Housing Element and Fair Share Plan. Nothing herein should be construed as a waiver of those rights that are explicitly reserved.

An analysis of the lands identified by the DCA as being "developable" revealed several inaccuracies. In summary, these inaccuracies generally included lands which were: artifacts of error as described by the DCA; located on developed properties or those inaccessible due to environmental constraints; located on open space or common element properties; located on properties presently under construction; and located on properties with active site plan or approvals. Correcting these inaccuracies adjusts the Township's weighted land area from 64.57 acres to 19.34 acres. This results in an adjustment of the Township's calculated share of the region's land capacity from 1.20% to 0.36%.

4.1: Basis of Calculation

As per the adopted legislation, a municipality's income capacity factor shall be determined by:

"estimating the area of developable land in the municipality's boundaries, and regional boundaries, that may accommodate development through the use of the 'land use / land cover data' most recently published by the Department of Environmental Protection, data from the American Community Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs and weighing such land based on the planning area type in which such land is located. After the weighing factors are applied, the sum of the total developable land area that may accommodate development in the municipality and in the region shall be determined. The municipality's share of its region's developable land shall be its land capacity factor. Developable land that may accommodate development shall be weighted based on the planning area type in which such land is located."

The legislation identifies the primary data sources and weighing factors to utilize in calculating a municipality's land capacity factor. However, unlike the equalized nonresidential valuation factor and the income capacity factor, the legislation did not establish a delineated process to combine the aforementioned data sources into one comprehensive and coherent formula.

The DCA subsequently released a workbook entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background" (herein referred to as the "DCA Workbook" or the "Workbook") which established that department's interpretation on how to calculate the land capacity factor. In summary, that workbook identified the following steps:

1. First, the DCA divided the weighing regions established by the legislation by municipality.
2. Next, land use/land cover areas were used to identify vacant, developable lands. The workbook identifies the codes and descriptions of the land use/land cover data used in this process. In short, they include: cropland and pastureland; orchards/vineyards/nurseries/horticultural areas; deciduous forest areas; coniferous forest areas; plantations; mixed forest areas; old field areas; phragmites dominate old field areas; deciduous brush/shrubland; coniferous brush/shrubland; mixed deciduous/coniferous brush/shrubland; severe burned upland vegetation; and undifferentiated barren lands.
3. These initial vacant, developable lands were then refined to remove rights-of-way as well as developed properties. For the latter, the DCA utilized MOD-IV tax data and selected underlying tax parcels with property class codes for residential, commercial, industrial, apartment, railroad, and school.

4. Construction permit data was then analyzed to capture more recent development activities that may not have otherwise been reflected by the land use/land cover data or MOD-IV tax data.
5. Other limiting factors were utilized to remove initial vacant, developable lands. These include: open space, preserved farmland, category 1 waterways and wetlands (and associated buffers based on special area restrictions), steep slopes exceeding 15 percent, and open waters.
6. Due to limitations resulting from inconsistencies between data sources, the resulting mapping included instances of small land areas caused by an incongruous alignment of geospatial layers. To eliminate these "slivers" of leftover land, the DCA eliminated any feature part with an areas of less than 2,500 square feet. This presumed that a 25' by 100' foot area could be a developable property.
7. Finally, the resulting land area for each municipality was summed with the resulting land areas for all other municipalities within each housing region to then determine the municipal percentage of land capacity for the housing region.

4.2: Analysis of Calculation

The calculation conducted by the DCA determined that the Township has 64.57 acres of developable land which accounts for a 1.20% share of the region's land capacity factor. Overall, the Township finds the general methodology utilized by the DCA to calculate its land capacity factor acceptable. However, an analysis of the DCA's resultant mapping discovered the following:

1. Several of the lands identified as "developable" by the DCA represent slivers which "are considered artifacts of error that are common when overlaying polygons and vectors from non-coincident data sources." The DCA initially tried to eliminate these slivers by deleting any feature parts with an area of less than 2,500 square feet.
2. Other lands identified as "developable" by the DCA are located on properties with development. To eliminate "developable" lands on developable properties, the DCA had removed any lands where the underlying tax parcels had property class codes for residential, commercial, industrial, apartments, railroad, and school. However, the property classifications identified by the DCA did not account for houses of worship, properties developed with nonprofit facilities, and residential dwellings with associated farmland.
3. Several lands identified as "developable" by the DCA were in fact located on open space, common elements for homeowner's associations, or properties containing infrastructure (e.g. detention basins, flood collection areas, rights-of-way, etc.).
4. Some developable areas did not account for areas restricted by regulated 100-year floodway areas of streams and other mapped watercourses.

5. There were several instances of lands identified as "developable" by the DCA being located on properties which are presently under construction. This is likely due to a lag in construction permit reporting.
6. Finally, lands identified as "developable" by the DCA are located on properties with active site plan or general development plan (GDP) approvals which are no longer available for development.

These discrepancies are summarized in Table 4 utilizing the Land Capacity Analysis and are detailed in the mapping in Appendix A of this analysis. Removing these lands would adjust the Township's weighted land area from 64.57 acres to 19.34 acres. This results in an adjustment of the Township's calculated share of the region's land capacity from 1.21% to 0.36%.

Irrespective of the land capacity factor analysis established herein, the Township reserves the right to conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date.

Table 4: Summary of Land Capacity Factor Analysis – Parsippany Troy Hills

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area *(acres)	Review	Status	Weighted Area Recalculated * (acres)
1	32249	7	2	0.9737	Vacant non-developable Morris County owned	Not developable area on county regional facility.	0.0000
2	32250	7	2	0.3226	Vacant non-developable Morris County owned	Not developable area on county owned and developed facility	0.0000
3	32251	7	1	0.1048	Vacant non-developable State of New Jersey Mental Health facility	Not developable area on state owned and developed facility	0.0000
4	32252	7	2	2.5616	Vacant non-developable Morris County owned	Not developable area on county owned and developed facility	0.0000
5	32253	757	54.01	0.4333	Vacant developable lot although frontage compromised	Developable	0.4333
6	32254	7	1	0.2025	Vacant non-developable State of New Jersey Mental Health facility	Not developable area on county state owned and developed facility	0.0000
7	32255	7	2	0.2010	Vacant non-developable Morris County owned	Not developable area on county owned and developed facility	0.0000
8	32256	757	53.01	1.8031	Vacant	Developable	1.8031
9	32257	13	13	1.3771	Vacant but owned by utility.	Not developable	0.0000
10	32258	200	5	1.3917	Gas and electrical easement	Not developable utility owned	0.0000
11	32259	3	15	0.4623	Municipal well and water tower	Not developable utility owned	0.0000
12	32260	7	1	0.1481	Vacant non-developable State of New Jersey Mental Health facility	Not developable area on state owned and developed facility	0.0000
13	32261	7	1	0.0687	Vacant non-developable State of New Jersey Mental Health facility	Not developable area on state owned and developed facility	0.0000
14	32262	723	32	0.4859	Vacant	Developable	0.4859
15	32263	8	2	2.6298	Vacant developable lot although frontage compromised	Developable	2.6298

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area *(acres)	Review	Status	Weighted Area Recalculated * (acres)
16	32264	175	54	0.4020	Vacant part of utility electrical substation	Developable	0.0000
17	32265	9	9	0.5344	Vacant developable lot although frontage compromised	Developable	0.5344
18	32266	740	4	0.1991	Developed lot	Not developable	0.0000
19	32267	202	9.04	0.1126	Developed lot	Not developable	0.0000
20	32268	14	16.1	0.2899	Vacant developable no frontage	Developable	0.2899
21	32269	8	10	0.0600	Vacant non-developable 7 foot wide	Not developable	0.0600
22	32270	734	49.6	0.3104	Vacant developable lot although frontage compromised	Developable	0.3104
23	32271	14	14.01	1.3814	Vacant not-developable and no frontage	Developable	1.3814
24	32272	15.8	35.02	0.0653	Vacant but owned by water utility	Not developable	0.0000
25	32273	15.8	35.02	0.2645	Vacant but owned by water utility	Not developable	0.0000
26	32274	734	26	0.6091	Developed lot	Not developable	0.0000
27	32275	175	58	0.2810	Vacant frontage	Developable	0.2810
28	32276	15	60	0.0847	Part of open space parcel, narrow sliver, not developable	Not developable	0.0000
29	32277	26.01	1	0.1221	Vacant part of highway offramp	Developable	0.0000
30	32278	14	31	0.2546	Utility high tension line easement	Not developable	0.0000
31	32279	14	18	0.1583	Utility high tension line easement	Not developable	0.0000
32	32280	14	31	0.1856	Open space parcel on multifamily site -not developable	Not developable	0.0000
33	32281	14	31	0.6353	Open space parcel on multifamily site -not developable	Not developable	0.0000
34	32282	199	20	0.6050	Developed lot with Township Library	Not developable	0.0000
35	32283	15	23	0.2367	Vacant with no frontage	Developable	0.2367

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area *(acres)	Review	Status	Weighted Area Recalculated * (acres)
36	32289	15	56	0.7946	Vacant with no frontage	Developable	0.7946
37	32290	15	1.2	0.0817	Narrow developable area Not developable	Not developable	0.0000
38	32291	168	174	0.0877	Vacant with no frontage	Developable	0.0877
39	32292	693.01	1	0.1195	Area part of Route 46 offramp	Not developable	0.0000
40	32293	15	56	0.3177	Vacant with no frontage	Developable	0.3177
41	32294	15	7.1	0.4906	Vacant with no frontage	Developable	0.4906
42	32295			0.7983	Developed lot plus on developed school property	Not developable	0.0000
43	32296	15	17.1	0.2319	Vacant with no frontage	Developable	0.2319
44	32297	170	49	0.6082	Vacant part of open space area of prior cluster development	Not developable	0.0000
45	32298	170	49	1.1449	Vacant part of open space area of prior cluster development	Not developable	0.0000
46	32299	203	1.02	0.1111	Vacant part of open space area ROSI	Not developable	0.0000
47	32300	736	3	0.0640	Developed lot with water utility tower	Not developable	0.0000
48	32301	736	3	0.1718	Developed lot with water utility tower	Not developable	0.0000
49	32302	724	1	0.3014	Vacant	Developable	0.3014
50	32303	722	1	0.4575	State of New Jersey lot constrained by historic archeological site	Not developable	0.0000
51	32304	725	25	0.8385	Vacant	Developable	0.8385
52	32305	166	96	4.5060	Not vacant no frontage part of religious institution	Not developable	0.0000
53	32306	726	12.01	0.1429	Developed lot	Not developable	0.0000
54	32307	25	2	0.1009	Vacant with no frontage	Developable	0.1009
55	32308	726	10	0.3069	Part of US Route 46 off ramp	Not developable	0.0000
56	32309	226	3.2	0.2300	Developed lot	Not developable	0.0000

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area *(acres)	Review	Status	Weighted Area Recalculated * (acres)
57	32310	718	31	0.3105	Lot developed with utility electrical substation	Not developable	0.0000
58	32311	725	12	0.8572	Lot developed with religious institution	Not developable	0.0000
59	32312	98	61	0.0669	Vacant frontage	Developable	0.0669
60	32313	719	3	0.5302	Vacant	Developable	0.5302
	32314	223	1	0.3721	Vacant	Developable	0.3721
61	32315	157	1.1	0.7104	Vacant	Developable	0.7104
62	32316	401	2	0.3060	Not developable part of US Route 80 onramp	Not developable	0.0000
63	32317	401	1	0.4557	Not developable part of US Route 80 offramp	Not developable	0.0000
64	32318	98	66	0.7678	Not vacant no frontage part of developed lot	Not developable	0.0000
65	32319	146	1	0.7764	Protected open space on ROSI	Not developable	0.0000
66	32320	166	136	0.4614	Vacant frontage	Developable	0.4614
67	32321	403	1	0.9541	Not developable part of US Route 80 interchange	Not developable	0.0000
68	32322	712	40	0.8649	Not developable area of developed school property	Not developable	0.0000
69	32323	402	2	0.3023	Not developable part of US Route 80 interchange	Not developable	0.0000
70	32324	402	1	0.2412	Not developable part of US Route 80 interchange	Not developable	0.0000
71	32325	402	2	0.1948	Not developable part of US Route 80 interchange	Not developable	0.0000
72	32326	28	1	0.1852	Vacant	Developable	0.1852
73	32327	98	51.7	0.0644	Vacant frontage	Developable	0.0644
74	32328	166	135.3	0.5481	Vacant frontage	Developable	0.5481
75	32329	136.01	1	0.2579	Small sliver on lot approved for assisted living facility.	Not developable	0.0000
76	32330	98	51.7	0.3184	Vacant frontage	Developable	0.3184

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area *(acres)	Review	Status	Weighted Area Recalculated * (acres)
77	32331	136.01	1	0.0693	Small sliver on lot approved for affordable housing project	Not developable	0.0000
78	32332	90	19	0.1456	Not developable small sliver on lot Not developable	Not developable	0.0000
79	32333	98	48	2.4410	Not on vacant parcels both are developed and no frontage	Not developable	0.0000
80	32334	98	99.01	0.0891	Vacant constrained frontage	Developable	0.0891
81	32335	718	13.1	0.9690	Vacant constrained frontage	Developable	0.9690
82	32336	98	76	0.5850	Vacant frontage	Developable	0.5850
83	32337	98	76	0.1347	Vacant frontage	Developable	0.1347
84	32338	98	76	0.0871	Vacant frontage	Developable	0.0871
85	32339	98	76	0.4292	Vacant frontage	Developable	0.4292
86	32340	712	12	0.5590	Located on developed lot of religious institution	Not developable	0.0000
87	32341	98	77	0.0778	Located on water utility lot	Not developable	0.0000
88	32342	98	76	0.5873	Vacant frontage	Developable	0.5873
89	32343	98	77	0.1362	Located on water utility lot	Not developable	0.0000
90	32344	98	45.15	0.5077	Not on vacant parcels both are developed and no frontage	Not developable	0.0000
91	32345	98	76	0.1005	Vacant frontage	Developable	0.1005
92	32346	98	76	0.4240	Vacant frontage	Developable	0.4240
93	32347	498	25	0.5600	Located on water utility lot	Not developable	0.0000
94	32348	498	23	0.7696	Located on water utility lot	Not developable	0.0000
95	32349	411	24.01	3.6120	Located on developed lot of Township Police Department and Court	Not developable	0.0000
96	32350	411	17.01	0.5749	Located on developed lot with parking area for adjacent B411 L19	Not developable	0.0000

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area *(acres)	Review	Status	Weighted Area Recalculated * (acres)
97	32351	136	36.1	0.1327	Located on lot with public stormwater basin	Not developable	0.0000
98	32352	498	23	0.2014	Located on lot with developed ball field property	Not developable	0.0000
99	32353	136	28	0.4541	Located on lot with developed ball field property ROSI	Not developable	0.0000
100	32354	498	23	1.0798	Located on lot with developed ball field property	Not developable	0.0000
101	32355	421	29.04	0.3260	Located on lot constrained from further development by easement	Not developable	0.0000
102	32356	136	28	0.1791	Located on lot with developed ball field property ROSI	Not developable	0.0000
103	32357	136	43.3	0.0987	Located on developed lot	Not developable	0.0000
104	32358	136	43.3	0.2781	Located on developed lot	Not developable	0.0000
105	32359	136	43.3	0.2926	Located on developed lot	Not developable	0.0000
106	32360	136	65	0.0803	Located on water utility lot with water tower	Not developable	0.0000
107	32361	421	29.04	1.8160	Located on lot constrained from further development by easement	Not developable	0.0000
108	32362	421	29.04	0.5371	Located on lot constrained from further development by easement	Not developable	0.0000
109	32363	103	1	0.8399	Not developable NJ State owned land adjacent to Route 80	Not developable	0.0000
110	32364	102	6	0.2318	Developed lot	Not developable	0.0000
111	32365	469	6	0.5819	Vacant Lot on ROSI	Developable	0.0000
112	32366	97	5	0.0680	Vacant Lot	Developable	0.0680
113	32367	494	6.1	0.3825	Developed lot	Not developable	0.0000

ID#	Shapefile Object ID*	Block	Lot	Initial Weighted Area *(acres)	Review	Status	Weighted Area Recalculated * (acres)
114	32368	494	6.1	0.1190	Developed lot	Not developable	0.0000
115	32369	494	6.1	0.9104	Developed lot	Not developable	0.0000
116	32370	450	1	0.3456	Jersey City Water Reservoir Conservation Lot	Not developable	0.0000
117	32371	450	1	0.2141	Jersey City Water Reservoir Conservation Lot	Not developable	0.0000
118	NONE	693	7	1.5371	Vacant parcel not included in DCA calculations	Developable	1.5371
TOTAL							19.3429

* Object ID and area computations identified were obtained from the NJDCA published Vacant and Developable Land Analysis.

Appendix A: Land Capacity Factor Area Maps

The following mapping show in more detail the specific mapping of the various land capacity areas as identified in the DCA analysis provided through the Land Capacity Analysis for P.L. 2024, c.2. They are obtained from the web based ARCGIS online mapping utilizing feature layers (hosted) by NJDCA and incorporating other layer features available through NJDEP and ARCGIS Online services.



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Project:
DCA Draft
 Township of Parsippany-Troy Hills
 Middlesex County, New Jersey

- Legend**
- DCA Vacant Land
 - Wetlands
 - Parcel Data
 - Municipal Boundary

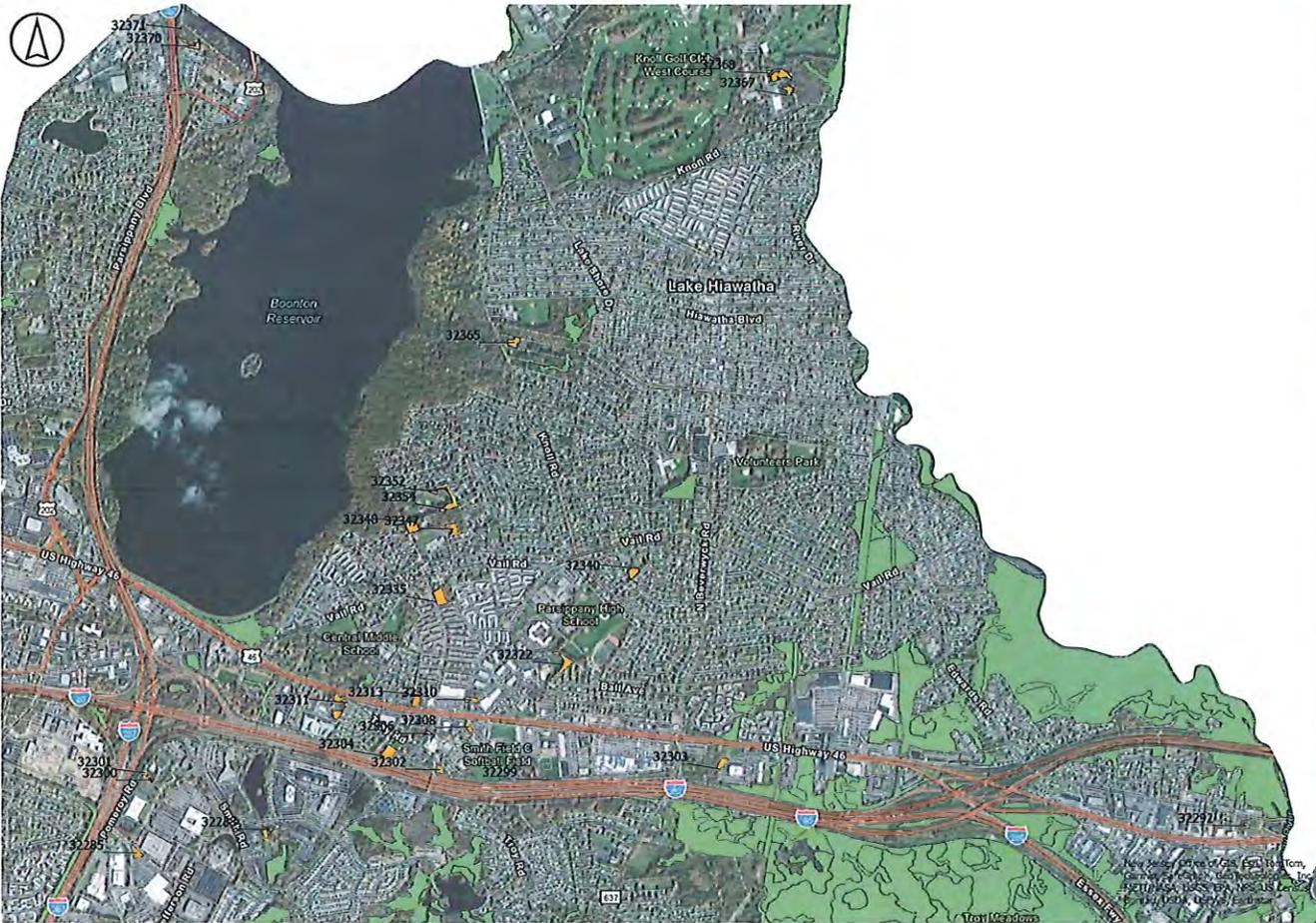


Scale:
 1" = 40' (Graphic)

Project:
 Borough of Parsippany
 Professional Planner
 New Jersey License # 24263

New Jersey Office of GIS, Esri, TomTom,
 Garmin, SafeGraph, GeoTechnologies, Inc,
 METI/NASA, USGS, EPA, NPS, US Census
 Bureau, USDA, USFWS, Maxar

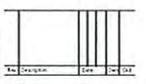
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Project Title
DCA Draft
 Township of Farmingdale, Long Island
 Nassau County, New Jersey

- Legend**
- DCA Vacant Land
 - Wetlands
 - Parcel Data
 - Municipal Boundary



DCA Calculation Review



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 New Jersey License # 2452

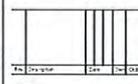
Project No: 4124
 Sheet No: 1 of 4
 Date: 12/23/24
 Drawn: SC
 Scale: 1"=100'
 Date Plotted: 03/06/2026
 DCA



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Project Title
DCA Draft
 Township of Parsippany, Troy Hills
 Morris County, New Jersey

- Legend**
- DCA Vacant Land
 - Wetlands
 - Parcel Data
 - Municipal Boundary



DCA Calculation Review

Graphic Scale
 0 40 80 160 Feet

Joseph M. Burgis, P.E., AEP
 Professional Planner
 New Jersey License # 2450
 Project No: 43834
 Date: 1/24
 Date: 12/20/24
 Drawn: EC
 Scale: 1"=50'
 Draw No: DCA
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PREPARED BY THE COURT:

**IN THE MATTER OF THE
DECLARATORY JUDGMENT
ACTION OF THE TOWNSHIP
OF PARSIPPANY-TROY HILLS,
MORRIS COUNTY PURSUANT
TO P.L. 2024, CHAPTER 2
(N.J.S.A. 52:27D-304.1, et seq.),**

Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
MORRIS COUNTY
DOCKET NO. MRS-L-000188-25

FILED

MAY 13 2025

Janine M. Allen, J.S.C.

Civil Action

Mt. Laurel Program

**DECISION AND ORDER FIXING
MUNICIPAL OBLIGATIONS FOR
“PRESENT NEED” AND “PROSPECTIVE
NEED” FOR THE FOURTH ROUND
HOUSING CYCLE**

THIS MATTER, having come before the Court on referral from and recommendation issued by the Affordable Housing Dispute Resolution Program (“Program”), pursuant to the Complaint for Declaratory Judgment filed on January 23, 2025 (“DJ Complaint”) by the Petitioner, **TOWNSHIP OF PARSIPPANY-TROY HILLS** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the “Program”, seeking a certification of compliance with the FHA;

AND IT APPEARING that, the Municipality timely adopted Resolution R2025-049 on January 21, 2025, agreeing to DCA’s calculation of 138 affordable housing units of “present need” but seeking a downward deviation from “prospective need” calculations allocated to it by the New Jersey Department of Community Affairs (“DCA”) in its report dated October 18, 2024 entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)* (the “DCA’s Fourth Round Report”) – specifically, a “prospective need” obligation of 553 affordable housing units, which calculations have been deemed “presumptively valid” - and based on the Municipality planners’

recommendation for 496 units for a “prospective need” affordable housing obligation for the Fourth Round housing cycle based on their planner’s report asserting that DCA had included many acres of property in its land capacity analysis that should have been excluded from consideration;

AND IT APPEARING that, a challenge to the Municipality’s calculations (“Challenge”) was timely and properly filed by the New Jersey Builders Association (“NJBA” or “Challenger”), by and through its counsel, wherein the Challenger disputed the Municipality’s proposed obligation for prospective need and supported DCA’s prospective need obligations, with the Municipality’s position and the NJBA Challenge supported by their own expert reports;

AND IT APPEARING that, pursuant to the Program, the Administrative Office of the Courts (“AOC”) appointed and assigned the case to Program Member, the Hon. Stephan C. Hansbury, J.S.C. (Ret.) (“Program Member”) to manage the proceedings, host settlement conferences, and make recommendations to the Court in accordance with the FHA and the AOC’s Directive #14-24 (“Directive #14-24”), and that the Program Member appointed Brian M. Slauch, PP, an independent affordable housing expert, as special adjudicator (“Special Adjudicator”) in this case to work with closely with the Program Member, make recommendations to, and assist the Program;

AND IT APPEARING that, on March 27, 2025 a settlement conference was conducted followed by a session on that same date, on notice to all parties with the participation of local officials, attorneys for the Municipality and NJBA, and the Special Adjudicator, with the session following the settlement conference when efforts at resolution through mediation failed;

AND IT APPEARING that, the Program Member heard argument at the session of March 27, 2025 from counsel for the Municipality and for the NJBA in support of their respective positions, and determined to reserve decision to allow for further consideration;

AND IT APPEARING that, after reviewing the arguments of all parties, the Program Member issued his Recommendation on April 3, 2025, wherein he found that the NJBA's challenge fails to state with particularity how the Municipal calculation fails to comply with Sections 6 and 7 of N.J.S.A. 52:27D-301, et al. and further failed to include the Challenger's own calculation of fair share obligations in compliance with Sections 6 and 7 of N.J.S.A. 52:27D-301, et al. and, consequently, recommended to the Court that the Municipality's calculation be endorsed and effectuated, thereby establishing the prospective need for the Municipality at 496 units, and for the reasons set forth in the Program Member's Statement of Reasons accompanying the Recommendation;

AND THE COURT, having received the Program Member's Recommendation dated April 3, 2025, the findings, terms, and recommendations of which are incorporated by reference as though more fully set forth herein (the "Report");

AND THE COURT, having reviewed and considered the Program Member's Recommendations, having been satisfied with the recommendation to fix the municipal present need obligation of the Municipality for 138 affordable units for the Fourth Round housing cycle, and to accept a modification such that the prospective need obligation be fixed at 496 affordable units for the Fourth Round cycle in the place and stead of the DCA's calculated number of 553 units, without revoking immunity, and that an Order fixing those obligations at those numbers will be fair and equitable as well as in the best interests of the protected class of low- and moderate-income households in the Municipality, and for good and sufficient cause having otherwise been shown:

IT IS, THEREFORE, on and effective as of the 13th day of **May 2025 ADJUDGED AND ORDERED**, that the Program Member's Report and Recommendations, be, and the same

hereby **ACCEPTED** and **ADOPTED** in their entirety; and to that end, more specifically, it is further

ORDERED, as follows:

1. That the “present need” obligation of the Municipality, be, and hereby is fixed as **one hundred thirty eight (138)** affordable units for the Fourth Round housing cycle.
2. That the “prospective need” obligation of the Municipality, be, and hereby is fixed as **four hundred ninety six (496)** affordable units for the Fourth Round housing cycle.
3. That the Petitioner is hereby authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the “present need” and “prospective need” allocations aforesaid (and which plan shall include the elements set forth in the “Addendum” attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, with immunity, and without further delay; and
4. That any and all “challenges” to the Petitioner’s Housing Element and Fair Share Plan as adopted by Paragraph 3 above must be filed by August 31, 2025, by way of Answer/Objection filed in the eCourts case jacket for this matter, and as provided for and in accordance with Section III.B of AOC Directive #14-24.

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served on the Petitioner, Petitioner's counsel, and Challenger NJBA's counsel upon its posting by the Court to the eCourts case jacket for this matter pursuant to R. 1:5-1(a) and R. 1:32-2A.

SO ORDERED:



HON. JANINE M. ALLEN, J.S.C.

Designated Mt. Laurel Judge – Morris/Sussex Vicinage

(X) Challenged.

Pursuant to R. 1:7-4(a), the Court's Statement of Reasons is attached hereto and made a part hereof.

STATEMENT OF REASONS

[R. 1:7-4(a)]

Having reviewed and considered the Program Recommendation prepared by the Affordable Housing Dispute Resolution Program in this matter and for the reasons that follow, the Court hereby adopts the Program Member's recommendation in full and thus fixes the "present need" obligation of 138 units and a "prospective need" obligation of 496 units for the Petitioner, for the Fourth Round housing cycle.

I. Discussion and Analysis.

The Fair Housing Act, N.J.S.A. 52:27D-302 to 313.3 (the "Act"), mandates municipalities to determine their fair share of affordable housing obligations. The Act's Fourth Round covers the period from 2025 to 2035, with specific calculations conducted and completed by the New Jersey Department of Community Affairs (DCA) in accordance with the Act. Specifically, in October 2024, DCA published its Affordable Housing Obligations for the 2025-2035 (Fourth Round) Methodology and Background Report (DCA Report), which assigned numerical obligations to all non-exempt municipalities. Municipalities were then required to file binding resolutions establishing their fair share obligations by January 31, 2025, and could challenge these calculations by providing alternative ones in compliance with the Act. The Affordable Housing Dispute Resolution Program, established by the Legislature, provides a mechanism for resolving such disputes.

The case at hand involves the determination of affordable housing obligations for the Municipality as part of the Fourth Round process established by the Legislature. More specifically at issue is Parsippany-Troy Hills's "prospective need" obligation for the Fourth Round.

“Prospective Need” represents the projection of housing needs for low and moderate-income households based on expected development and growth over the next decade. The Municipality contested DCA’s calculation of 553 affordable units, proposing a reduced number of 496 units, citing alleged lack of land capacity as the principal basis for its downward deviation and calculation, and which had the effect of reducing the Municipality’s projected prospective need by 57 units.

Program Member Judge Hansbury found that the NJBA’s challenge lacked particular calculations as to why Parsippany-Troy Hills’s proposed recalculation was inadequate. In so doing, Program Member Judge Hansbury relied on the language in the Act which states at N.J.S.A. 52:27D-304.2 and 304.3 “any challenge must create with particularity how the municipal calculation fails to comply with section 6 and 7 of its provisions.” He further found that the challenge must also include the challenger’s own calculations of the Fair Share obligation in compliance with N.J.S.A. 52:27D-304.2 and 304.3. Here, NJBA filed a generic challenge to Parsippany-Troy Hills’s calculations without particularity and therefore Program Member Judge Hansbury recommends that the challenge be summarily dismissed.

The Court agrees.

Having reviewed the record, expert analyses presented, and arguments of counsel for the Petitioner and Challenger, the Court endorses Judge Hansbury’s recommendation.

II. Conclusion & Decision.

For the foregoing reasons, the Court concurs in the Program Member’s findings, and will implement the Program Member’s recommendation to dismiss the NJBA’s challenge.

Accordingly, the Court hereby adopts the Recommendations of the Program Member and will enter an Order fixing a “present need” obligation of 138 affordable units, and a modified

“prospective need” obligation of 496 affordable units for the Petitioner, Township of Parsippany-Troy Hills, for the Fourth Round housing cycle.

The Petitioner will be authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the “present need” and “prospective need” allocations aforesaid (and which plan shall include the elements set forth in the “Addendum” attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, with immunity, and without further delay.

An appropriate form of Order implementing the Court’s decision above accompanies this Statement of Reasons.

SO ORDERED.

4. Highlands Build Out Analysis- Vacant Land Analysis

Parsippany Troy Hills

Highlands Build Out Analysis

6/10/25

PCL BLOCK	PCL LOT	PROP LOCATION	MUNICIPAL RATIONALE	REVIEW COMMENTS	ACRES	SHARE AREA	REDP OF DEV AREA
8	2	12 BEVERLY ST	Contains steep slopes and may be developable	Incl'd in Prior RDP	2.913181	126897.7	0.00
9	9	7 PUDDINGSTONE RD	Vacant	Incl'd in Prior RDP	1.06124	46227.42	0.00
14	14.01	OLD DOVER RD		Incl'd in Prior RDP	2.325076	101279.9	0.00
15	7.1	ROUTE 10	Site is developable adjacent to the frontage of Route 10 with rear area limited by significant steep slopes.	Incl'd in Prior RDP	2.025536	88232	0.00
693	7	315 OLD BLOOMFIELD AVE		Incl'd in Prior RDP	1.537182	66959.39	0.00
725	25	129 TROY RD		Incl'd in Prior RDP	1.448448	63094.14	0.00
718	13.1	351 VAIL RD REAR		Incl'd in Prior RDP	0.969138	42215.47	0.00
420	2.01	PARSIPPANY BLVD	Available although will be subject to the review of the entirety of the overall POD zones cumulative FAR, Building and Lot coverage calculation.	Incl'd in Prior RDP	1.902766	82884.17	0.00
757	53.01	1150 SO BEVERWYCK RD		Incl'd in Prior RDP	1.829654	79699.41	0.00
13	4	MEADOW BLUFF RD	This parcel was part of the larger project approved as open space.	Not developable	16.26975	708707.7	0.00
13	5	MONETT CT	This parcel is also part of the preserved open space as a result of the development of the adjacent residential tract.	Not developable	2.890741	125920.2	0.00
13.2	74	AVERELL DR	This area was part of a larger tract of development that developed as a townhouse development and this is the home owners association open space.	Not developable	2.028346	88354.4	0.00
13	13	MOUNTAIN WAY	This parcel is owner by the Southeast Morris County Municipal Utilities Authority and is not available	Not developable	3.017619	131447	0.00
7	2	500 W HANOVER AVE	Parcel not available as part of Morris County facilities.	Not developable	111.7301	4866945	0.00
13.3	31	AVERELL DR	This area was part of a larger tract of development that developed as a townhouse development and this is the home owners association open space.	Not developable	1.595051	69480.14	0.00

Parsippany Troy Hills

Highlands Build Out Analysis

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PCL BLOCK	PCL LOT	PROP LOCATION	MUNICIPAL RATIONALE	REVIEW COMMENTS	ACRES	SHARE AREA	REDP OF DEV AREA
12	1	BUENA VISTA WAY	This site is occupied by a water storage utility owned by Southeast Morris Utility	Not developable	1.165749	50779.83	0.00
13.2	73	EDGEFIELD DR	Lot was part of a cluster development and this area is the remaining open space lands which are deed restricted	Not developable	9.083092	395657.9	0.00
6	9.01	58 LONG RIDGE RD	Parcel developed not available	Not developable	0.926349	40351.59	0.00
7	1	59 KOCH AVE	Parcel part of the Greystone psychiatric facility campus	Not developable	148.8722	6484849	0.00
6	12	12 VIOLET ST	Parcel has home under construction	Not developable	1.964996	85594.9	0.00
202	3.20	2 CAMPUS DR	Site has also received site plan approval for affordable housing and not available for additional development.	Not developable	5.121504	223091.8	0.00
734	51.29	80 SCHINDLER CT	Parcel is developed as a comprehensive multifamily development with open space.	Not developable	6.558555	285689.5	0.00
175	58	ROUTE 10	Parcel was part of development on adjacent Block 175, Lot 56	Not developable	2.455582	106964.7	0.00
769	1	1139 EDWARDS RD	Parcel used for the municipal sewer authority for waste water treatment	Not developable	61.85155	2694243	0.00
14	31	UNION HILL	Site is location of high tension power line and site owned by JCP&L	Not developable	5.581719	243138.7	0.00
14	17.01	558 OLD DOVER RD	Lot part of larger parcel approved for development and this parcel resulted as open space parcel for development	Not developable	16.5084	719103	0.00
15.12	40.01	STOCKTON CT	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	1.314011	57238.1	0.00
199	20	449 HALSEY RD	Parking area for adjacent public library on	Not developable	5.320428	231756.9	0.00

Parsippany Troy Hills

Highlands Build Out Analysis

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PCL BLOCK	PCL LOT	PROP LOCATION	MUNICIPAL RATIONALE	REVIEW COMMENTS	ACRES	SHARE AREA	REDP OF DEV AREA
15.9	43	CONTINENTAL RD	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	3.056255	133129.9	0.00
388	7.01	362 PARSIPPANY RD	Parcel is developed with mixed use commercial and residential development.	Not developable	0.987431	43012.31	0.00
15.5	86	PATRIOTS RD	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	3.078671	134106.4	0.00
15.12	2	STOCKTON CT	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	1.954681	85145.59	0.00
15.3	80	CONTINENTAL RD	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	4.765618	207589.5	0.00
15.25	51	2467 ROUTE 10	Parcel is developed for multifamily housing including common open space	Not developable	52.98697	2308103	0.00
15.3	78	HERITAGE CT	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	2.621356	114185.8	0.00
25.4	1	2350 ROUTE 10	This lot is approved as open space for contiguous multifamily development	Not developable	12.39001	539706.5	0.00
15.4	17	HERITAGE CT	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	1.123875	48955.82	0.00
15.3	1.01	84 CONTINENTAL RD	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	3.806537	165812.1	0.00

PCL BLOCK	PCL LOT	PROP LOCATION	MUNICIPAL RATIONALE	REVIEW COMMENTS	ACRES	SHARE AREA	REDP OF DEV AREA
736	24	JILLIAN BLVD	This parcel is preserved as the combined open space for the multifamily development and subject to significant environmental limitations.	Not developable	20.95346	912729.3	0.00
734	2	SMITH RD	Parcel on Township ROSI list as preserved land.	Not developable	122.9343	5354997	0.00
737	1	399 POMEROY RD	Parcel owned and used by JCP&L for public utility substation	Not developable	1.005357	43793.2	0.00
735	1.02	SMITH RD	Parcel preserved as part of larger multisite office development plan containing Block 725, Lots 1.04, 1.05 and 1.06 Block 735.02, Lot 1, 1.02, 2 and 4	Not developable	3.167778	137987.9	0.00
15	6	2889 ROUTE 10	Parcel is common open space established during the site plan approval of adjacent development. Significant steep slope limitations adjacent to Route 10	Not developable	2.039271	88830.29	0.00
387	1	146-194 PARSIPPANY RD	Parcel is developed with Green Hill Commercial Development	Not developable	2.646272	115271.1	0.00
726	12.01	10 BALDWIN RD	Recently constructed religious institution	Not developable	3.207934	139737.1	0.00
722	1	ROUTE 46 & SO BEVERWYCK RD	Portion of lot developed for municipal park and ride bus line parking, remainder of the lot was to be developed for additional parking until it was discovered the area contains a significant archeological site with remains-not developable	Not developable	10.22528	445411.3	0.00
226	3.2	20 LANIDEX PLAZA W	Site is approved for multisite mixed use affordable housing development	Not developable	4.727892	205946.2	0.00
715	11.1	1180 ROUTE 46	Parcel recently redeveloped as a Chick Fil-A	Not developable	2.751867	119870.8	0.00
718	31	ROUTE 46	Parcel is developed with a JCP&L substation development	Not developable	1.41752	61746.92	0.00

PCL BLOCK	PCL LOT	PROP LOCATION	MUNICIPAL RATIONALE	REVIEW COMMENTS	ACRES	SHARE AREA	REDP OF DEV AREA
698.05	13.01	940-950 ROUTE 46	common open space of adjacent residential development	Not developable	41.72032	1817330	0.00
393.1	2	189 LITTLETON RD	Parcel open space as part of larger residential garden apartment development	Not developable	2.648791	115380.9	0.00
25	2	TABOR RD	Site severely constrained by steep slopes	Not developable	10.47711	456381.2	0.00
712	38	239-275 BALDWIN RD	The open space is aprt of an approved development and contains parking and related site improvements	Not developable	1.443204	62865.7	0.00
412	6	180 LITTLETON RD	Parcel part of site plan approval of adjacent development of multifamily development	Not developable	3.434093	149588.5	0.00
29	6	JAIME CT	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	12.67334	552048.4	0.00
136.01	1	79 INTERPACE PKWY	This parcel received approval in late 2022 for a 150 unit Continuum of Care Retirement Community	Not developable	7.091272	308894.6	0.00
86	3	RIDGEWOOD AVE	Parcel contains part of the Mount Tabor Country Club a facility owned and operated by its members not eligible under NJSA 5:93-4.2(d)	Not developable	4.306225	187578.4	0.00
411	24.02	PUMPHOUSE RD	Developed as municipal DPW facility	Not developable	15.3448	668416.8	0.00
421.5	1	WATERVIEW BLVD	JCPL Substation not available	Not developable	1.207373	52592.96	0.00
609	13	LINCOLN GARDENS	Parcel is developed as open space for garden apartment development , not developed	Not developable	2.442368	106389.1	0.00
497.03	55	199 NO BEVERWYCK RD	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	1.898968	82718.72	0.00
449	3	FANNY RD	Site not vacant but used as part of adjacent contractor storage yard	Not developable	1.090001	47480.24	0.00

Parsippany Troy Hills

Highlands Build Out Analysis

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PCL BLOCK	PCL LOT	PROP LOCATION	MUNICIPAL RATIONALE	REVIEW COMMENTS	ACRES	SHARE AREA	REDP OF DEV AREA
411	24.01	3339 ROUTE 46	Developed for Municipal Police Department	Not developable	9.506825	414115.6	0.00
450	14.34	WATERSEDGE DR	Parcel is common open space established during the site plan approval of adjacent development. Not available.	Not developable	2.295649	99998.05	0.00
200	5	159 JOHNSON RD	Parcel is owned by Southeast Morris Utility and contains significant underground easements	Not developable	14.02096	610750.8	0.00
736	20	299 WEBRO RD	This parcel is developed with a parking area to serve building on adjacent lot 20	Not developable	2.899422	126298.3	0.00
725	6	ROUTE 46	Parcel is currently developed with three mixed uses including multifamily housing	Not developable	13.80377	601289.8	0.00
136	43.3	10 UPPER POND RD	Developed for office development-UPS Data Center	Not developable	20.27245	883064.3	0.00
136	47	24 HILL RD	Parcel developed with office development-see aerial	Not developable	1.412177	61514.18	0.00
202	3.12	3 CAMPUS DR	Parcel has received site plan approval for affordable housing development.	Not developable	10.138	441609.6	0.00
15	2	YACENDA DR	Site is developed with a office building development. Not available	Not developable	8.798836	383275.8	0.00